

Historic Application Cover Sheet and Checklist

Planning & Development Services Department, City of Tucson

HPZ Case No. _____ Date Accepted: _____

Activity No. T21CM00769 Site Address: 92 W. SIMPSON

HPZ: Armory Park Barrio Historico El Presidio Fort Lowell West University

Historic Status: Contributing Non-Contributing Vacant

Applicant Name: INTERIOR TRENDS REMODEL Owner Architect/Designer Other:

Owner (if different): GLENN WHITE / MONA TREADAWAY

Brief Description of Proposed Work: CARPORT ADDITION
5'-0" SETBACK IN LIEU OF 10'-0" SETBACK

Type of Review: Full Minor Rio Nuevo Area Infill Incentive District

Development Zone: Interior Lot Corner Lot Historic District Boundary Lot

HZAB and/or PRS courtesy review(s) conducted prior to application submission? Yes No

HZAB Review Date(s): _____

PRS Review Date(s): _____

Minor/Full	Required Materials
<input type="checkbox"/>	Fee
<input checked="" type="checkbox"/>	Completed and signed Historic Design Review Application form
<input type="checkbox"/>	City of Tucson Permit Application
<input checked="" type="checkbox"/>	Final UDC Compliance Review Zoning comments as issued by PDSD staff
<input checked="" type="checkbox"/>	Description and photographs* of type, color and texture of proposed materials
<input checked="" type="checkbox"/>	Brief statement of proposal on separate 8½" x 11" pages, outlining scope of work subject to design guidelines in UDC 5.8.9
<input checked="" type="checkbox"/>	Dated site plan and elevations at 11" x 17"
<input checked="" type="checkbox"/>	Aerial photograph* of property with development zone drawn and labeled, printed on 8½" x 11" page. All buildings footprints within the development zone must be shown and labeled to indicate contributing/non-contributing historic status.
<input type="checkbox"/>	Arizona Historic Property Inventory Form (if available)
<input checked="" type="checkbox"/>	Photographs* of the project site and surrounding area
<input type="checkbox"/>	Photographs* of building elevations (north, south, east, west) <input checked="" type="checkbox"/> Not applicable

Incomplete or illegible applications will not be accepted.

Completed Applications must be submitted at: <https://www.tucsonaz.gov/file-upload-pdsd>



HISTORIC PRESERVATION REVIEW APPLICATION

Date Submitted: 9/21/22

PDS Activity Number: T21 CM00769

HPZ Case Number: _____

Property Development Name: WHITE-TREADWAY CARPORT

Property Address: 92 WEST SIMPSON

Pima County Assessor Parcel Number(s): 117-14-1840

HPZ: Armory Park Barrio Historico El Presidio Fort Lowell West University

Applicant Name: INTERIOR TRENDS REMODEL Owner Architect/Designer Other

Applicant Address: P.O. BOX 65389

City/State/Zip: TUCSON, AZ. 85728

Phone: (520) 529-8459 Email: NICK@INTERIORTRENDS.TUCSON.COM

Property Owner Name: GLEN WHITE / MONA TREADWAY

Property Owner Phone: (541) 331-2494

Property Owner Email: DUSTYDELRIO1@GMAIL.COM

Description of Use (if Resident Artisan): SFR

Signature of Owner: _____

Signature of Applicant (if not owner):  NICK TRIPHAN - ITR

PROPOSED NEW CONSTRUCTION or ALTERATION
- CARPORT ADDITION
- 5' SETBACK IN LIEU OF 10'

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.

Microfiche records prior to 2006 have not been completely digitized and may not be available yet on PRO. If you can not find what you are looking for please submit a records request.

Permit Review Details

Permit: T21CM00769
 Parcel: 117141830
 Addresses:
 86 W SIMPSON ST

Review Status: **Active**

Review Details

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
8/9/2022	ANY	ZONING_HISTORIC	REVIEW	Active	None
8/10/2022	KEN VAN KARSEN	BUILDING-RESIDENTIAL	REVIEW	Reqs Change	Provide a copy of the Pima County letter of completion for combining the properties, R106.1.1. The building code compliance review is complete and may be processed for approval upon documentation submittal.
8/11/2022	STEVE SHIELDS	ZONING	REVIEW	Reqs Change	<p>PDSD TRANSMITTAL</p> <p>PROJECT: T21CM00769 92 W Simpson St Detached Carport and Storage. Residential (2nd Review)</p> <p>TRANSMITTAL DATE: August</p> <p>COMMENTS: the following comments are relative to an application for Historic Review (UDC 5.8.8).</p> <p>This site is located in the O-3 zone (UDC 4.7.15). A single-family residence is a permitted use in this zone (Table 4.8-3).</p> <p>The minimum setback is the greater of ten (10) feet, or three-fourth (3/4) the height of the structure's wall facing each interior property line (Table 6.3-3.A).</p> <p>Perimeter yard setbacks are based on a measurement from design grade to the highest point of the exterior wall UDC Article 6.4.5.B & Figure 6.4.5-A. 1. Based on a wall height of 12' the required perimeter yard setback from the storage/carport to the south property line is 10'-0", proposed setback is 5'-0".</p> <p>Historic review shall be submitted and approved prior to approval of this plan. Historic may waive perimeter yard setbacks. Historic application/requirements can be found at: https://www.tucsonaz.gov/files/pdsd/Preservation/HPZ_Review_Application_Package_2020.pdf, and is a separate submittal from the building plans submitted at: https://www.tucsonaz.gov/pdsd-filedrop, using Submission Type "Historic Review".</p> <p>If you have any questions about this transmittal, please contact Zone1.desk@tucsonaz.gov.</p>

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Previous 1 Next



interior
t r e n d s
R e m o d e l & D e s i g n

February 23, 2023

Historic Preservation Office
City of Tucson Planning and Development

RE: Historic Report for Carport Addition located at 92 W. Simpson St.

To whom it may concern,

Development zone for this project is defined as a corner lot. The height of the new addition ranges from 9 feet 5 inches to ten feet 9 inches tall. The existing residences 24 feet tall plus, the duplex to the east is 12 feet tall. In comparison to the existing structures, this addition will be substantially smaller overall. We're asking for a 5 foot building setback at the property line in lieu of 10 foot as existing buildings are built to the property lines.

The exterior of the new addition will have 8' X 8' metal posts and 1' X 6' tongue and groove siding, following the recommendation of the review board, painted to match the existing. The existing fences and walls are stucco and metal which is compatible to our addition. All utilities will be underground.

The construction materials we will use will be compatible with other homes in this historic zone and will reflect the architectural style of other carports in the neighborhood.

Sincerely,



Nick Triphan



DEVELOPMENT ZONE

Carport Examples



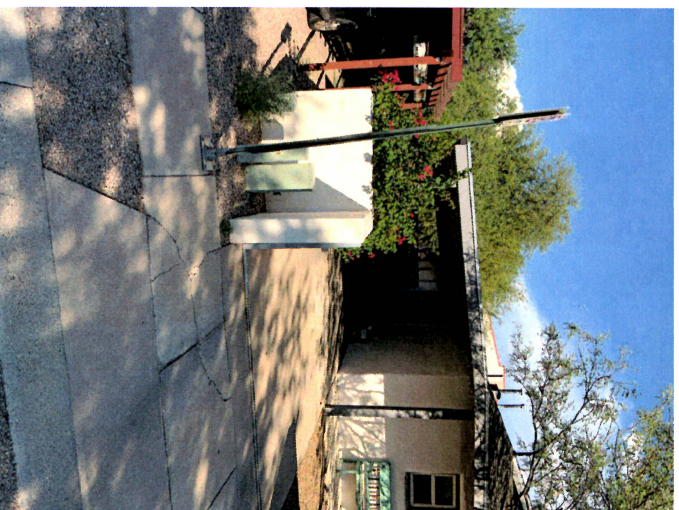
4285 S STONE

BARRIO LIBRE
HISTORIC
DISTRICT
CONTRIBUTING



396 S STONE

BARRIO LIBRE
HISTORIC
DISTRICT
CONTRIBUTING



671 S 9TH AVE

BARRIO LIBRE
HISTORIC DISTRICT
NON-CONTRIBUTING



580 S 9TH AVE

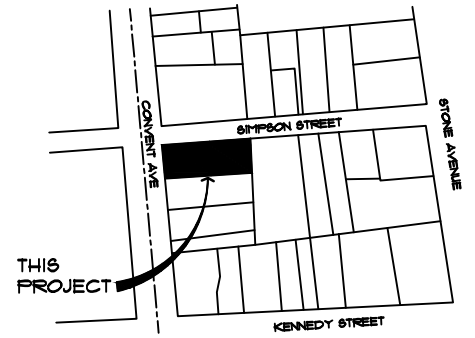
BARRIO LIBRE
HISTORIC DISTRICT
NON-CONTRIBUTING

SITE PLAN NOTES:

• PROVIDE ADDRESS • NEW RESIDENCE W/ NUMBERS THAT ARE VISIBLE AND LEGIBLE FROM STREET PER 2018 IRC SECTION R319

CODES & CODE EDITIONS BEING USED FOR THIS PROJECT ARE AS FOLLOWS:

2018 INTERNATIONAL RESIDENTIAL CODE

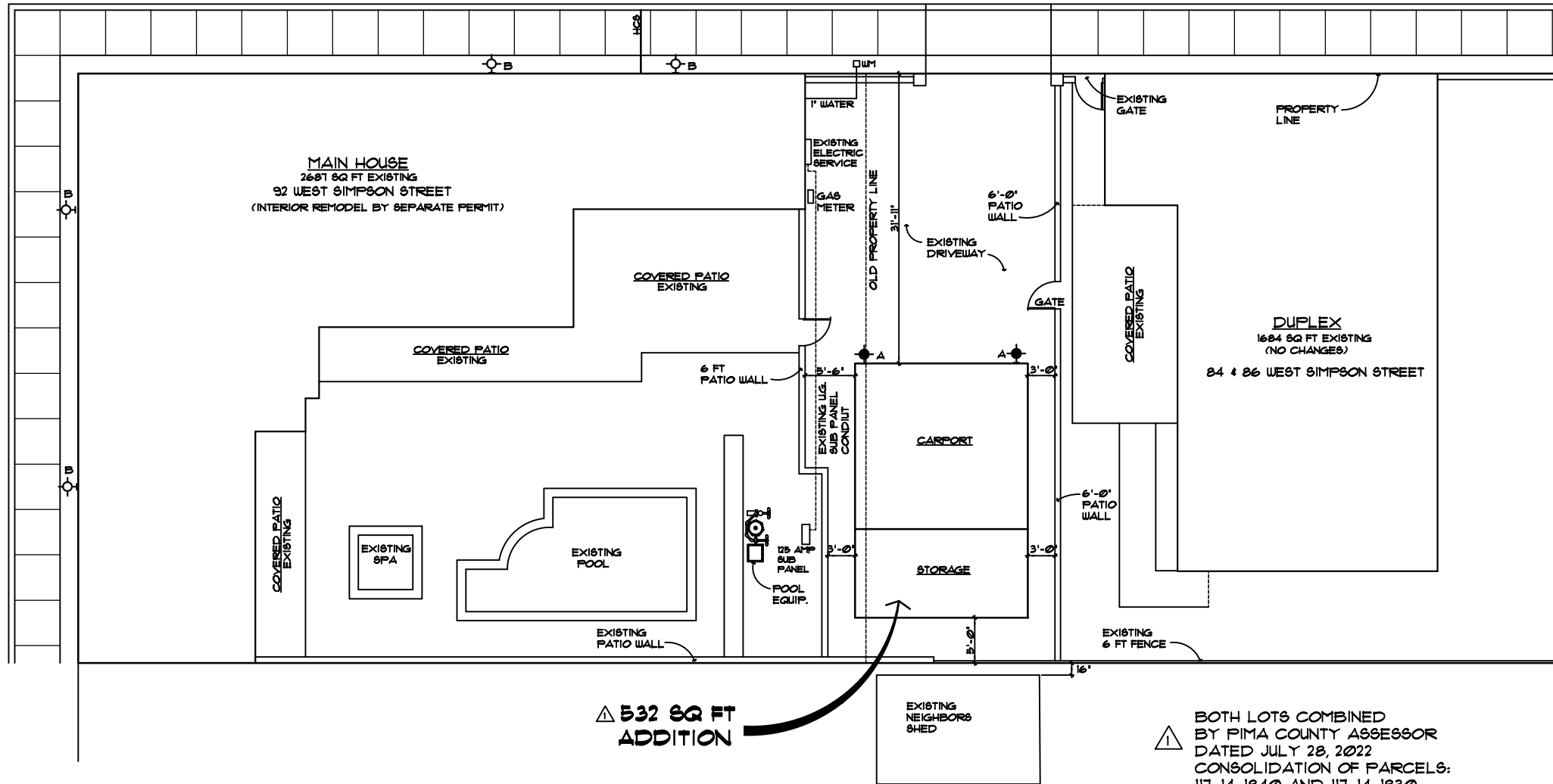


SIMPSON STREET

**ZONING:
HO-3**

CONVENT AVE

**ZONING:
HO-3**



LOT COVERAGE CALCS:

EXISTING DWELLING: 2601 SQ FT
 EXISTING DUPLEX: 1604 SQ FT
 TOTAL UNDER ROOF: 4311 SQ FT
 EXIST. DRIVEWAY/VEHICULAR USE AREA: 691 SQ FT
 NEW CARPORT: 532 SQ FT
 TOTAL LOT COVERAGE: 5534 SQ FT
 AREA OF LOT: 10546 SQ FT
 TOTAL LOT COVERAGE: 53%
 10% ALLOWABLE

**ZONING:
HO-3**

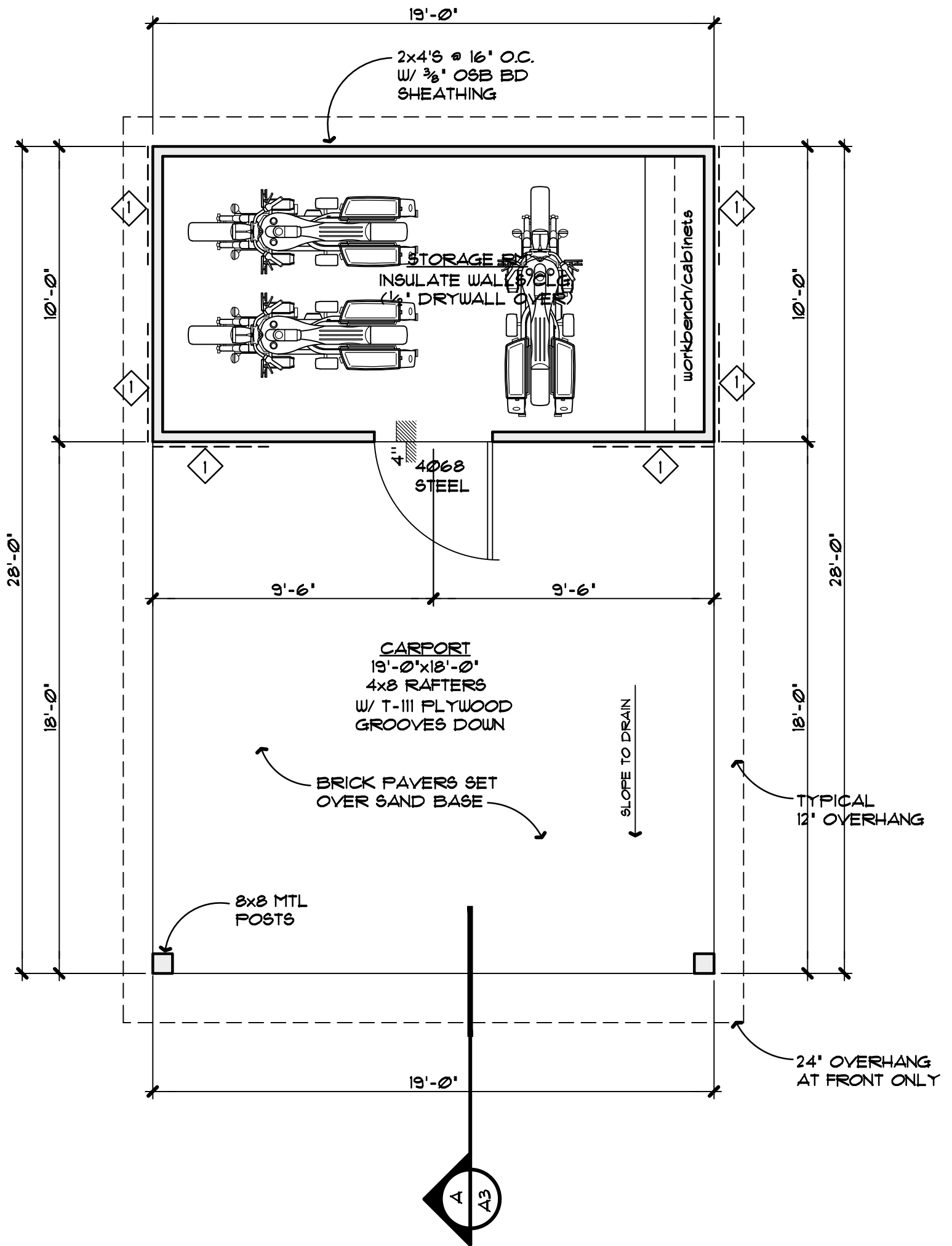
⚠ BOTH LOTS COMBINED BY PIMA COUNTY ASSESSOR DATED JULY 28, 2022 CONSOLIDATION OF PARCELS: 117-14-1840 AND 117-14-1830

NOTE:
 PROVIDE UNDERGROUND FACILITY TRACER WIRES PER BUILDING DIVISION MEMO.
 ORANGE #8 • COMMUNICATION CABLE
 BLUE #8 • WATER LINES
 GREEN #8 • SEWER LINES
 YELLOW #8 • GAS LINES
 PURPLE #8 • 2" OR GREATER SPRINKLER
 WHITE #8 • POOL PIPING AND EMPTY CONDUIT

SITE PLAN
 SCALE: 1/16"=1'-0"
 North

- ◆ SHIELDED LIGHT (NEW)
A
- UNSHIELDED LIGHT (EXISTING)
B

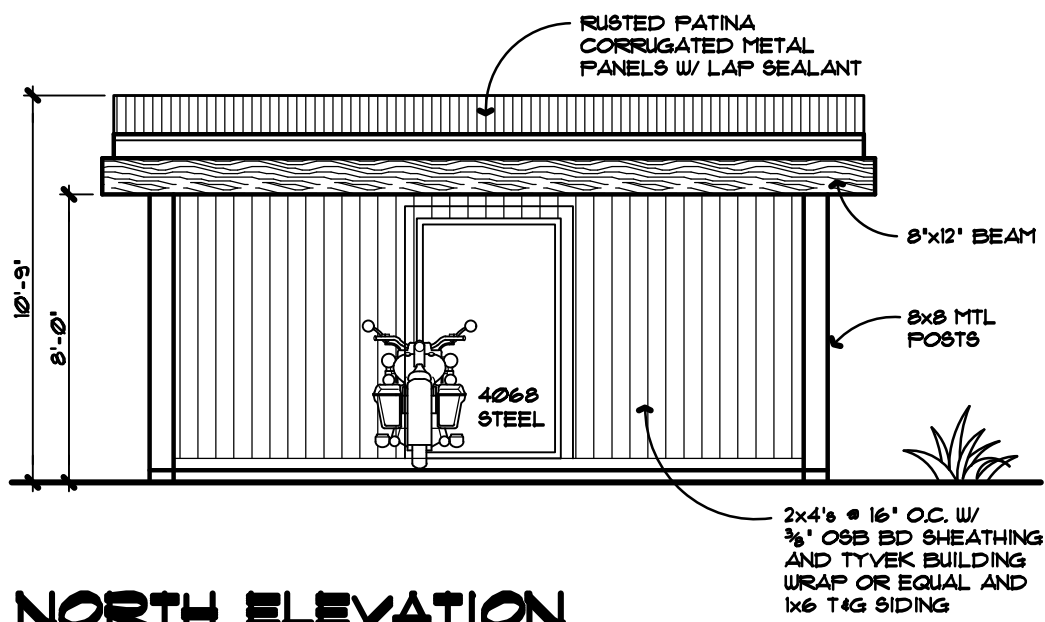
site plan dated: 9/21/22



FLOOR PLAN

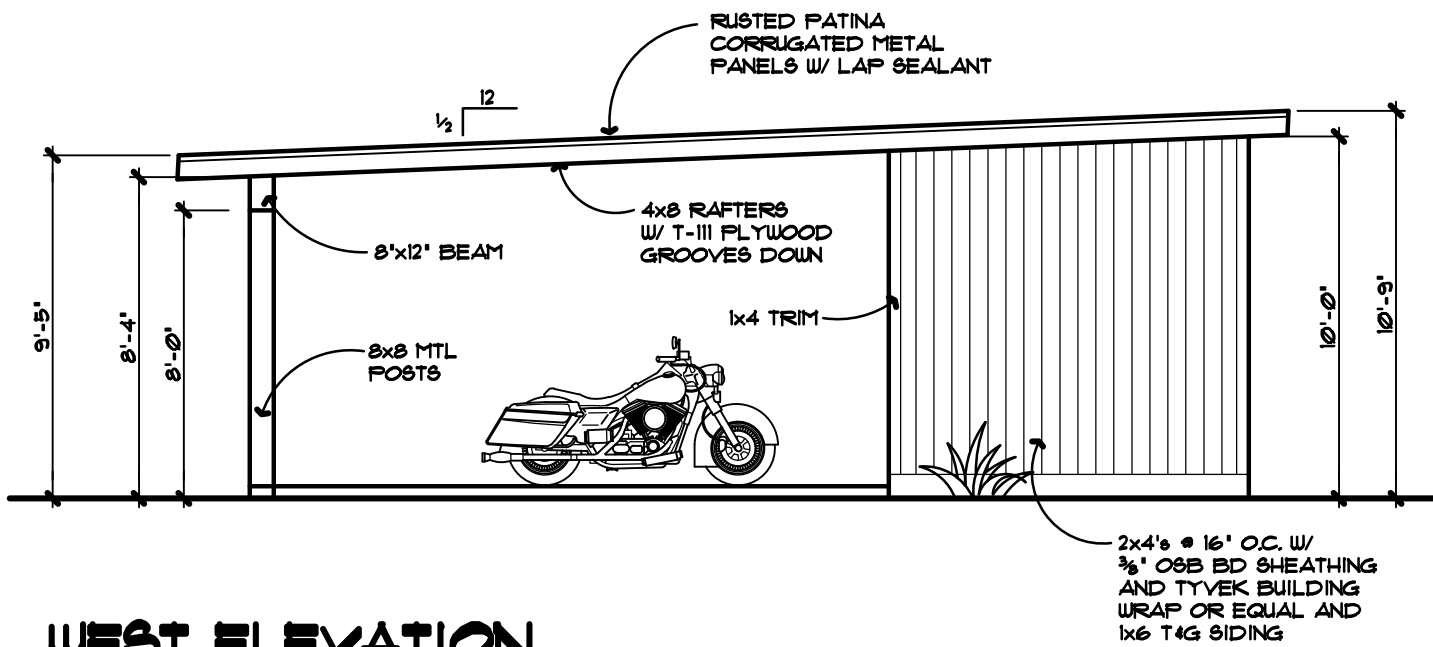
SCALE: 1/4" = 1'-0"

532 SQ FT ADDITION



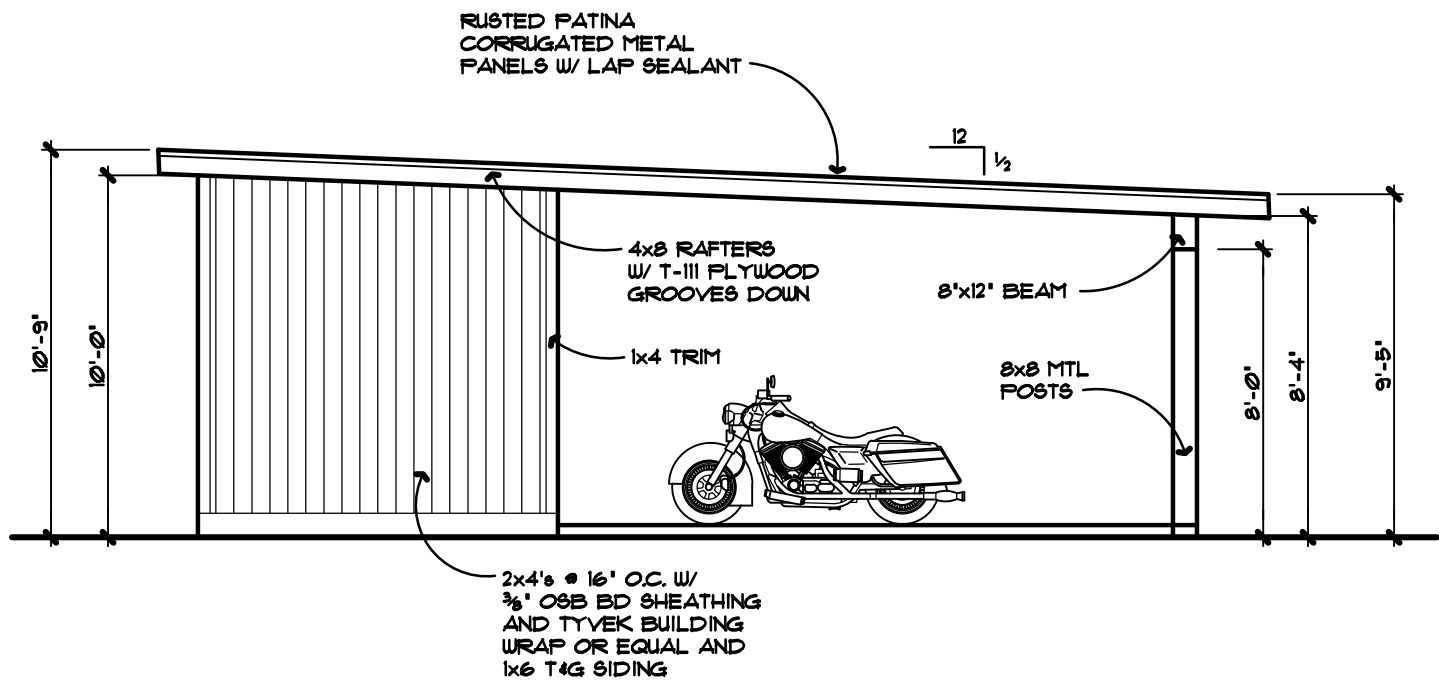
NORTH ELEVATION

SCALE: 3/16"=1'-0"



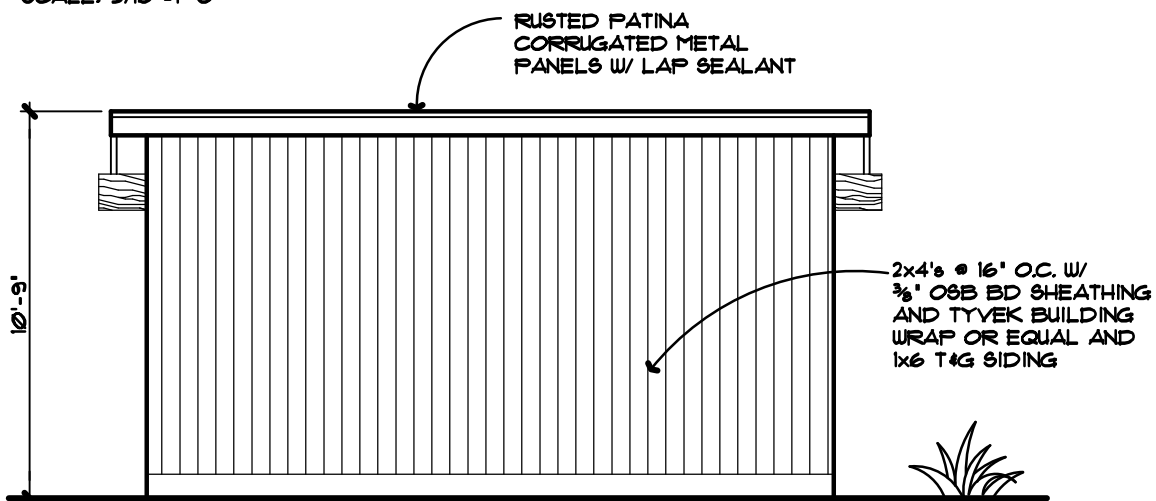
WEST ELEVATION

SCALE: 1/4"=1'-0"



EAST ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"