

EGM ADU**UDC 5.8 Historic Preservation Zone Outline**

Date: October 4, 2022

Address: 400 W Simpson St, Tucson, AZ 85701-2276

Parcel: 117-19-001A

Zoning: R-1

NEW CONSTRUCTION (UDC 5.8.9.A.3): The new ADU construction will have a flat roof and stucco walls, which reflects the architectural style of the existing structure – the historic Elysian Grove Market. There also a new fence, site walls, and shade structures being proposed as part of the construction.

HEIGHT (UDC 5.8.9.B.3): Focusing on Samaniego Ave and the characteristic of the street, 5 out of 7 structures are pushing zero lot line zoning with front faces of structures ranging from 12 to 14 plus feet tall from grade, to top of parapet of middle of pitched roof.

The grade is higher at the street level, and tapers significantly to the west onto each property. 400 W Simpson sees an average drop of 3' drop in elevation across the property from east to west.

The siting of the proposed ADU takes only the Samaniego street front into consideration in making design choices that respond to the immediate context and urban street scape. The proposed structure is meant to appear to nestle between the historic structures as if it were its own parcel, providing the ADU with their own access on Samaniego and to the rest of the property.

The height of the ADU is responsive, but deferential to the neighboring structures, sitting below them in height, but taller than the ADU code 12' allowance. Zoning did not address this in their comments.

SETBACK (UDC 5.8.9.C.3): The proposed ADU structure will adhere to the zero-lot line setback currently set forth by the existing structure characterized by close to zero lot line in front and zero lot line on Samaniego. As mentioned above, 5 out of 7 structures in our DZ are also pushing zero lot line. There is a new accessory structure located on the south lot line, 8' tall from grade. A CMU wall extends from this structure to enclose a private courtyard for the ADU. This is in response to views from the neighbors windows onto the property. In studying the Development Zone, Accessory structures were typically located on lot lines, ranging from 9' to 12' tall.

PROPORTION (UDC 5.8.9.D.3): The proposed structure takes the Samaniego street front in consideration and its proportions respond to the immediate context and urban street scape.

ROOF TYPES (UDC 5.8.9.E.3): The parapet roof of the new ADU structure will be compatible with the Sonoran architectural style. The new proposed shade structures take on a fabric tensile cable system, for a visual lightness, and abstraction of the historic mesquite and saguaro rib shade elements typical of Tucson and the region. Hard Shade was not considered, as to not provide opportunity for future enclosure or growth of conditioned space.

SURFACE TEXTURE (UDC 5.8.9.F.3): We propose that the surface texture be a smooth lime plaster finish. This finish complements the existing structure's coarse finish by being physically and visually compatible, however identifiable upon close inspection and documented for future research.

DETAILS (UDC 5.8.9.I.3): All the details for the proposed ADU Structure are compatible with the Sonoran architectural style in our DZ, and present in the existing building in our lot. We are proposing wood windows for the new addition, to differentiate from the historic adobe structure on the property.

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RYTHM (UDC 5.8.9.K.3): The proportions of the proposed ADU is compatible with those of the existing structure and contributing structures within our DZ. The openings have a rhythm and size ratio common to within our DZ. The windows visible from the street have a vertical emphasis and are recessed instead of flush.

COLOR (UDC 5.8.9.L.1): The existing structure is painted in a creamy/earthy and orange color. We propose the new addition utilizes a natural color from the mix, with a variation in texture for the new addition.

DEMOLITION (UDC 5.8.10.B): Our proposal includes the demolition of a Noncontributing and Nonhistoric existing storage structure (5'-11 1/2" x 3'-0") which is attached to the historic structure on site. We propose another storage structure on site, detached from the historic adobe structure and placed in the rear, south side of the lot.