

08.28.2025

City of Tucson, Planning and Development Services
201 N. Stone Avenue, Tucson, AZ 85701
520.837.4963

Re: Statement for Historic Review Application, 1047 N. 2nd Ave.

Dear Historic Preservation Staff,

On behalf of our client, Angie Moline, we are applying for Historic Preservation Review per UDC HR-2 zoning requirements. The address of the proposed structure is 1047 N. 2nd Avenue, which is located within the West University Historic District. We are proposing an attached screened porch onto an existing Single Family Residence. The existing residence on the parcel is a contributing structure. An existing shed that was built between 2023 and 2024 will also be demolished under this permit as well (see photos). Based on the scope of work, we are subject to a Full HPZ Review under UDC Section 5.8.5.B.

The intent is for the proposed project to conform to the Design Guidelines, under UDC Section 5.8.6 Design Standards. Below is a brief statement explaining how the proposed addition and alteration shall meet the specific design standards:

- 1) Generally: (Per UDC Section 5.8.9.A.3) The proposed screen porch will be compatible with the existing residence and the other contributing properties within our development zone. See the attached development zone map and images of contributing properties within the development zone.
- 2) Height: (Per UDC Section 5.8.9.B.3) The proposed screen porch will be less than the height of the existing structure and be less than the highest contributing property in the general vicinity. The height of the screen porch will be 12'-10" above finish floor and 14'-6" above natural grade.
- 3) Setbacks: (Per UDC Section 5.8.9.C.3) The proposed addition meets the UDC zoning code setback requirements. No setback reductions are required. Our proposed side yard setback to the North is 10'-8" which maintains with the prevailing setback along the alley (see exhibit included with HPZ materials).
- 4) Proportion: (Per UDC Section 5.8.9.D.3) The existing residence is 906 sf. The proposed addition is 190 sf. The addition is subservient and does not overwhelm the existing structure.
- 5) Roof Types: (Per UDC Section 5.8.9.E.3) The existing residence has a hipped roof with shingles. We are proposing a hipped roof with shingles for the addition which we believe is compatible with the context of the neighborhood as well as with the existing residence.
- 6) Surface Texture: (Per UDC Section 5.8.9.F.3) The proposed wall material/texture is painted light sand stucco finish. We are proposing a stucco window sill bump out to complement the existing masonry structure.

- 7) Site Utilization: (Per UDC Section 5.8.9.G.3) No changes will be made to the utilization of the site, it will be maintained as a single family residence.
- 8) Projections & Recessions: (Per UDC Section 5.8.9.H.3) The proportions and style of the doors and windows are consistent with the existing residence.
- 9) Details: (Per UDC Section 5.8.9.I.3) All architectural details will be compatible with existing historic context. The stucco sill detail will match existing. The screen windows will be recessed (rather than flush with the exterior stucco).
- 10) Building Form: (Per UDC Section 5.8.9.J.3) See responses above regarding proportion and roof types.
- 11) Rhythm: (Per UDC Section 5.8.9.K.3) The screen windows and doors have been spaced to balance the elevations and preserve the appearance of the existing porch rhythm of post and beams.

See the attached application, photo exhibit package and drawings to accommodate the HPZ requirements. Thank you for your consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Lanning", written in a cursive style.

Bob Lanning, Architect

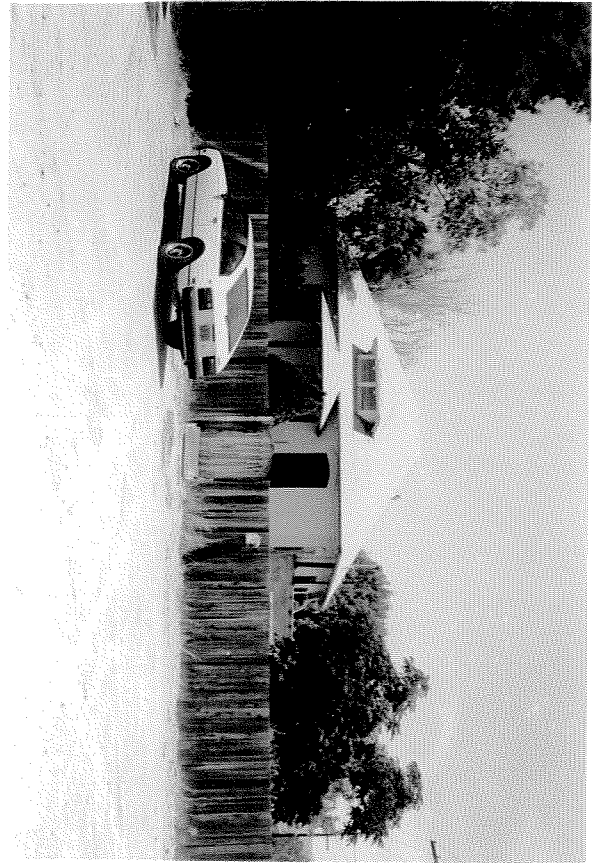
ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME	
LOCATION 1047 N. 2nd Ave.	
CITY/TOWN/VICINITY Tucson	COUNTY Pima
OWNER John A. & Agnes B. Moore	
OWNER'S ADDRESS 1047 N. 2nd Ave. Tucson, AZ 85705	
FORM COMPLETED BY Isabel S. Fathauer & Grëta Titche	
ADDRESS 1915 E. Camino Miraval Tucson, AZ 85718	
PHOTO BY Gail Fisher	DATE 7/79
VIEW Front	
PRESENT USE Vacant Residence	ACREAGE
STYLE OR CULTURAL PERIOD <i>Angels Territorial</i> American Victorian	
SIGNIFICANT DATES 1907	

Block 2

WU-175

Lot 8



PHYSICAL DESCRIPTION

House away back[?] on lot near alley, one story, brick walls, light pinkish stucco surface, eggplant color trim, pyramid type hip roof, gray asphalt singles, poor condition, little change.

STATEMENT OF SIGNIFICANCE

Build during the Territorial era.

VERBAL BOUNDARY DESCRIPTION

Lot 8 Block 2

17-02-036-0

WU-5-303

2026 | Parcel Number: 117-02-036A

Property Address

Street Number	Street Direction	Street Name	Location
1047	N	2ND AV	Tucson

Contact Information

Property Owner Information

MOLINE ANGELA TR
1048 N BEAN AVE
TUCSON AZ
85705 -7410

Property Description

TUCSON LOT 8 EXC E97.50' BLK 2

Noticed Valuation Data

Property Appraiser: Matthew Scheurman Phone: (520) 724-8312

Valuation Year	2026	2025	2024	2023	2022	2021
Full Cash Value	\$295,123	\$268,778	\$247,620	\$221,990	\$189,700	\$192,159
Land FCV	\$502	\$502	\$502	\$502	\$502	\$502
Improvement FCV	\$294,621	\$268,276	\$247,118	\$221,488	\$189,198	\$191,657
Limited Value	\$229,628	\$218,693	\$208,279	\$198,361	\$188,915	\$179,919
Limited Assessed	\$22,963	\$21,869	\$20,828	\$19,836	\$18,892	\$17,992
Assessment Ratio	10%	10%	10%	10%	10%	10%
Property Class	PRIM RESIDENCE (3)	RES OTHER (4)	RES OTHER (4)	RES OTHER (4)	RES OTHER (4)	RES OTHER (4)
Parcel Use	0131	0131	0131	0131	0131	0131
Parcel Use Desc.	SFR GRADE 010-3 URBAN SUBDIVIDED	SFR GRADE 010-3 URBAN SUBDIVIDED	SFR GRADE 010-3 URBAN SUBDIVIDED	SFR GRADE 010-3 URBAN SUBDIVIDED	SFR GRADE 010-3 URBAN SUBDIVIDED	SFR GRADE 010-3 URBAN SUBDIVIDED
Tax Area	0150	0150	0150	0150	0150	0150

Property Information

Section	12
Town	14
Range	13E
Map & Plat	1 / 19
Block	002
Tract	
Lot	00008
Land Measure	5063F
Group Code	000
Census Tract	400
Use Code	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)
File ID	1
Date of Last Change	02/13/2020

Sales Information

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20193650676	1	11/2019	Single Family	\$212,000	\$212,000	N	X Aut
19981271568	1	7/1998	Single Family	\$77,500	\$77,500	N	X JAC DEED: Warranty Deed

Valuation Area 0150

District Supervisor: ANDRÉS CANO District No: 5

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
6	1111044	05006301	01019	13

Recording Information

Sequence No.	Docket	Page	Date Recorded	Type
20230650661	0	0	03/06/2023	WTDEED
20193650676	0	0	12/31/2019	WTDEED
20190180593	0	0	01/18/2019	QCDEED
20030941358	12051	5981	05/15/2003	WTDEED
19981271568	10850	5391	07/31/1998	

Residential Characteristics

Main Structure

Appraisal Date:	02/01/1999	Property Type:	Single Family Residence
Processed:	02/09/2000	Area ID:	N/A
Building Class:	3	Physical Condition:	Fair
Total Living Area:	906	Garage Type / Capacity:	None / 0
Effective Construction Year:	1907	Age:	118
Stories:	1	Rooms:	4
Patio Type:	Covered	Patio Number:	2
Quality:	Fair	Pool Area:	0
Exterior Walls:	8in Stucco	Valuation Type:	00
Roof Type:	Asphalt	Total Main:	\$266,645
Heating:	Forced	Total Control:	\$266,645
Cooling:	Evaporative	Total Actual:	\$295,123
Bath Fixtures:	3	FCV Adjustment Factor:	1
Enhancement:	\$0	Last Calc:	0120

Notes

2026N update classification to 3.01 primary residence. Affidavit for Primary Residence received.

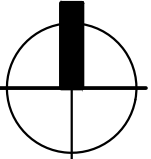
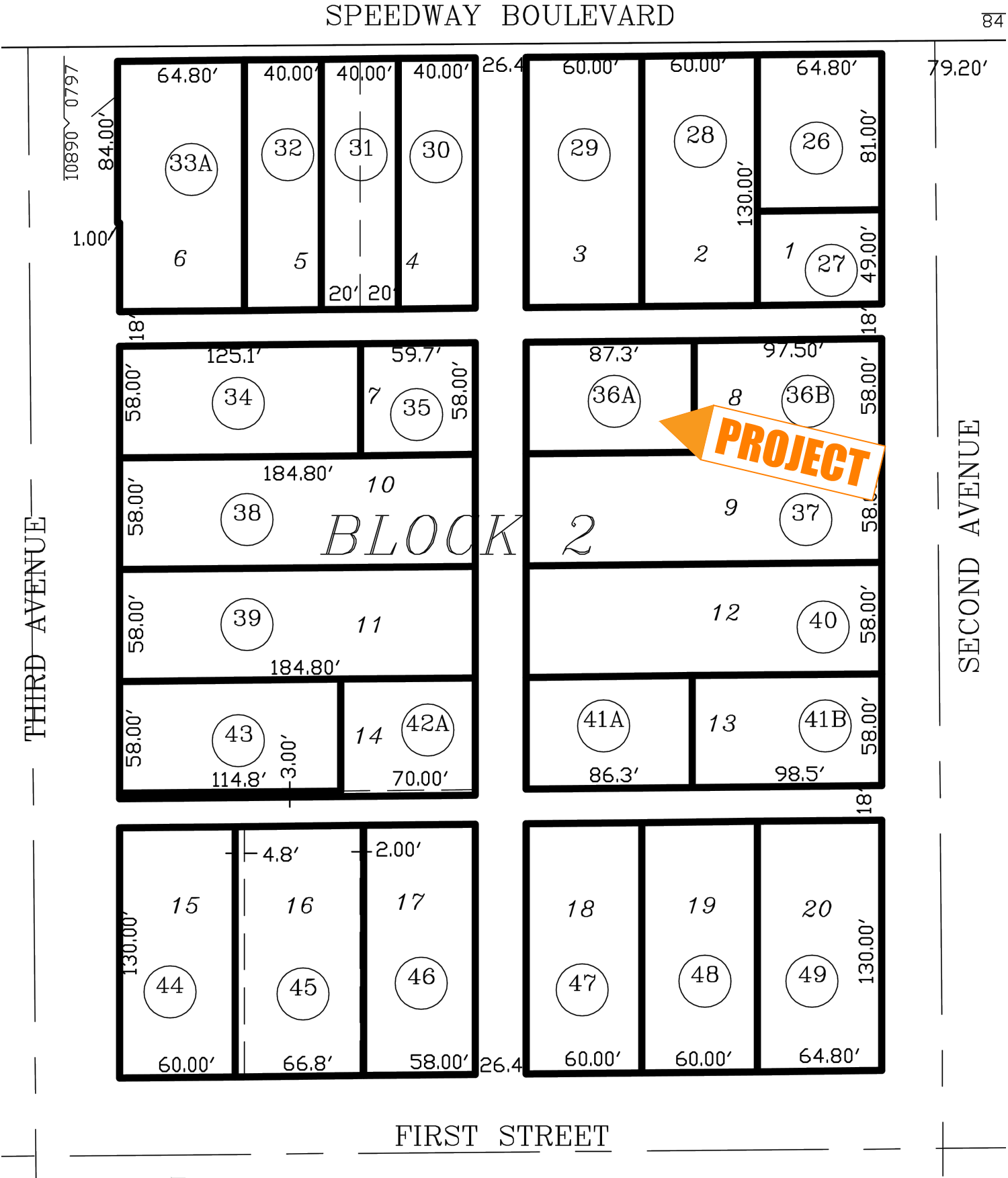
Created: 12/30/2024 | Modified: 12/30/2024

2025S Update from class 4.01 Non-Primary Residence to class 4.02 Rental Residence. Per Sales Affidavit SQ20193650676.

Created: 07/16/2024 | Modified: 07/16/2024

2010 TIC //: RENTAL PER AZ RESIDENTIAL RENTAL FORM -> RULE B // 2011 UPDATED

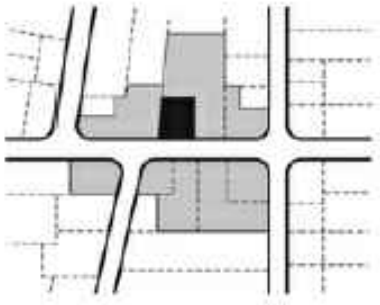
Created: 10/21/2009 | Modified: 10/21/2009



ASSESSOR'S MAP

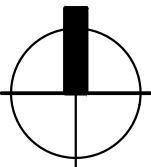
SCALE: NTS

1047 N. 2ND AVE.



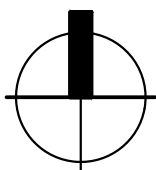
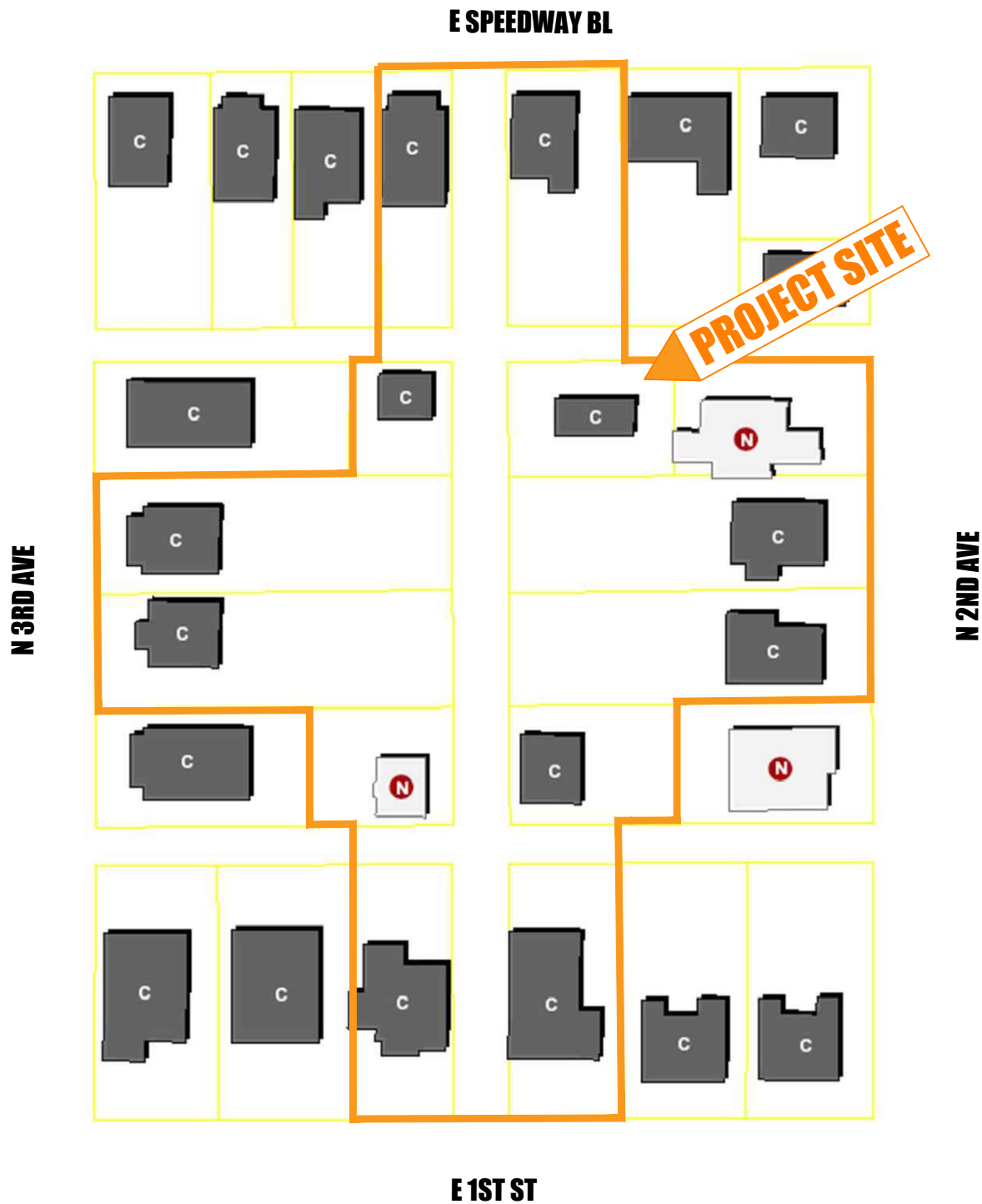
 *Development Zone*

 *Subject Lot*



DEV. ZONE AERIAL

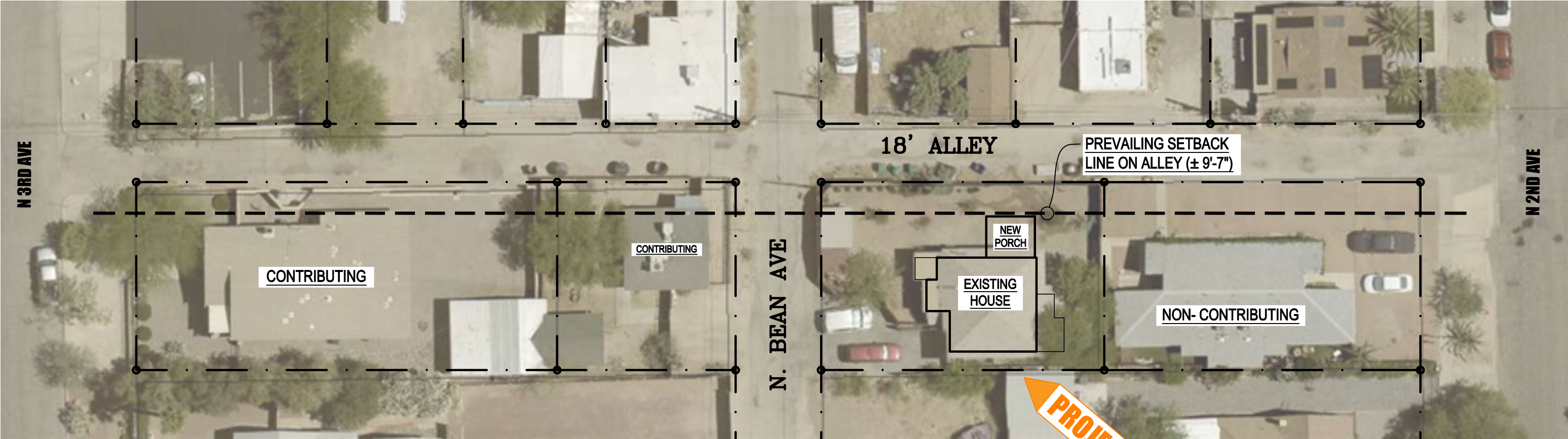
NTS



DEV. ZONE (CONTRIBUTING PROPERTIES)

NTS

1047 N. 2ND AVE.



CONTRIBUTING PROPERTIES (1)



522 E SPEEDWAY BL.



530 E SPEEDWAY BL.



1033 N 2ND AV.



1025 N 2ND AV.



1022 N BEAN AV.

CONTRIBUTING PROPERTIES (2)



529 E 1ST ST.



519 E 1ST ST.



1026 + 1028 N 3RD AV.



1042 N 3RD AV.



1043 N BEAN AV.

EXISTING SITE PHOTOS



EXISTING WEST ELEVATION W/ SITE FENCE



EXISTING NORTH-WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH-EAST ELEVATION



EXISTING NORTH ELEVATION W/ SITE FENCE

EXISTING SHED TO BE DEMOLISHED



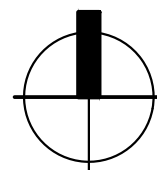
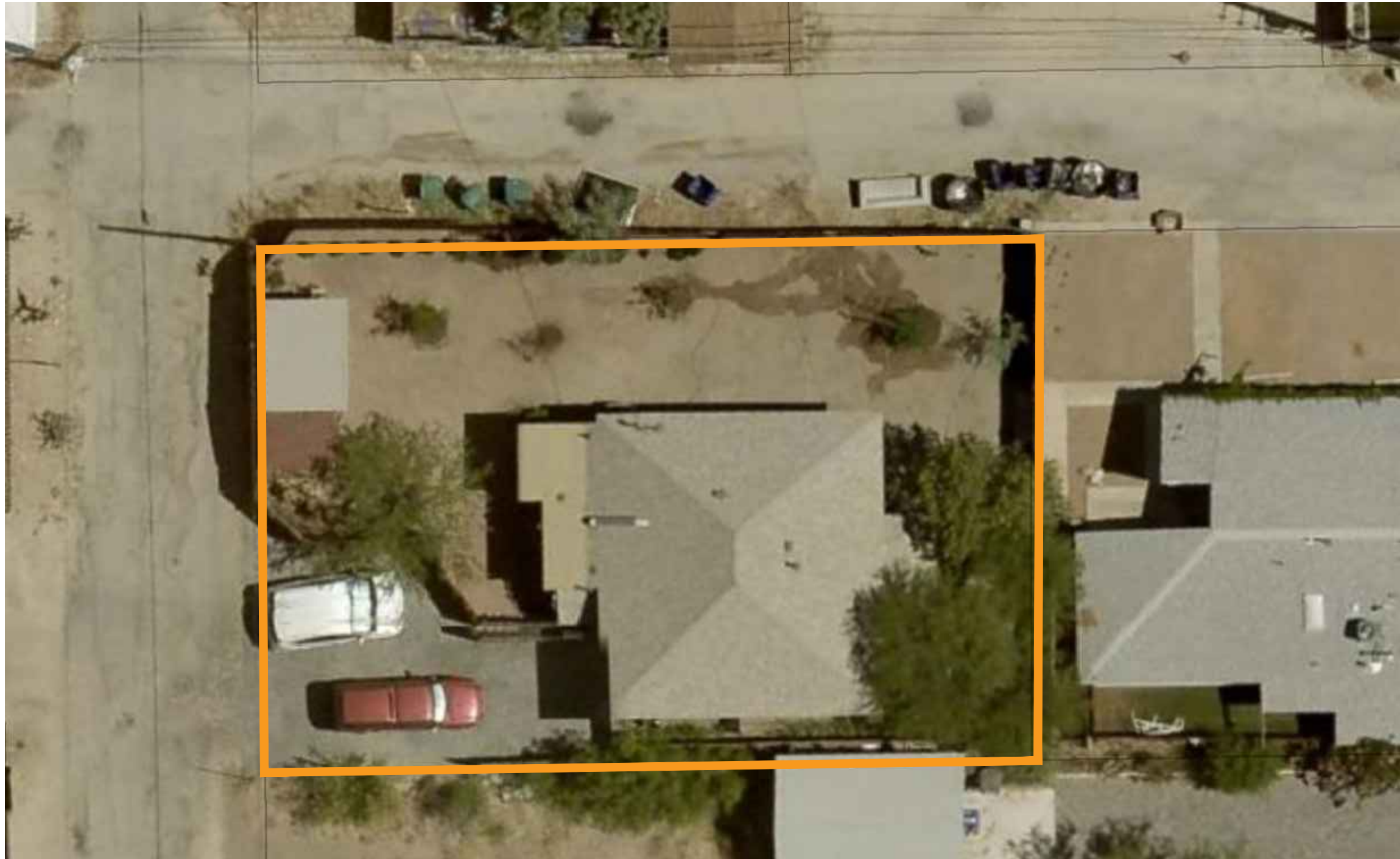
VIEW FROM BACKYARD

EXISTING SHED TO BE REMOVED FROM THE SITE.
SHED WAS PLACED ON THE SITE BETWEEN 2023
AND 2024. THE SHED IS 96 SF WITH A 48 SF PORCH.



VIEW FROM BEAN AVE

1047 N. 2ND AVE.



SUBJECT PROPERTY AERIAL

NTS

THIS PARCEL IS LOCATED IN THE WEST UNIVERSITY HISTORIC DISTRICT.

OWNERS: ANGELA MOLINE
ADDRESS: 1047 N. 2ND AVE, TUCSON, AZ 85705
TAX CODE: 117-02-036A
ZONING: HR-2
LEGAL: TUCSON LOT 8 EXC E97.50' BLK 2
LOT SIZE: 4,901 S.F. or 0.11 ACRE
MAX. HEIGHT (PRINCIPLE STRUCTURE): 25'-0"
EXISTING HEIGHT (PRINCIPLE STRUCTURE): 14'-6" ABOVE AVG. NAT. GRADE
(MID-POINT OF SLOPED ROOF)
PROPOSED HEIGHT (SCREEN PORCH): 13'-6" ABOVE AVG. NAT. GRADE
(MID-POINT OF SLOPED ROOF)

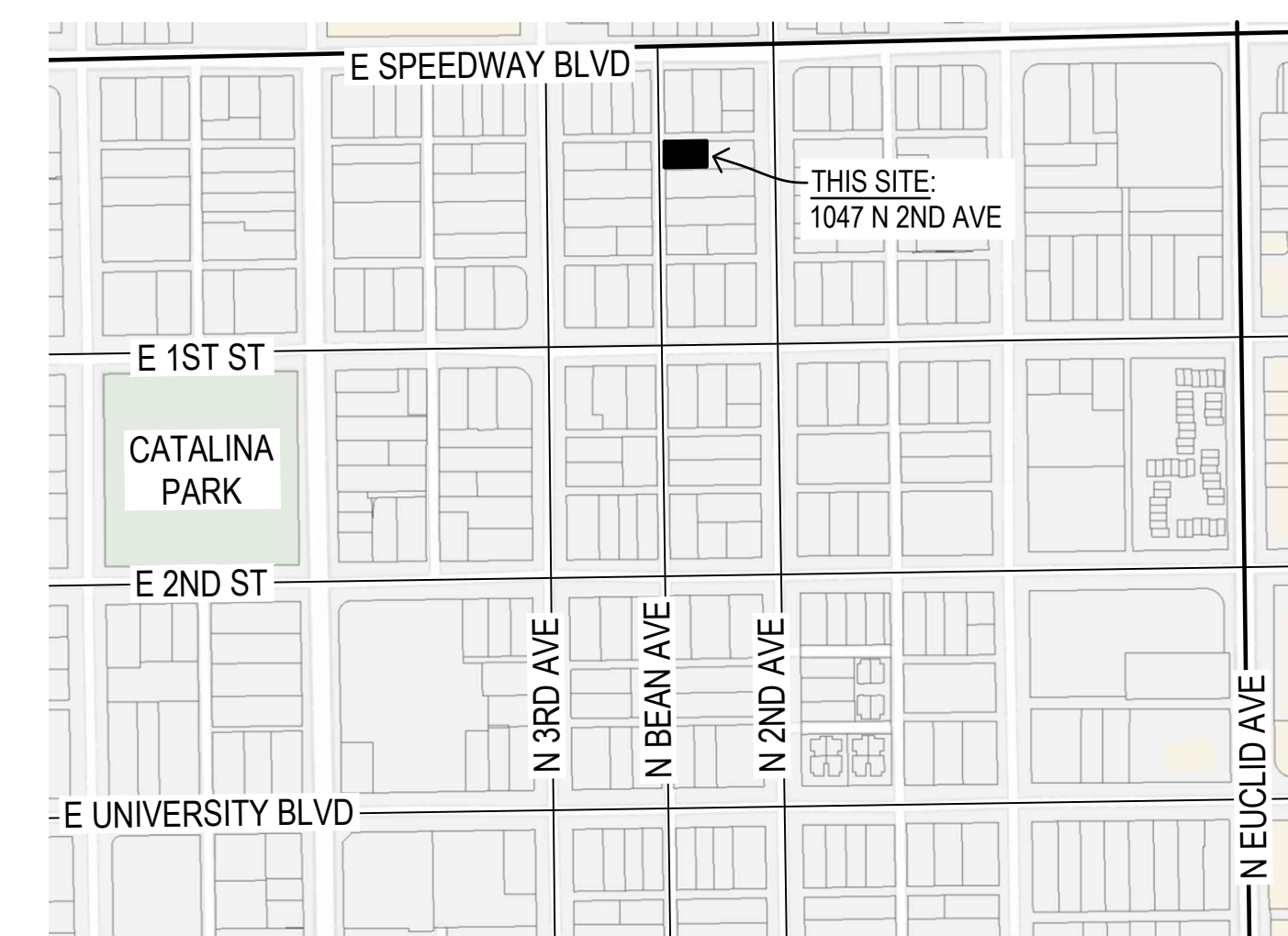
YARD	REQ'D	EXISTING	ADDITION
FRONT "STREET" (WEST)	20'-0"	33'-2"	50'-10"
PERIMETER (NORTH)	6' OR $\frac{2}{3}$ (H)	23'-0"	10'-8"
SIDE STREET (EAST)	10'-0"	12'-5"	21'-5"
PERIMETER (SOUTH)	6' OR $\frac{2}{3}$ (H)	5'-8"	N/A

EXISTING RESIDENCE:	906 S.F.
NEW ADDITION (NON-LIVABLE):	190 S.F.
VEHICULAR USE AREA:	700 S.F.

LOT COVERAGE CALC (EXISTING TO REMAIN):
 LOT SIZE = 4,901 S.F. (70% OF 4,901 = 3,430 S.F. MAX ALLOWABLE)

TOTAL RESIDENCE: 906 S.F.
VEHICULAR USE AREA: 700 S.F.
TOTAL LOT COVERAGE: 1,606 S.F. < 3,430 S.F. THEREFORE OK.

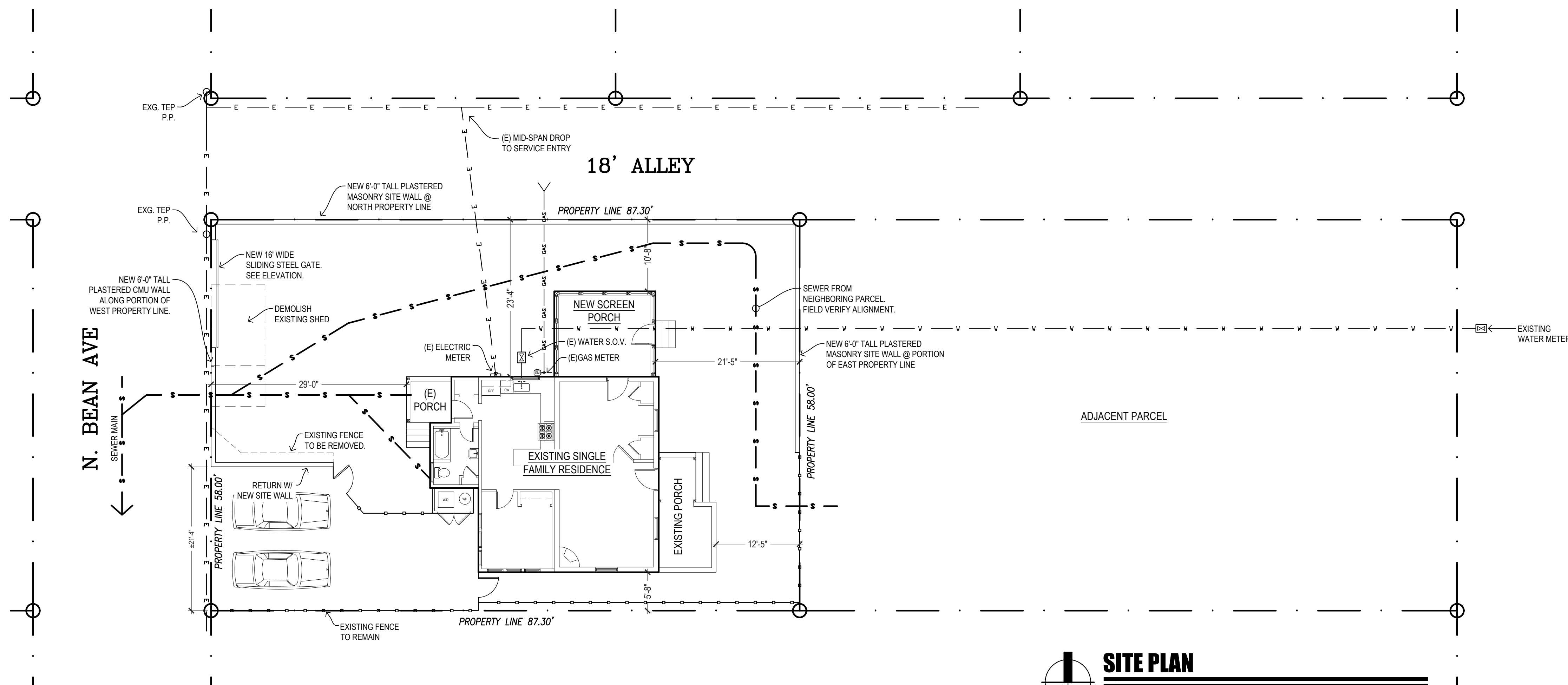
A-0 SITE PLAN
A-1 ELEVATIONS



N.T.S.

A-0

site plan



SCALE: 1" = 10'-0"

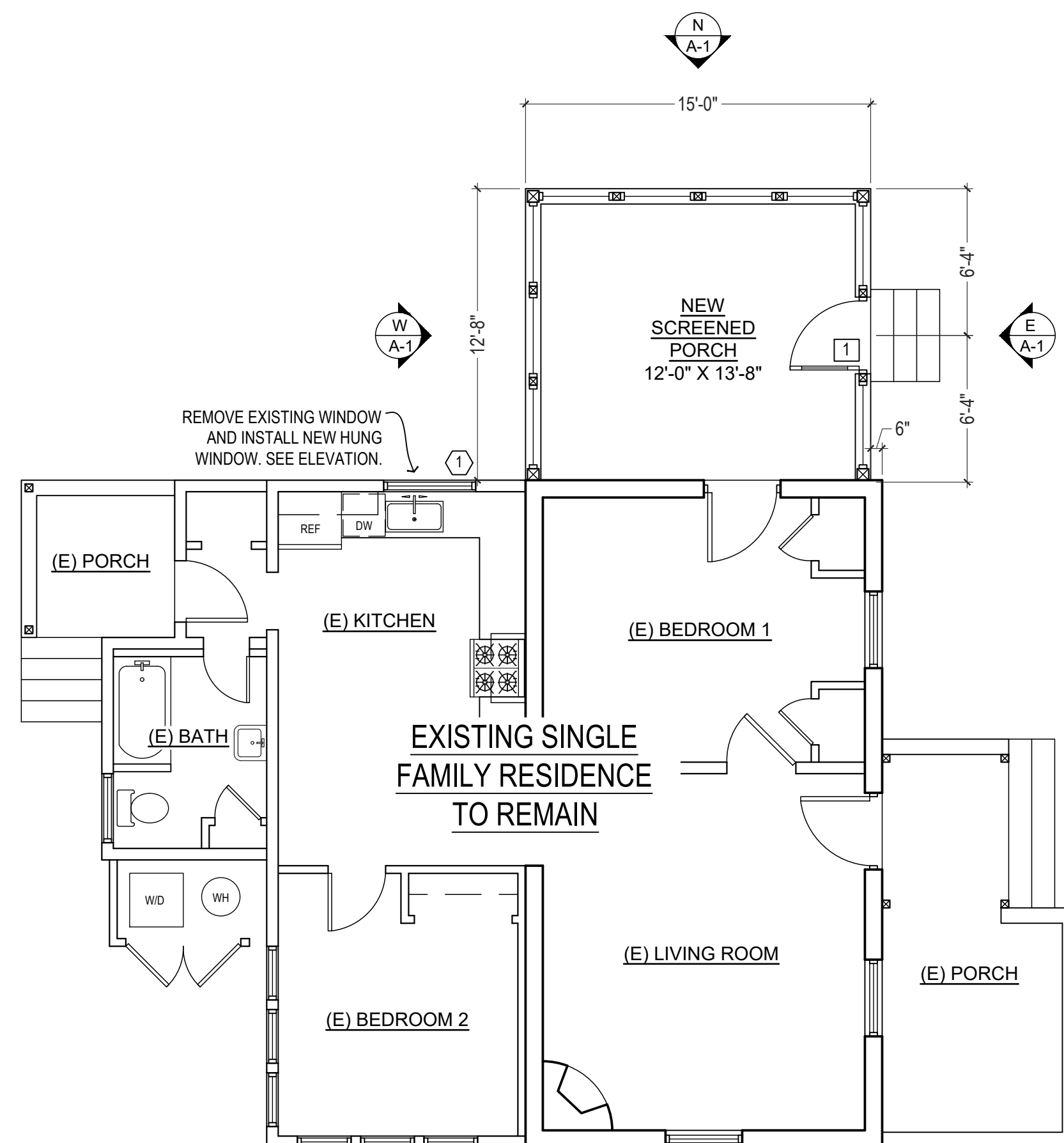
ALL CONSTRUCTION TO CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE, UNIFORM PLUMBING CODE, AND ALL OTHER CODES AND ORDINANCES AS ADOPTED BY THE GOVERNING AGENCIES HAVING JURISDICTION.

THE CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION, SUCH MEASURE SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO THE CONSTRUCTION EQUIPMENT, ETC. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE CONTRACTORS MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO (NOR SHALL OBSERVATION VISITS TO THE SITE INCLUDE INSPECTION OF THESE ITEMS).

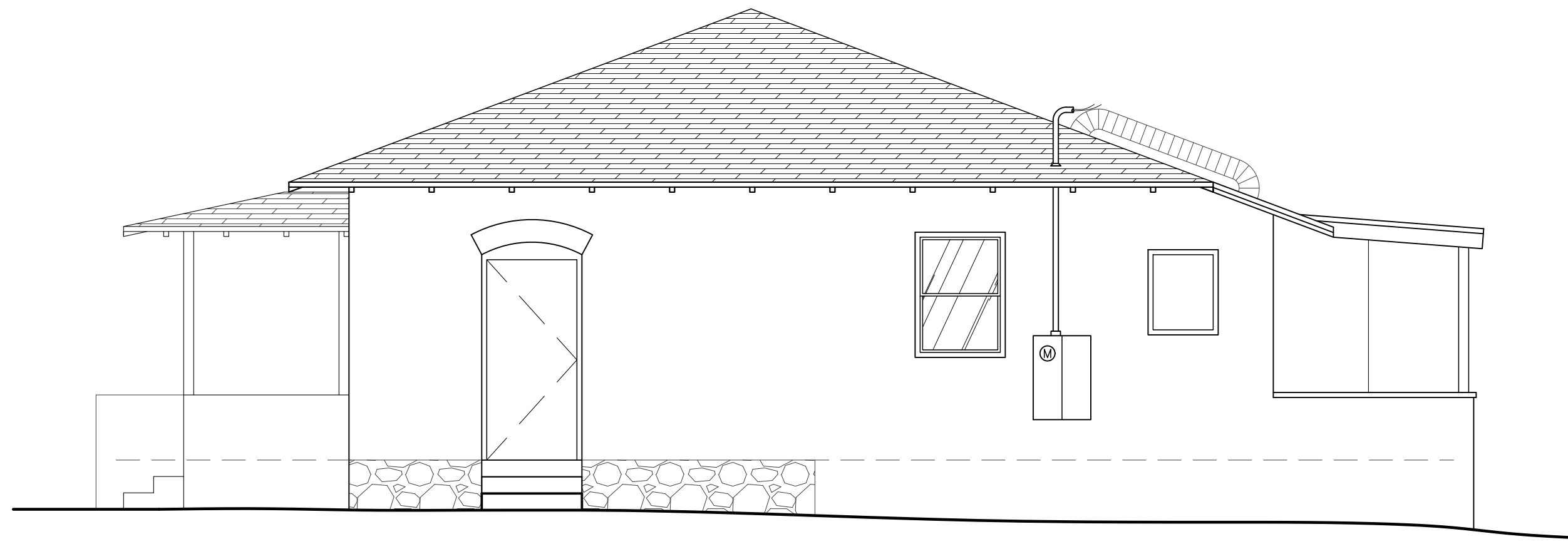
ANY ENGINEERING DESIGN, PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF ARIZONA.

NOTE: THIS PROJECT IS LOCATED IN PIMA COUNTY, CLIMATE ZONE 2B.
PER TABLE N1102.1.1 (R402.1.1)
THERMAL PERFORMANCE REQ'D: ALL GLAZING IN WINDOWS OR DOORS MUST HAVE
A U-FACTOR OF 0.40 OR BETTER, AND A SHGC OF 0.25 OR BETTER.

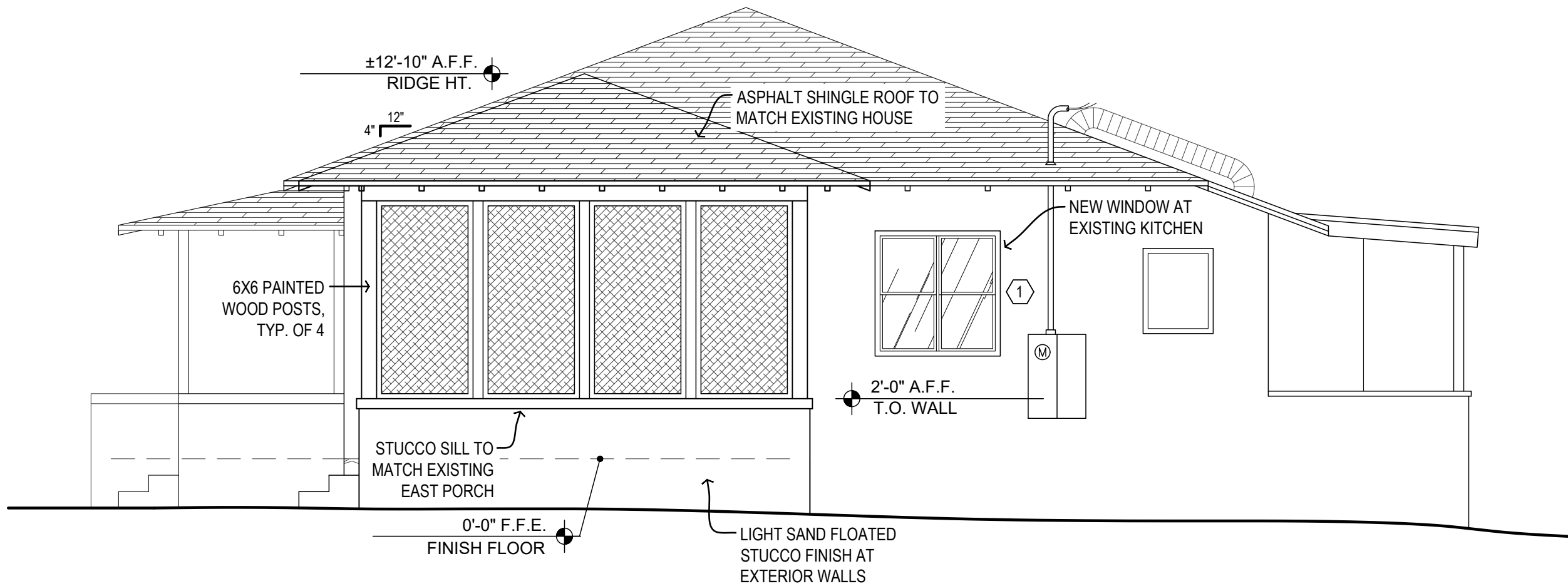
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PER TABLE N1102.1.1 (R402.1.1)
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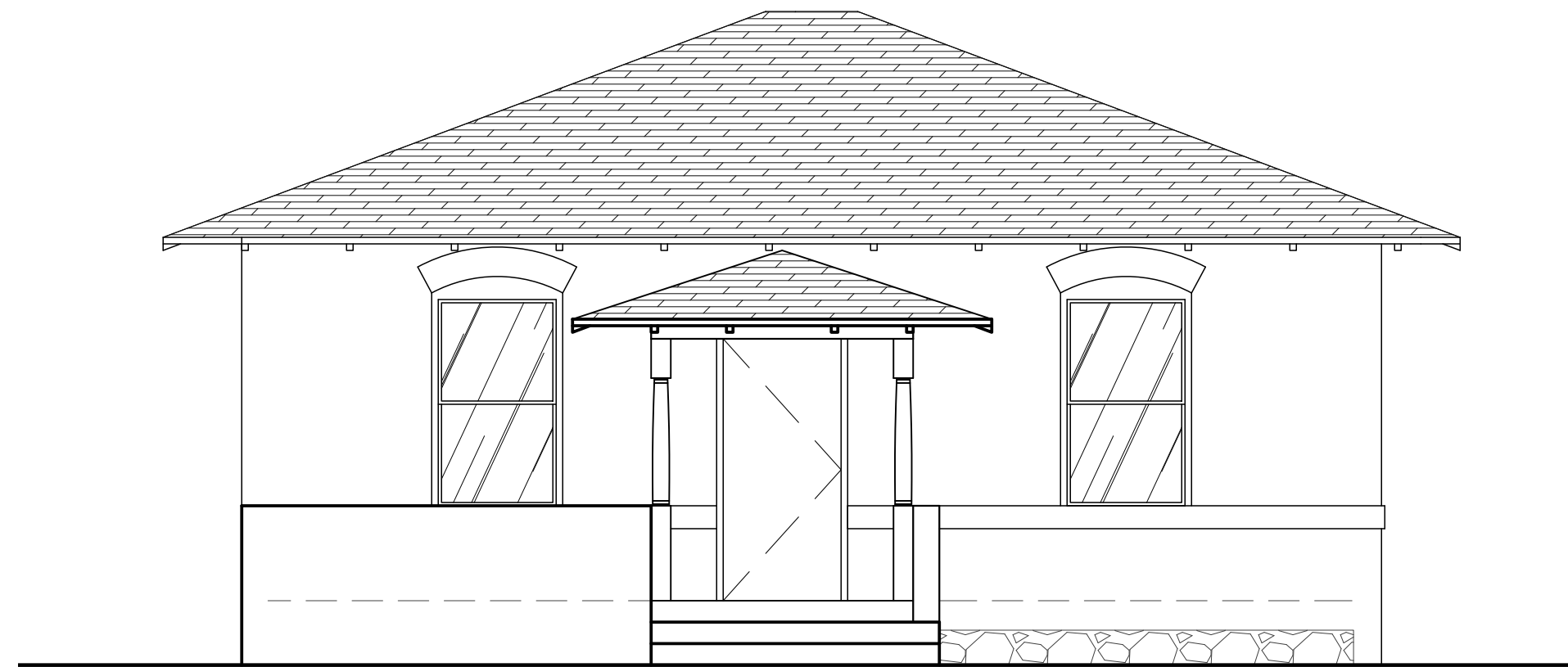
SCALE: $\frac{3}{16}" = 1'-0"$



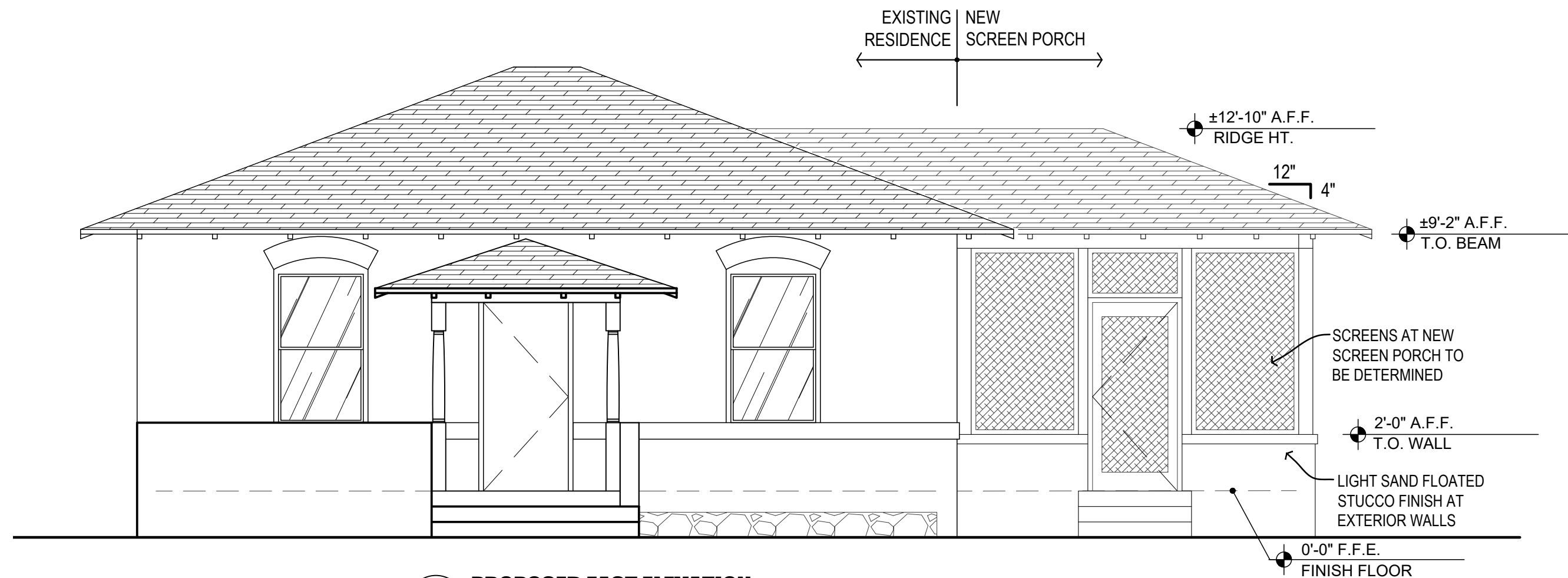
N **EXISTING NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



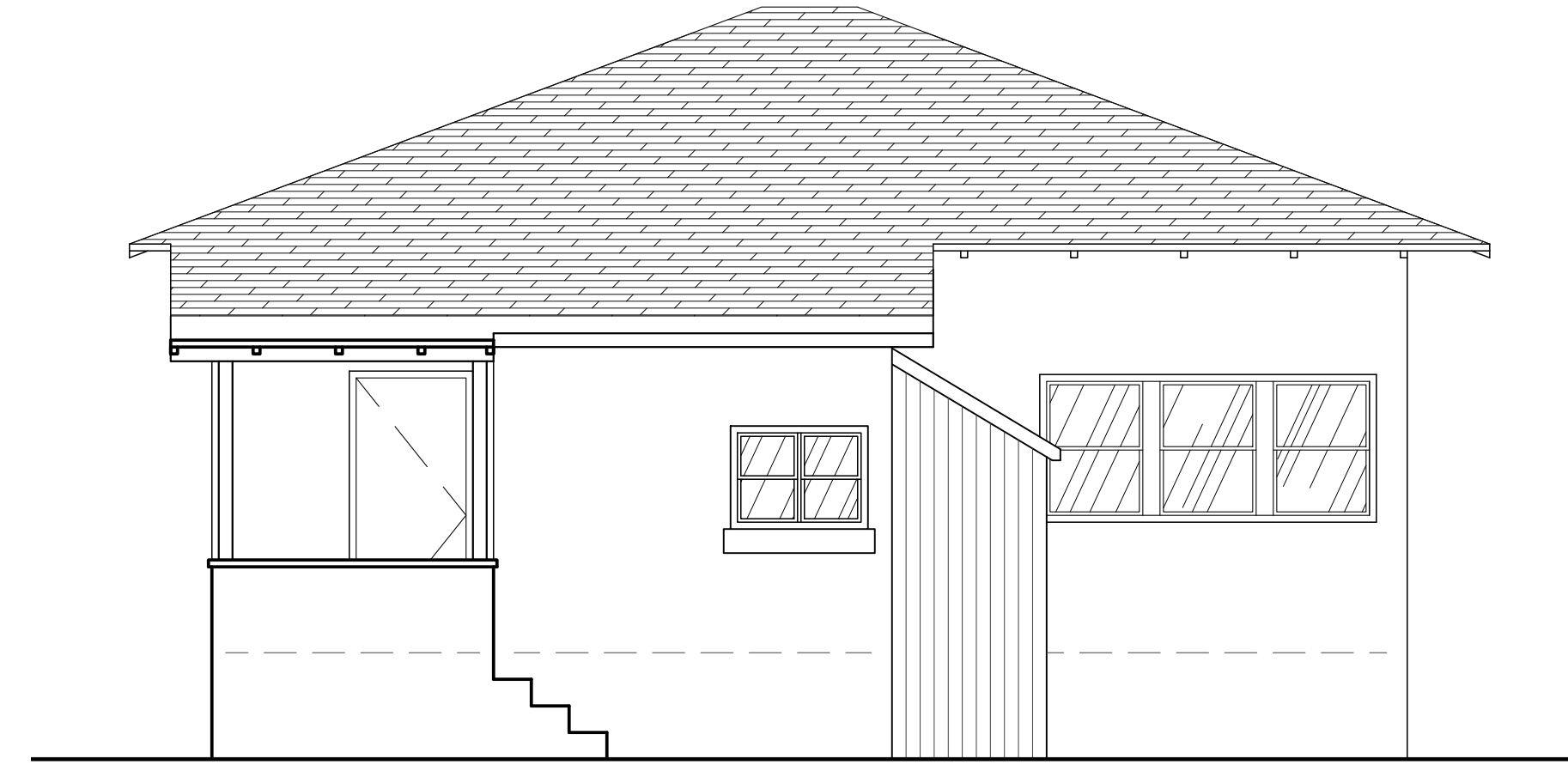
N **PROPOSED NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



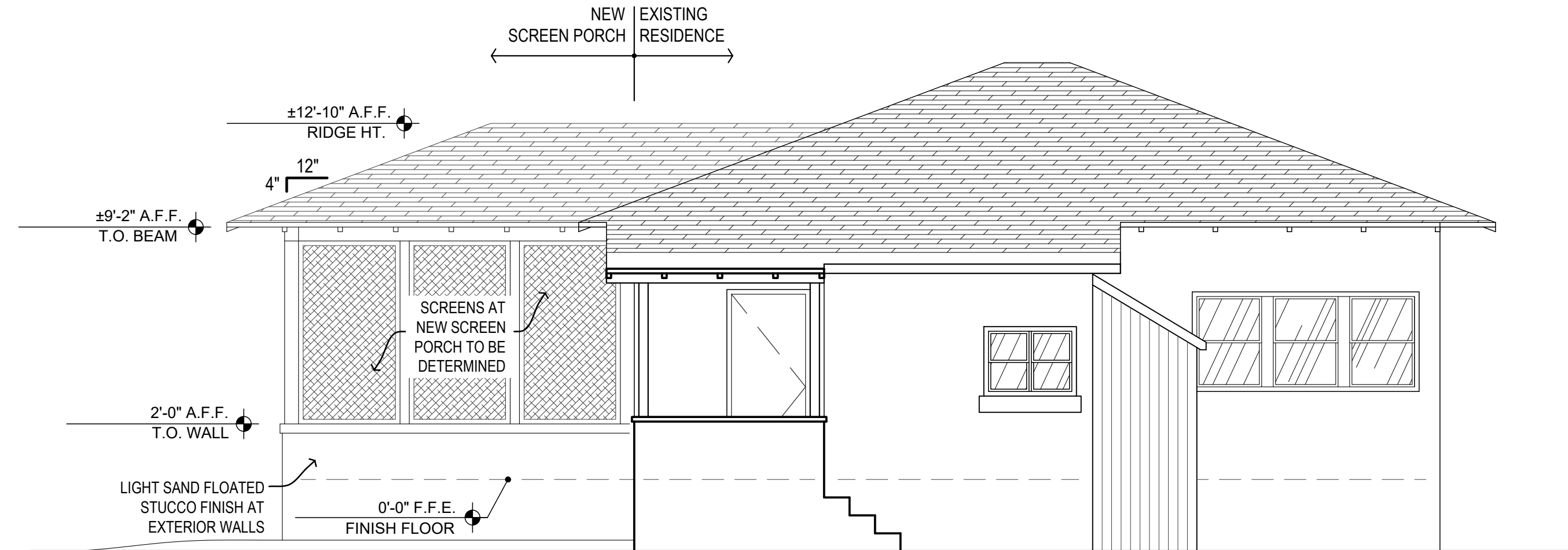
E **EXISTING EAST ELEVATION**
SCALE: 1/4" = 1'-0"



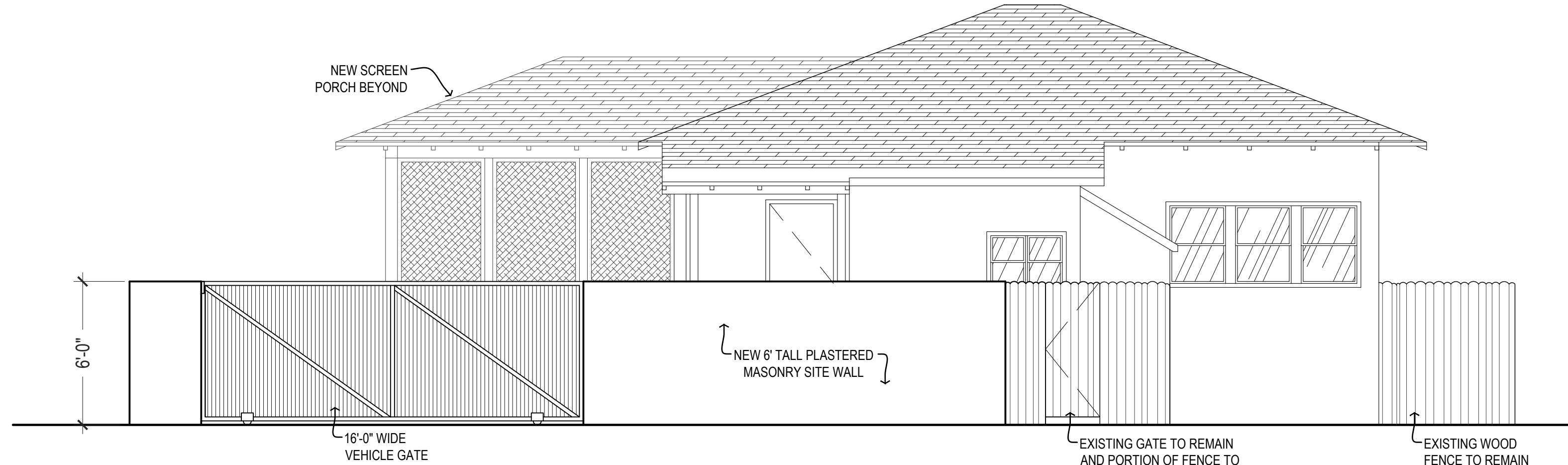
E **PROPOSED EAST ELEVATION**
SCALE: 1/4" = 1'-0"



W **EXISTING WEST ELEVATION**
SCALE: 1/4" = 1'-0"



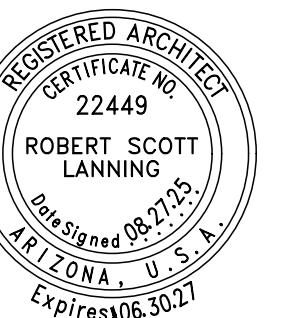
W **PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"



W **WEST ELEVATION W/ SITE WALL**
SCALE: 1/4" = 1'-0"

Angie Moline Project

1047 N. 2nd Avenue
Tucson, AZ 85705



Robert Scott Lanning

lanning architecture
1202 E Broadway suite 104
Tucson AZ 85719
520.792.0265

08.27.25 sub. date
correction #1
revised
revised

A-1
elevations