

612 E 1st St. Scope of Work with reference to UDC5.8.9 HPZ Design Guidelines

Scope of work: Construction of two new porch additions to a contributing residence.

General: The proposed additions will be compatible to the existing building but will be distinctively new in detailing. Only a small portion of the proposed east porch addition to the residence will be visible from 1st Street, the primary view of the house.

Note: All the features described below will be consistent and compatible with those found in the Development Zone and the greater West University historic neighborhood.

Building Height: The existing structure has gable roof with a 6:12 slope the peak of the roof is 15'-10" above finish exterior grade, the wall height at the overhang is 9'-6" above finish exterior grade. The peak of the proposed new south porch roof is 13'-0" and 10'-6" at the proposed new east porch. Roof and the wall heights will be equal to or below contributing structures within the Development Zone.

Setbacks: (See building setbacks on the site plan for the existing and proposed building sheet A.0 of attached drawings).

The setbacks of the existing structure will remain unaltered to the north and west.

The proposed setback for the addition on the South = 46'-0", no change; East = 15'-9" (Existing = 17'-0").

The proposed setbacks are consistent and compatible with the contributing properties within the Development Zone.

Site Utilization: The lot coverage for the proposed residence will be 25%. The proposed lot coverage does not exceed standard for HR-2 zoning is consistent and compatible all contributing property within the Development Zone.

Building Form: The proposed size, scale and mass are consistent and compatible with the existing structure and contributing properties within the Development Zone.

Rhythm: The proposed residence is compatible with contributing structures within the Development Zone. Rhythm is created by columns and voids between varying heights and proportions.

Color: Columns and trim will be painted white to match existing. The roof will be shingled with light gray asphalt shingles to match existing.

Landscaping: The landscaping seen from 1st Street will be unaltered.

Plantings: The landscaping seen from 1st Street will be unaltered. The landscaping is consistent with Tucson's Sonoran Desert drought tolerant vegetation.

Enclosures: The existing property has an existing 6ft stuccoed block wall around the side and back yards.

Utilities: The property has code compliant utilities (water, electricity and waste).

Motor Vehicle and parking areas: The property has two on street parking spaces on 1st Street and an additional two spaces in the existing driveway.

Proportion: The proportions of the proposed porch additions are consistent with the existing building and are driven by the mass of the existing structure and front porch. The building's massing and proportions are in line with the scale of the existing buildings within the development zone.

Roof Type: The proposed porch roofs will match the slope and material of the existing structure and be consistent with other roofs in the development zone.

Surface Textures: The existing building has stucco with a coarse sand floated finish and a shingled gable/hipped roof. The existing front porch consists of painted wooden columns capped with broad, painted fascia, trim and dentil crown.

The new porches will have similar, but simplified, details.

Roof Overhang: The roof overhang of the existing building is 20" deep with a painted wood soffit. The proposed overhang for the new structure will match.