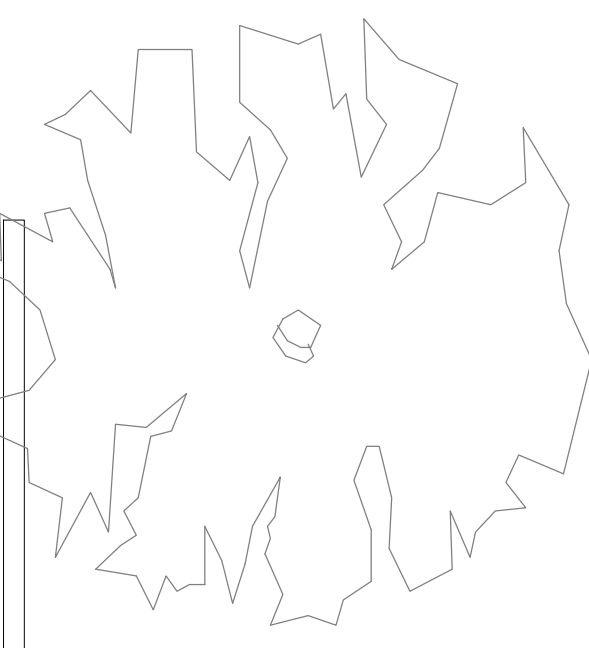
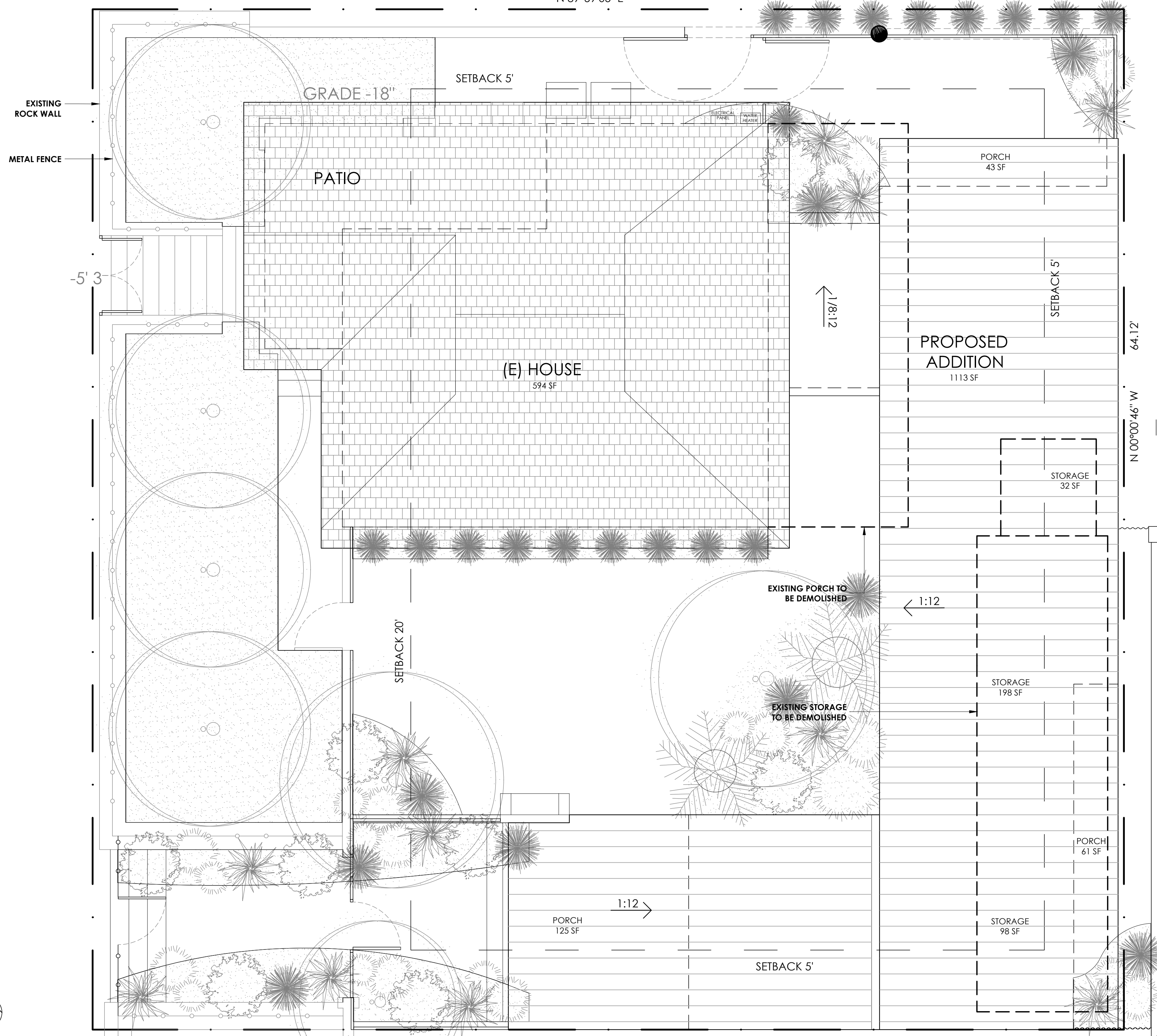


HR-2
ALLEY

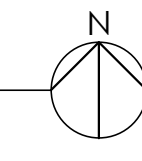
N 89°59'05" E



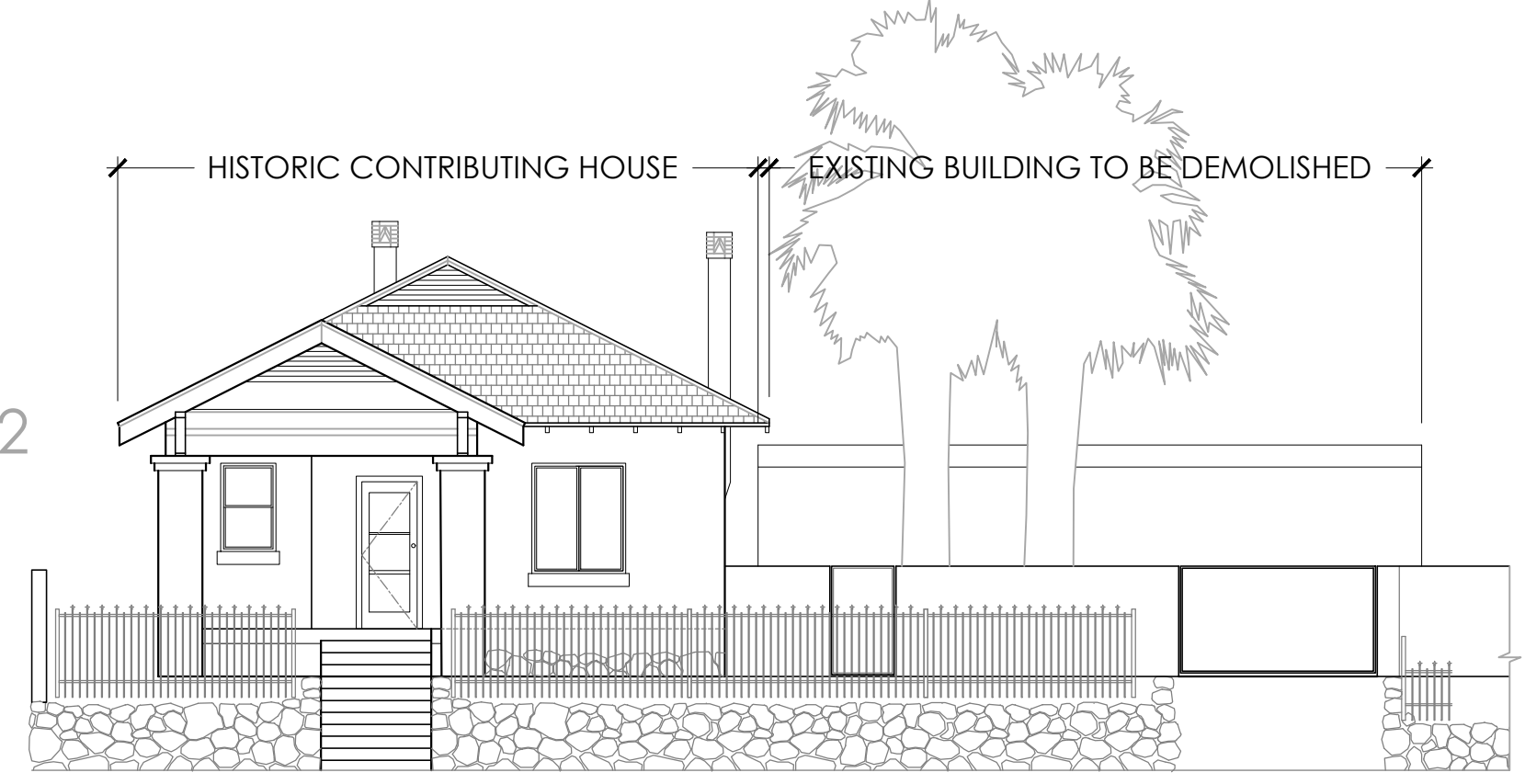
WATER METER

3RD AVE

3 SITE PLAN
1/4"=1'



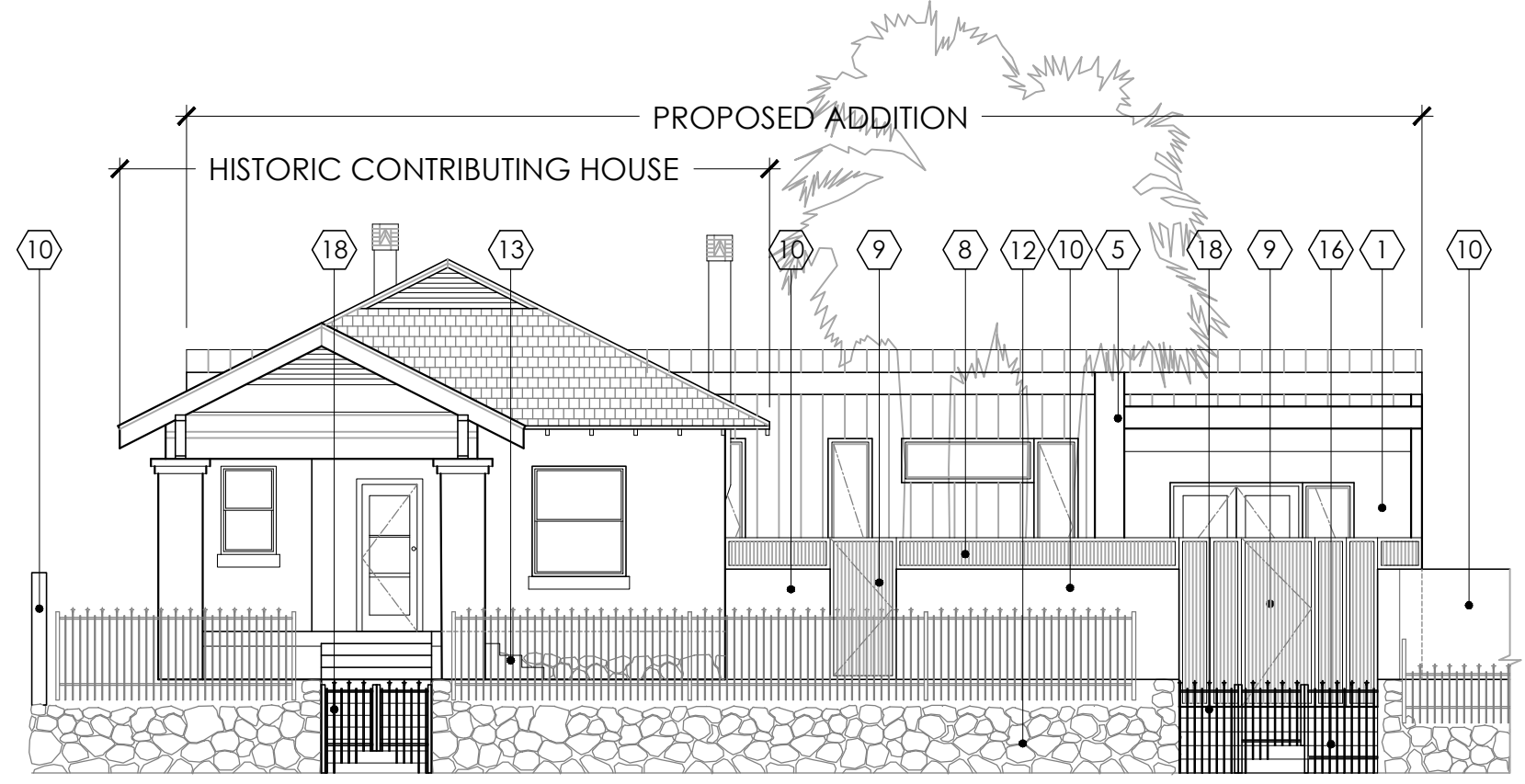
HISTORIC MAIN HOUSE



ELEVATION KEYNOTES

- 1 3 COAT PLASTER TO MATCH EXISTING TEXTURE AND COLOR.
- 2 WESTERN STATES METAL, WESTERN REVEAL .1" REVEAL PANEL. METAL WALL CLADDING
- 3 WESTERN STATES METAL, WESTERN LOCK STANDING SEAM 1.75 SNAP LOCK
- 4 WESTERN STATES METAL, METAL FASCIA
- 5 FIREPLACE, 3 COAT PLASTER SMOOTH FINISH
- 6 METAL WOOD CLAD WINDOWS, SEE ELEVATIONS FOR OPENING TYPE.
- 7 METAL WOOD CLAD DOORS, SEE ELEVATIONS FOR OPENING TYPE.
- 8 CORRUGATED METAL FENCE
- 9 CORRUGATED METAL GATE
- 10 EXISTING STUCCO WALL, REPAIR AS REQUIRED
- 11 EXISTING WROUGHT IRON FENCE & GATES
- 12 EXISTING STONE RETAINING WALL
- 13 NEW CONCRETE STAIRS
- 14 REPAIR EXISTING FIREPLACE, RE-POINT MORTAR AND REPAIR BRICKS & STUCCO AS REQUIRED
- 15 REMOVE EXISTING REAR PORCH, SALVAGE OLD GROWTH WOOD FOR INTERIOR REMODEL
- 16 STEEL PLANTER/ STEPS
- 17 REPLACE WINDOWS, PATCH AND REPLACE STUCCO
- 18 NEW WROUGHT IRON GATE & FENCING
- 19 DOOR/WINDOW FIXED, NOT OPERATIONAL

1 EXISTING HOUSE STREET/ WEST ELEVATION
1/8"=1'



2 PROPOSED WEST ELEVATION
1/8"=1'

INDEX OF DRAWINGS

- 01 A0.1 INDEX, PROJECT INFO, SITE PLAN
- 02 A2.1 EXTERIOR ELEVATIONS
- 03 A2.2 EXTERIOR ELEVATIONS
- 04 A2.3 EXTERIOR ELEVATIONS

PROJECT DESCRIPTION

RESTORE AND REMODEL EXISTING HISTORIC HOUSE, DEMOLISH EXISTING BACK PORCH & CONSTRUCT NEW BREEZEWAY BETWEEN NEW ADDITION ALONG THE EAST PROPERTY LINE, WHERE THE EXISTING NON-CONTRIBUTING STRUCTURES ARE TO BE DEMOLISHED.

PROJECT INFO

zoning	HR-2
legal description	TUCSON, N48.5' OF LOT 11 BLOCK 46 S 12, T 14, R 13E MAP 2 & PLAT 41 117-04-0330
parcel address	614 N 3RD AVE TUCSON AZ 85705
lot coverage	MAX 75%, ACTUAL 41%
lot	4157
existing house	594
proposed addition	1113
total	1,707
setbacks	REQUIRED ACTUAL
front	20' (E) 15'-8 1/2"
side	5' (E) 7'-2 1/4", 0'-0"
rear	5' 0'-4 1/2"
height	MAX 25' (E) 23'-3 1/2", 14'-11/4" (PROPOSED)
code editions	2024 IRC ALL CITY OF TUCSON AMENDMENTS

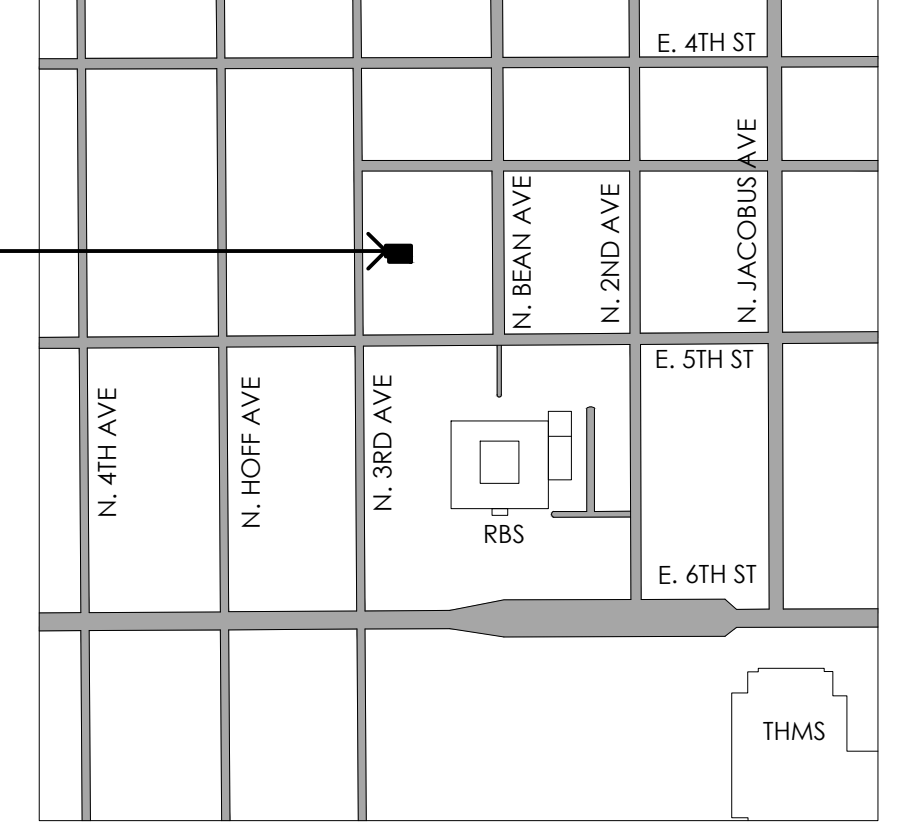
DEVELOPMENT ZONE



AERIAL



LOCATOR MAP



CONTACT INFORMATION

ARCHITECT
RAS ARCHITECTURE, LLC.
RACHEL SERRA
P.O. BOX 91432
TUCSON, AZ 85752
520.360.7257
RACHEL.A.SERRA@GMAIL.COM

OWNER
SHAWN BURKE
614 N 3RD AVE
TUCSON AZ 85705
415-218-0020
SHAWN@THEHISTORICRY.COM

25.15
BURKE REMODEL & ADDITION
614 N 3RD AVE
TUCSON, AZ 85705

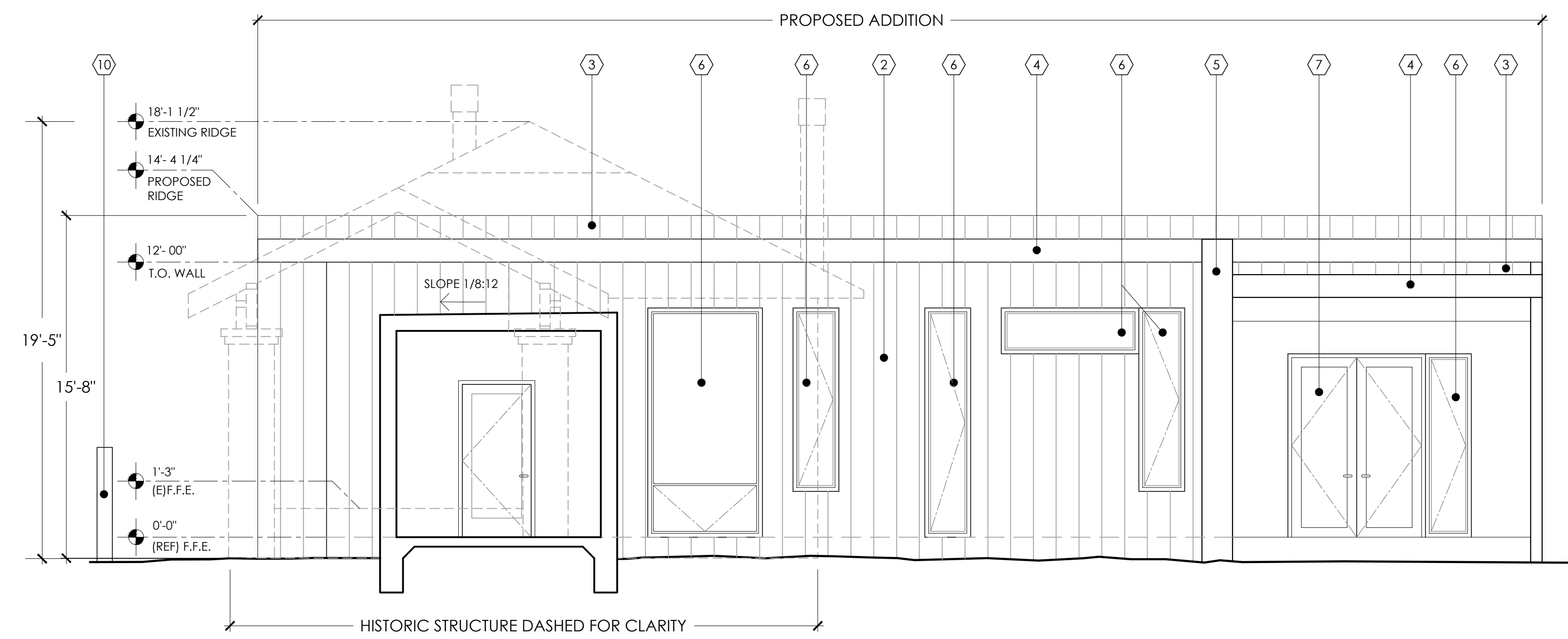
REGISTERED ARCHITECT
RACHEL SERRA
NO. 6884
ARIZONA, U.S.A.
EXPIRES: 03/2029

DATE: 05.22.26
REVISIONS:

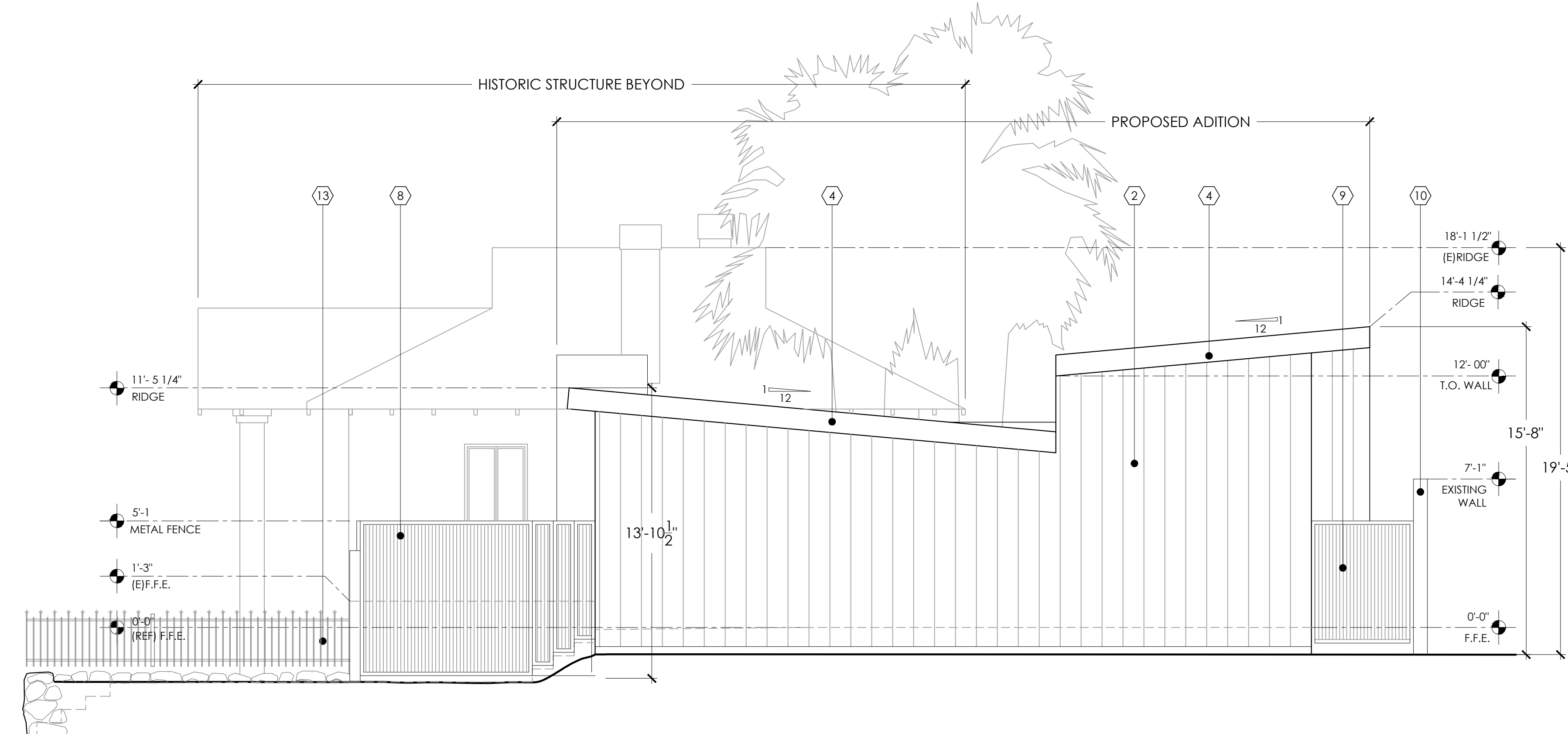
SITE PLAN, INFO, INDEX

A0.1

RAS Architecture
rachel.a.serra@gmail.com 520.360.7257



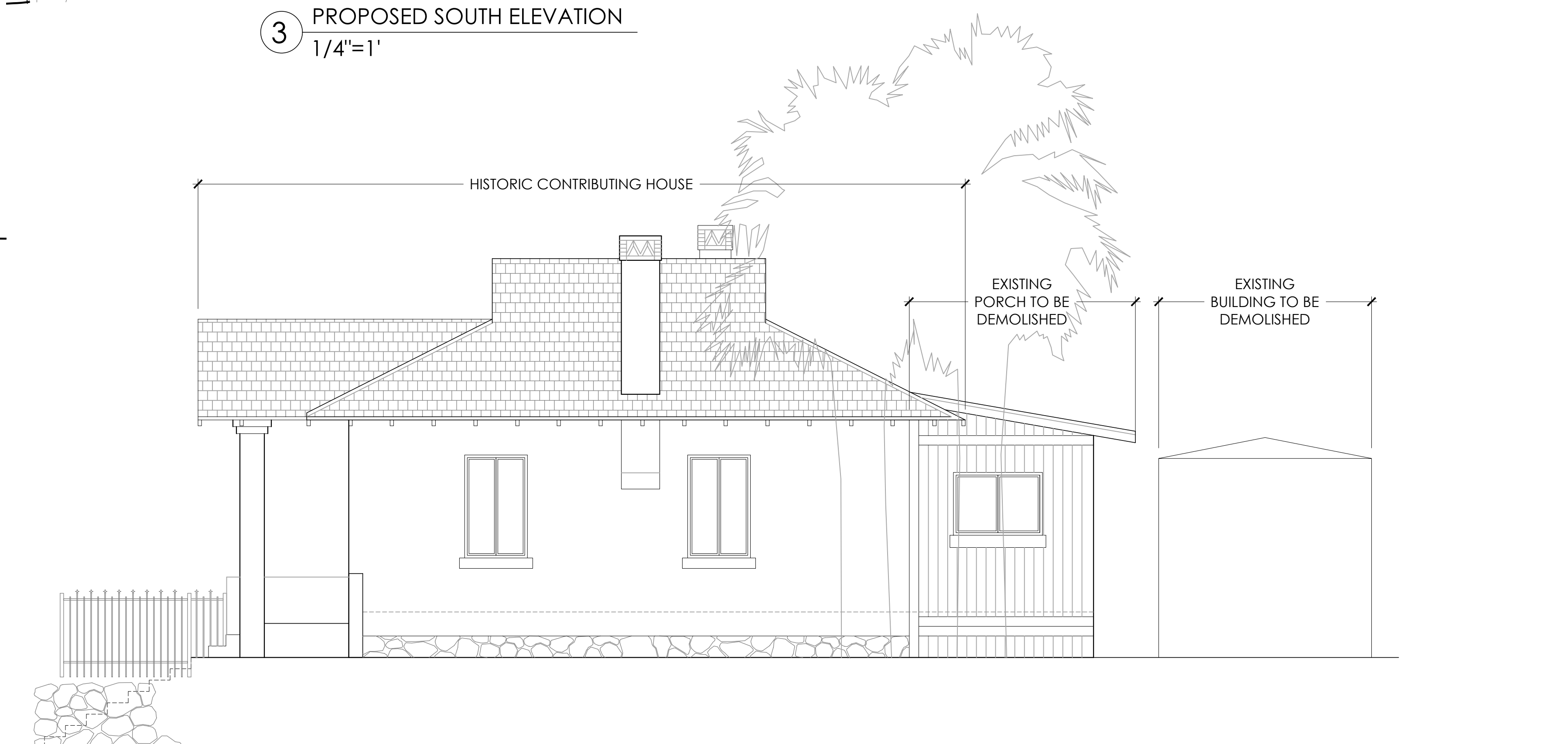
1 PROPOSED WEST ELEVATION
1/4"=1'



3 PROPOSED SOUTH ELEVATION
1/4"=1'



2 EXISTING WEST ELEVATION
1/4"=1'

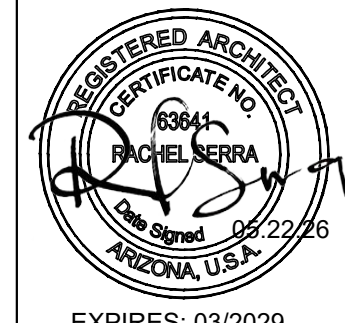


4 EXISTING SOUTH ELEVATION
1/4"=1'

ELEVATION KEYNOTES

- | | |
|--|--|
| 1 3 COAT PLASTER TO MATCH EXISTING TEXTURE AND COLOR. | 10 EXISTING STUCCO WALL, REPAIR AS REQUIRED |
| 2 WESTERN STATES METAL, WESTERN REVEAL, 1" REVEAL PANEL, METAL WALL CLADDING | 11 EXISTING WROUGHT IRON FENCE & GATES |
| 3 WESTERN STATES METAL, WESTERN LOCK STANDING SEAM 1.75 SNAP LOCK | 12 EXISTING STONE RETAINING WALL |
| 4 WESTERN STATES METAL, METAL FASCIA | 13 NEW CONCRETE STAIRS |
| 5 FIREPLACE, 3 COAT PLASTER SMOOTH FINISH | 14 REPAIR EXISTING FIREPLACE, RE-POINT MORTAR AND REPAIR BRICKS & STUCCO AS REQUIRED |
| 6 METAL WOOD CLAD WINDOWS, SEE ELEVATIONS FOR OPENING TYPE. | 15 REMOVE EXISTING REAR PORCH, SALVAGE OLD GROWTH WOOD FOR INTERIOR REMODEL |
| 7 METAL WOOD CLAD DOORS, SEE ELEVATIONS FOR OPENING TYPE. | 16 STEEL PLANTER/ STEPS |
| 8 CORRUGATED METAL FENCE | 17 REPLACE WINDOWS, PATCH AND REPLACE STUCCO |
| 9 CORRUGATED METAL GATE | 18 NEW WROUGHT IRON GATE |
| | 19 DOOR/WINDOW FIXED, NOT OPERATIONAL |

25.15
BURKE REMODEL & ADDITION
614 N 3RD AVE
TUCSON, AZ 85705

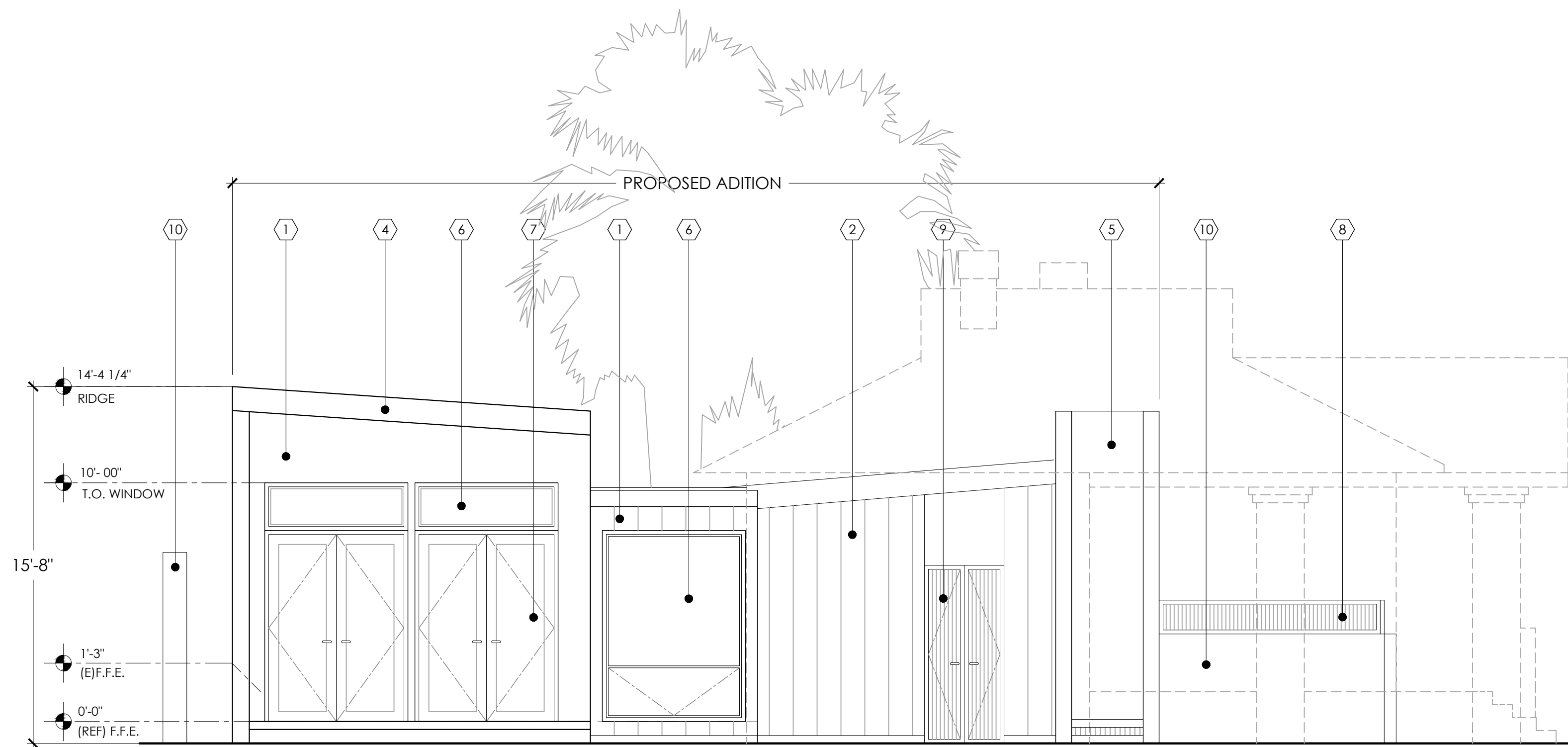


DATE: 05.22.26
REVISIONS:

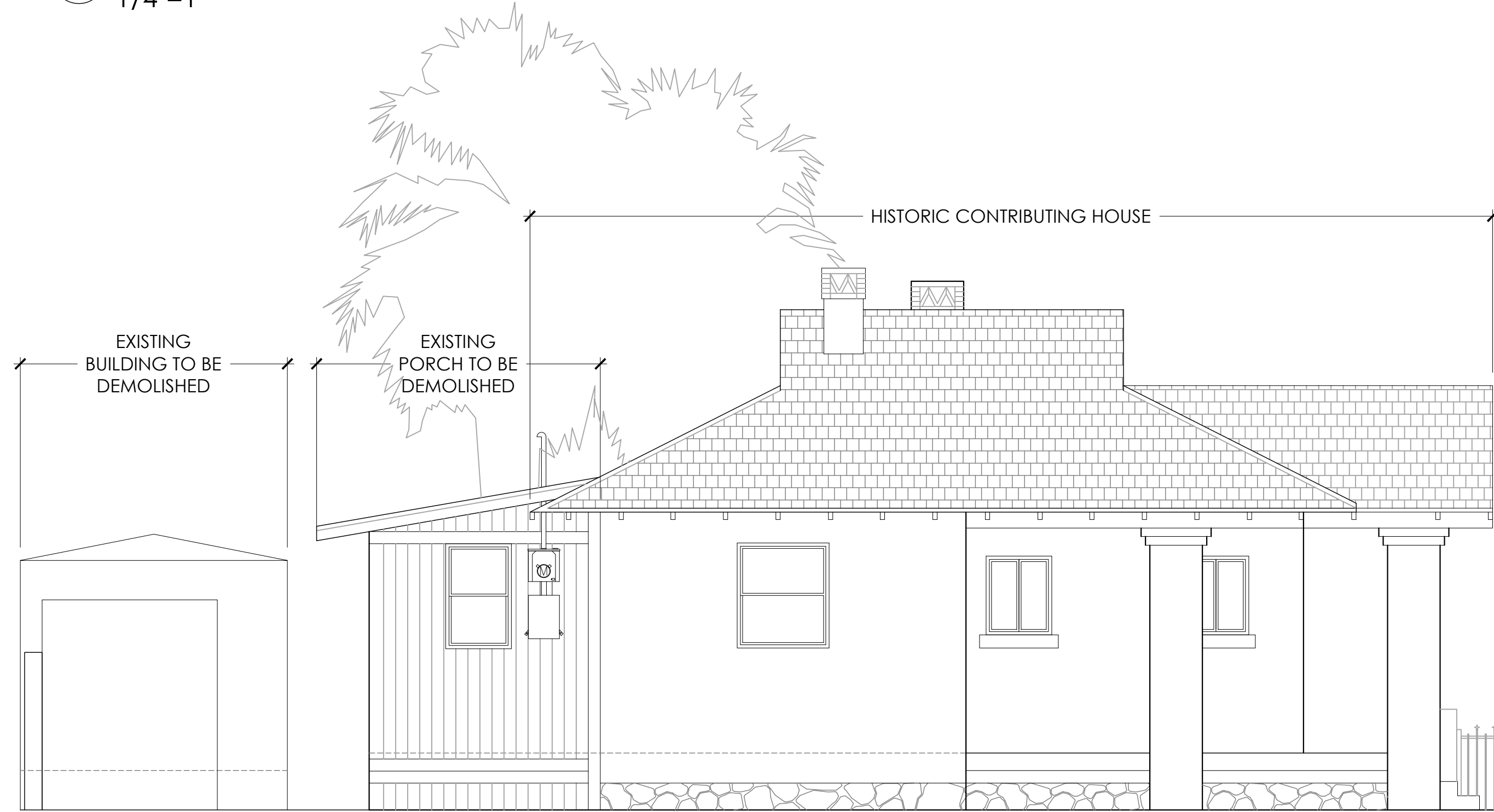
EXTERIOR ELEVATIONS

A2.1

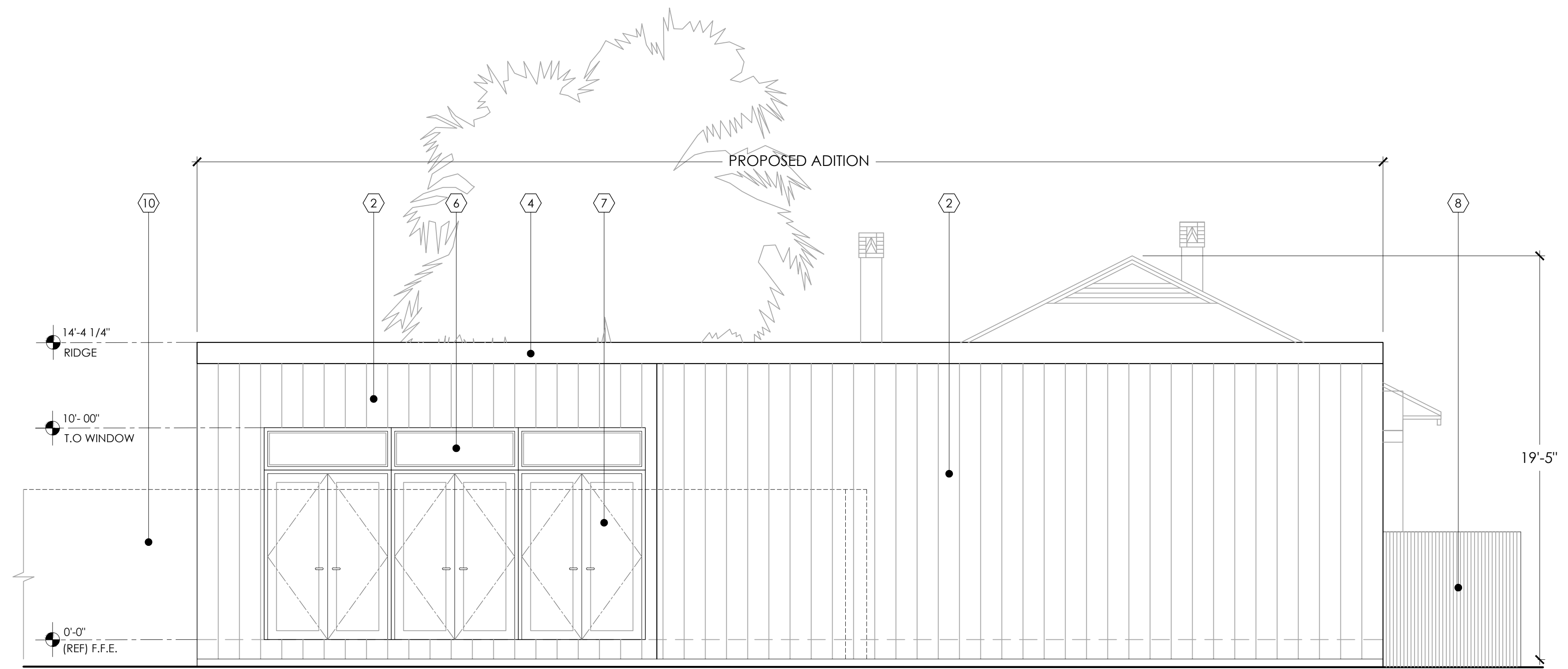
R A S Architecture
rachel.serra@gmail.com 520.360.7257



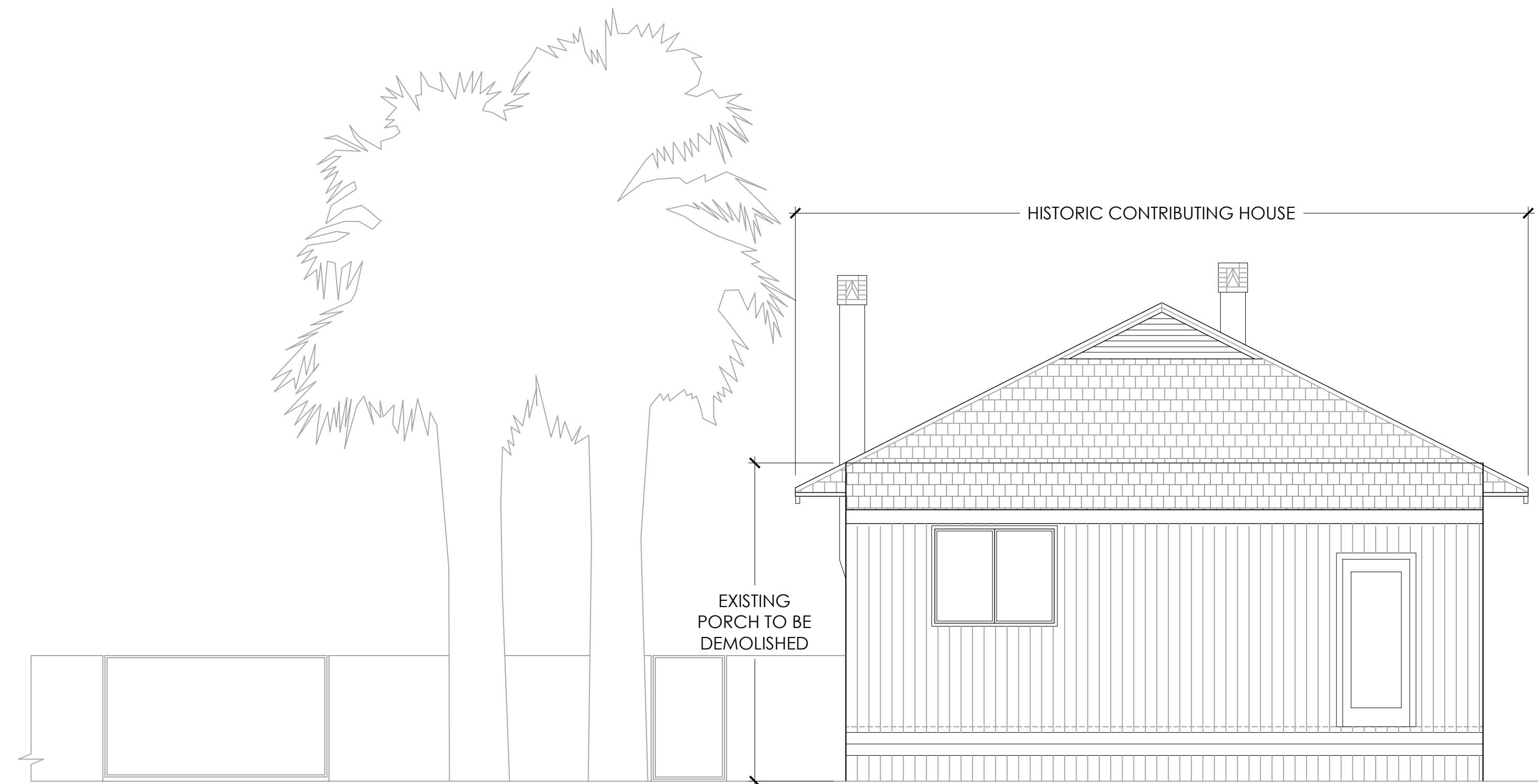
1 PROPOSED NORTH ELEVATION
1/4"=1'



2 EXISTING NORTH ELEVATION
1/4"=1'



3 PROPOSED EAST ELEVATION
1/4"=1'



4 EXISTING EAST ELEVATION
1/4"=1'

ELEVATION KEYNOTES

- | | |
|--|---|
| ① 3 COAT PLASTER TO MATCH EXISTING TEXTURE AND COLOR. | ⑩ EXISTING STUCCO WALL, REPAIR AS REQUIRED |
| ② WESTERN STATES METAL, WESTERN REVEAL, 1" REVEAL PANEL, METAL WALL CLADDING | ⑪ EXISTING WROUGHT IRON FENCE & GATES |
| ③ WESTERN STATES METAL, WESTERN LOCK, STANDING SEAM, 1.75 SNAP LOCK | ⑫ EXISTING STONE RETAINING WALL |
| ④ WESTERN STATES METAL, METAL FASCIA | ⑬ NEW CONCRETE STAIRS |
| ⑤ FIREPLACE, 3 COAT PLASTER SMOOTH FINISH | ⑭ REPAIR EXISTING FIREPLACE, RE-POINT MORTAR AND REPAIR BRICKS & STUCCO AS REQUIRED |
| ⑥ METAL WOOD CLAD WINDOWS, SEE ELEVATIONS FOR OPENING TYPE. | ⑮ REMOVE EXISTING REAR PORCH, SALVAGE OLD GROWTH WOOD FOR INTERIOR REMODEL |
| ⑦ METAL WOOD CLAD DOORS, SEE ELEVATIONS FOR OPENING TYPE. | ⑯ STEEL PLANTER/ STEPS |
| ⑧ CORRUGATED METAL FENCE | ⑰ REPLACE WINDOWS, PATCH AND REPLACE STUCCO |
| ⑨ CORRUGATED METAL GATE | ⑱ NEW WROUGHT IRON GATE |
| | ⑲ DOOR/WINDOW FIXED, NOT OPERATIONAL |

25.15
BURKE REMODEL & ADDITION
614 N 3RD AVE
TUCSON, AZ 85705

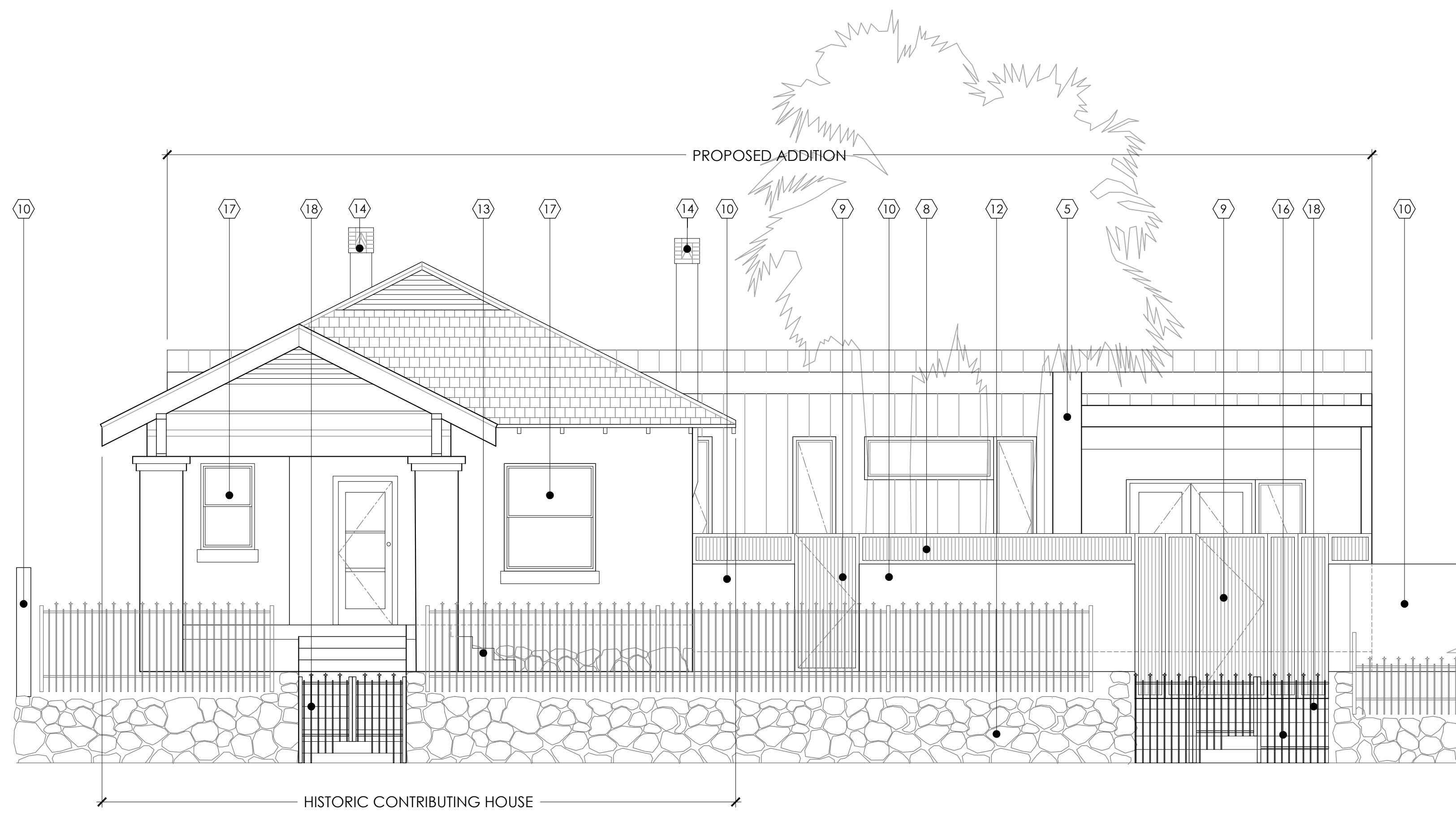


EXPIRES: 03/2029

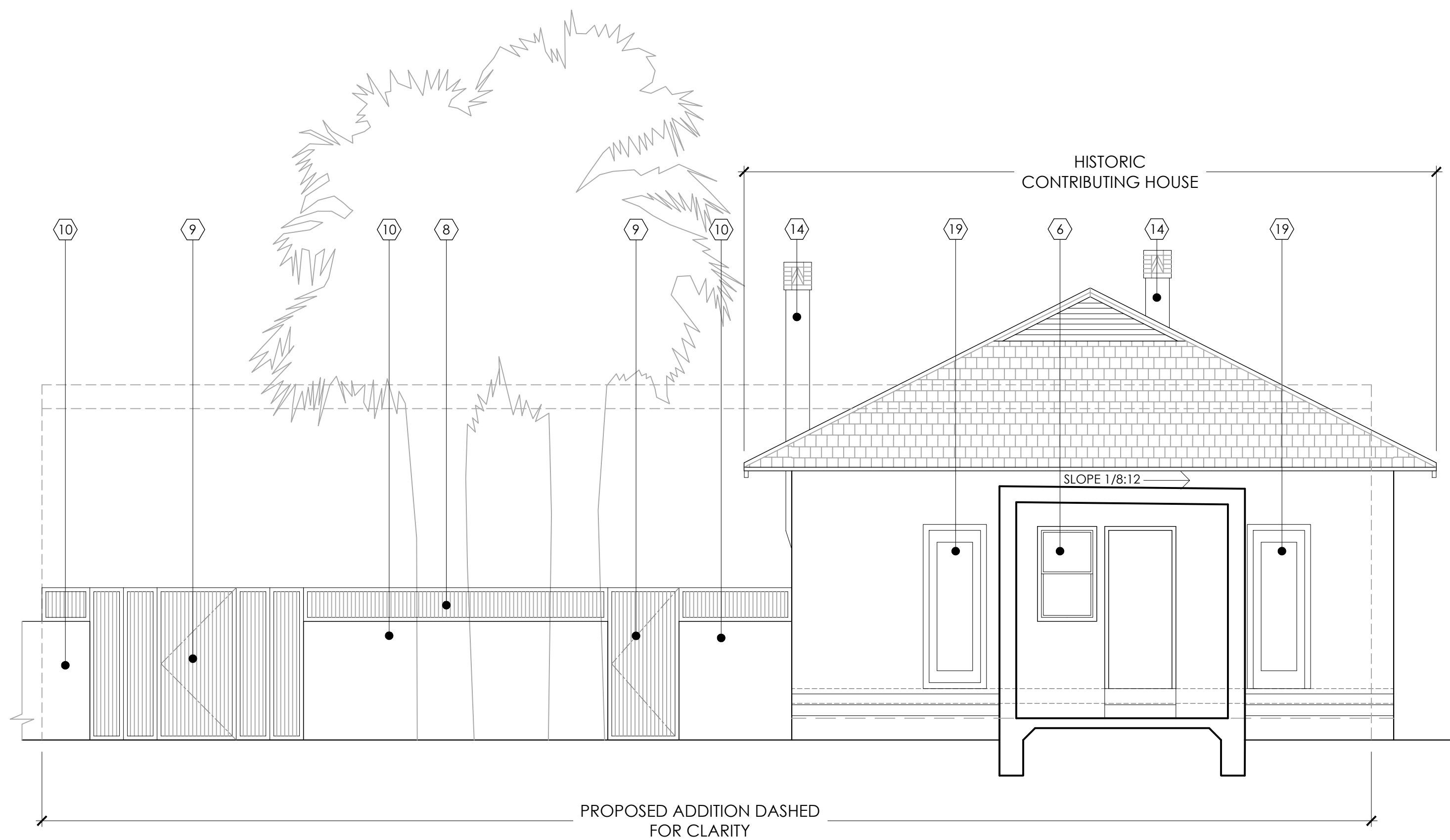
DATE: 05.22.26
REVISIONS:

EXTERIOR ELEVATIONS

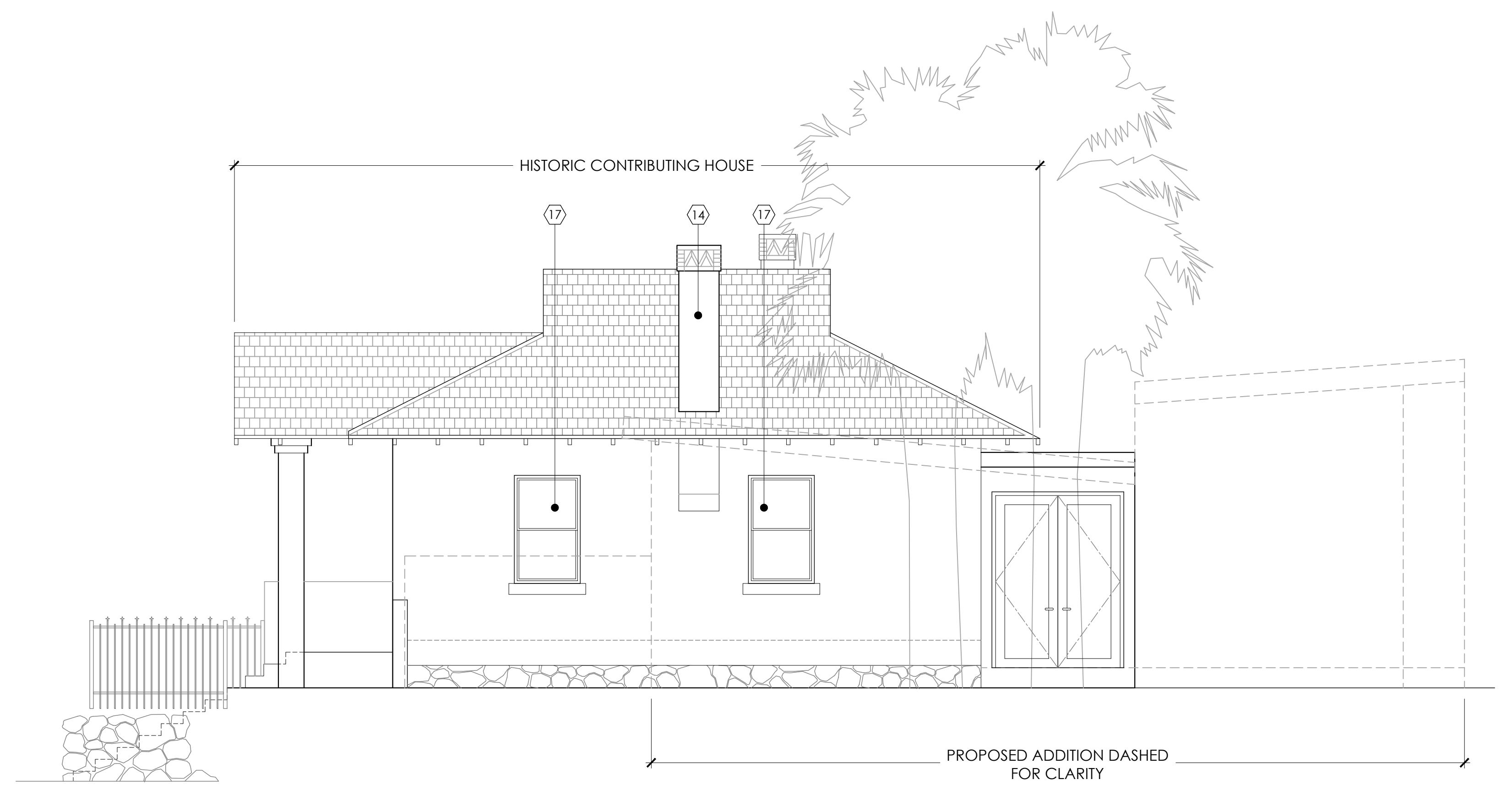
A2.2



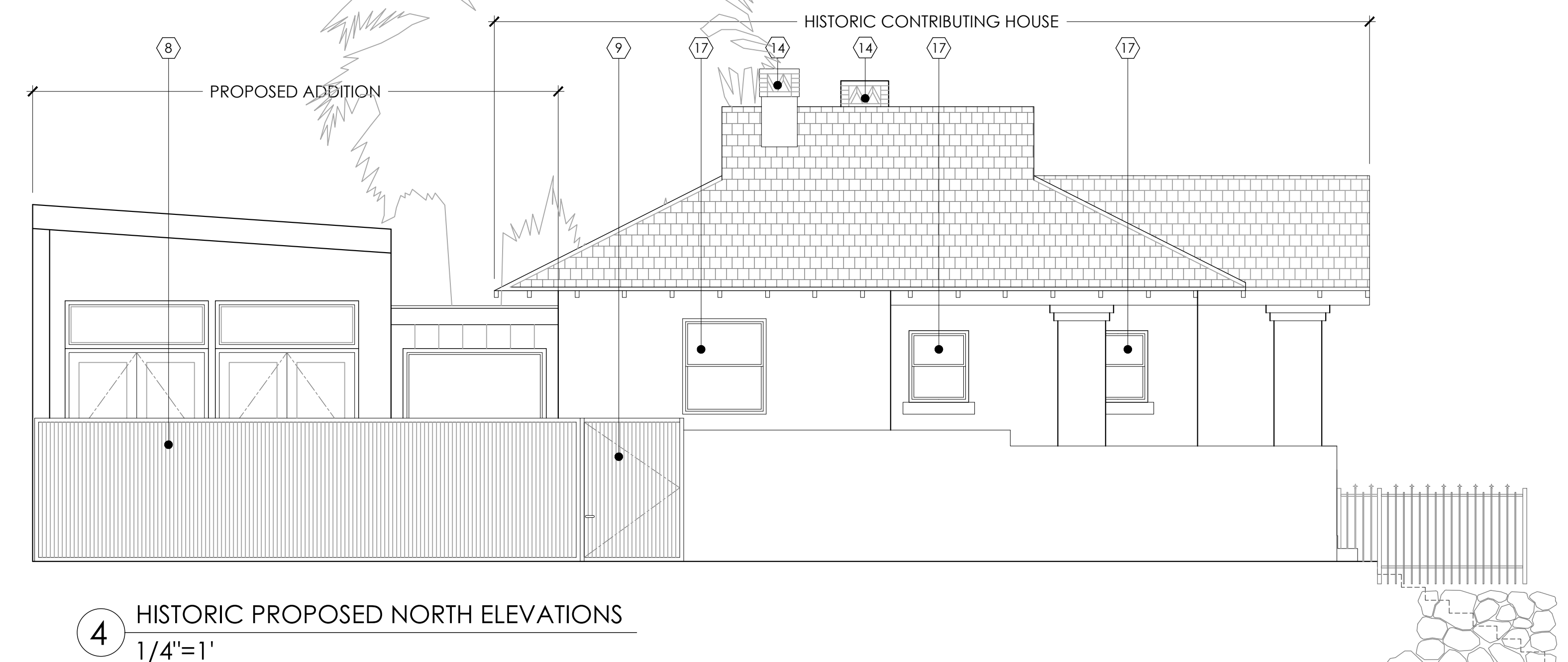
1 HISTORIC PROPOSED WEST ELEVATIONS
1/4"=1'



2 HISTORIC PROPOSED EAST ELEVATIONS
1/4"=1'



3 HISTORIC PROPOSED SOUTH ELEVATIONS
1/4"=1'



4 HISTORIC PROPOSED NORTH ELEVATIONS
1/4"=1'

ELEVATION KEYNOTES

- | | |
|--|--|
| 1 3 COAT PLASTER TO MATCH EXISTING TEXTURE AND COLOR. | 10 EXISTING STUCCO WALL, REPAIR AS REQUIRED |
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25.15
BURKE REMODEL & ADDITION
614 N 3RD AVE
TUCSON, AZ 85705



DATE: 05.22.26
REVISIONS:

EXTERIOR ELEVATIONS

A2.3

R A S Architecture
rachel@ras.com 520.340.7257

Historic Review Design Narrative

Project Address: 614 N 3rd Ave. Tucson AZ 85705

Project Description: Remove existing rear porch and non-contributing storage sheds along east property line. Construct an addition and second dwelling unit, tied to the existing structure with a small breezeway.

The lot is 0.095 acres (4157 sq. ft) and the existing historic house faces N 3rd Ave. The existing house is a contributing historic building, built in 1914 in the American Victorian, Bungalow style. The rear porch which we are proposing to remove does not share the historic foundation and has been repaired and enclosed with non-historic materials. A key factor in this proposal is to replace this porch with a small breezeway to connect the new and existing construction, creating a clear delineation between new and historic. The existing rear enclosed porch covered three openings which we wish to re-establish to maintain the historic record of what was original to the historic house. This includes two doors and a window. See elevation 2/A2.3. This concept was presented as a courtesy review in February 2026.

The main historic structure (594 sqft) will undergo an interior remodel, and exterior facelift, to include:

1. Repairing and repointing any stone and brick work along the two existing chimneys and the foundation.
2. Stucco repairs, patching and painting to match the existing textures, particularly along the east façade where the porch is to be removed.
3. Door and window replacement. The doors and windows will be metal clad wood and will be in the styles indicated on the elevation sheet A2.3.
4. A new concrete stair is proposed along the southern edge of the front porch, and will match the adjacent front concrete stair.

The proposed addition (1113 sqft) will include a bedroom addition for the main house accessed through the proposed breezeway. The bedroom will have an en-suite bathroom and access to a north facing porch.

Attached to the bedroom addition will be a second dwelling unit with a separate entrance facing 3rd Ave. including a deep porch and a private yard in addition to a small pocket garden along the east property line.

The new building will be a combination of smooth plaster and metal siding in a vertical orientation, which will wrap up and over onto the roof. It will also have metal clad wood doors and windows.

The division of the yard into separate private garden spaces for both dwelling units was a priority. The porch walls on the 2nd dwelling unit were extended out to create this buffer including a new outdoor fireplace, in addition to a new site wall to match the existing adjacent wall. The current existing site stucco wall running north/south is flush with the front of the historic structure and we are proposing to add a corrugated metal screen to the top of this to bring the height to 6' above grade.

The existing front yard has a stone retaining wall with a 4' wrought iron fence on top of it. The fence is to be repaired and replaced as required, like for like. A new wrought iron front gate at the main stairs is proposed. At the south end of the historic stone retaining wall there is currently a curb cut and yard access. The proposed stepped landscape edging will stabilize the soil and create a non-permanent solution for street access for the second dwelling unit.

Six-foot corrugated metal fencing and gates are proposed around the property, see elevations.

Response to UDC 5.8.9 (responses in red)

5.8.9. DESIGN STANDARDS

The HPZ Advisory Boards, Tucson-Pima County Historical Commission, staff, PDSD Director, and Mayor and Council shall be guided by the design standards in this section and the Technical Standards Manual when evaluating proposed development applications within the HPZ. Proposed development within the HPZ shall be in compliance with the following standards and the standards of the applicable HPZ as provided in Section 9-02.7.0, Specific Historic Preservation Zone Guidelines, the Technical Standards Manual.

A. Generally

1. ~~Historic Landmark~~

2. Contributing Property Alterations or additions to a Contributing Property within an HPZ shall reflect the architectural style and characteristics of the existing structure. The property may be renovated to an earlier historic style that applied to the property. In addition, such alterations or additions shall generally conform to the design standards of Contributing Properties within the development zone of the site.

3. ~~New Construction or Noncontributing Property~~

The existing house is a contributing property in the American Victorian, Bungalow style. The existing rear porch is to be replaced by a small breezeway to connect the new and existing construction, creating a clear delineation between new and historic construction as well as material choice.

B. Height

2. Alterations or additions to a Contributing Property shall be constructed no higher than the tallest Contributing Property located within its development zone and shall generally conform to the typical height within the development zone.

The highest point of the new construction (15'-7 ¾") falls below the existing ridge of the historic contributing home (19'-¾")

C. Setbacks (See Figure 5.8-B.)

2. Contributing Property

Alterations or additions to a Contributing Property shall maintain the prevailing street and interior perimeter yard setbacks existing within its development zone.

There are a number of properties with zero lot line setbacks, within the development zone including: 603, 628, 623 N 3rd Ave, and 502 E 4th St. we are requesting to match this precedence. Furthermore, the current sheds to be demolished at the subject property have a zero lot line as well.

2. Contributing Property

Alterations or additions to a Contributing Property shall be consistent with the proportions of the existing structure and with the prevailing proportions of contributing Properties within its development zone.

The proposed addition while taking a modern twist maintains the proportions of the main house and surrounding contributing properties, with similar opening sizes and rhythm, and massing.

E. Roof Types

2. Contributing Property

Alterations or additions to a Contributing Property shall have a roof compatible in configuration, mass, and materials to that of the architectural style of the existing structure.

The proposed addition, in an effort to distinguish new from old, will utilize a flat built-up roof at the breezeway, to maintain a low as possible pitch. For the new bedroom and second dwelling roofing we propose a vertical oriented metal roof to match the rhythm of the metal wall panels.

F. Surface Texture

3. Contributing Property

New construction or alterations or additions to a Noncontributing Property shall have a surface texture that is appropriate to the historic style of similar structures within the development zone and shall reflect the historic periods existing within the HPZ.

The proposed surface of stucco on the main house will match existing, the new additional will have a smooth finish to distinguish new from old.

G. Site Utilization

3. New Construction or Noncontributing Property

Site utilization of new construction or alterations or additions to a Noncontributing Property shall be consistent with the site utilization of Contributing Properties within the development zone.

The proposed site utilization for the new addition will maintain the current site utilization and is consistent with that of the development zone. No proposed change in site utilization.

H. Projections and Recessions

3. New Construction or Noncontributing Property

New construction or alterations or additions to a Noncontributing Property shall have projections and recessions, such as porches, steps, awnings, overhangs, entrances, and windows, that are compatible with the existing historic styles within the development zone and reflect the historic periods of the HPZ.

All proposed doors will be metal clad wood doors. The windows will also be metal clad wood, and will be casement, single hung or fixed see elevations. The new addition has three new porches, multiple porches are found on many properties within the development zone.

I. Details

3. New Construction or Noncontributing Property

New construction or alterations or additions to a Noncontributing Property shall have architectural details, such as cornices, lintels, arches, grill work, shutters, window and door trim, and canals, that are compatible with the existing historic styles and historic periods of Contributing Properties within the development zone.

The addition is intended to be minimal in detailing as to not compete with the historic structure.

J. Building Form

3. New Construction or Noncontributing Property

New construction or alterations or additions to a Noncontributing Property shall have size, mass, and scale that are compatible with the existing Contributing Properties within the development zone.

The addition while greater in square footage than the historic house has been designed to have smaller presences along the alley and the main street. Additionally the second dwelling is stepped back from the public ways as well, allowing the contributing property to maintain the focus. Furthermore this increase in square footage has made this property more compatible with the surrounding properties.

K. Rhythm

3. New Construction or Noncontributing Property

New construction or alterations or additions to a Noncontributing Property shall reflect

the proportion, pattern, and rhythm of openings of Contributing Properties in its development zone.

The proposed window proportions and rhythm have been selected to maximize light and placed to maintain privacy. They are elongated versions of the existing openings to emphasize the new versus historic construction.

L. Additional Review Standards

To provide flexibility in the review of applications that reflect the diverse and unique characteristics of the various HPZs, other pertinent factors generally affecting the appearance, harmony, and efficient functioning of the HPZ may be used as appropriate for the particular application, such as the following:

1. Color

Color of a building or structure, including trim, roof, and other details, shall be appropriate to the architectural style of the subject structure and its historic period. Color may be reviewed in the context of a required HPZ review; painting alone shall not be considered through an HPZ review.

N.A.

2. Landscaping

The historic stone retaining wall and wrought iron fence are to remain, the existing stucco'ed rear yard walls are to remain as indicated and supplemented by corrugated metal fencing and gates, see elevations.

3. Enclosures

N.A.

4. Utilities

All the utilities will extend from existing house.

M. Signs

N.A.

N. Motor Vehicle and Bicycle Parking Areas

Ample street parking along street frontage.

SUBJECT PROPERTY – 614 N 3RD AVE.

FRONT/WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



SUBJECT PROPERTY – PORCH AND SHEDS TO DE DEOMLISHED



SUBJECT PROPERTY – PORCH INTERIOR IMAGES

Non-historic foundation, wall, and roof materials.



Historic openings to be un-covered.



CONTRIBUTING PROPERTIES IN DEVELOPMENT ZONE



ZERO LOT LINE SETBACKS, 502 E 4th St, and 628 N 3rd Ave.

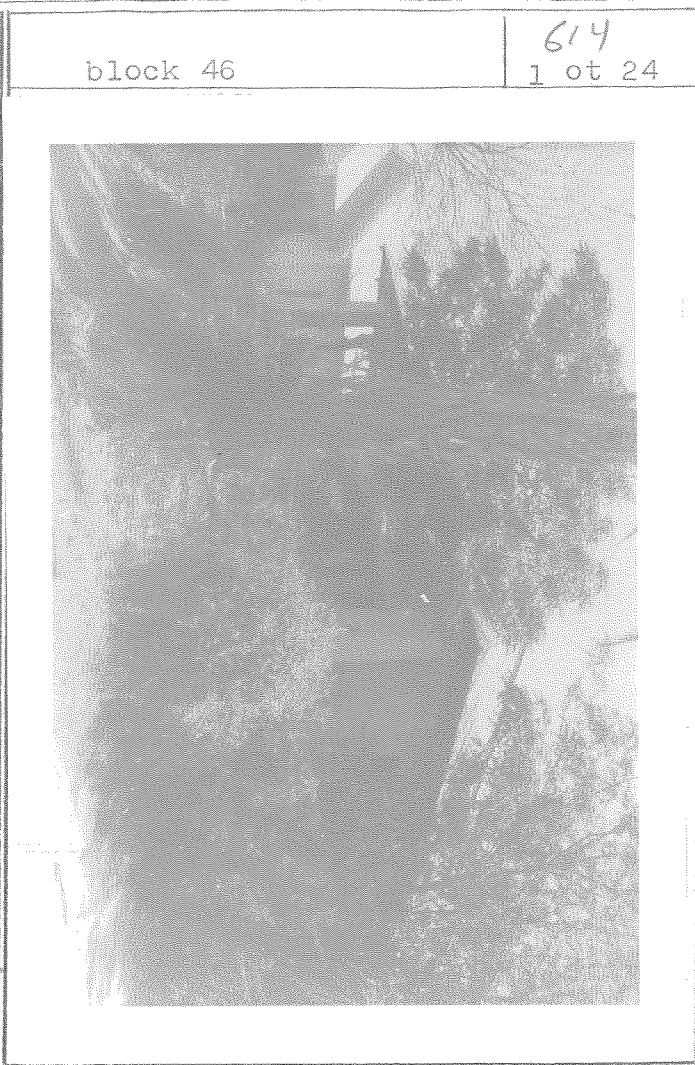


CORRUGATED METAL FENCING, 603 N 3rd Ave.



ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME	
LOCATION 614 N. 3rd Ave	
CITY/TOWN/VICINITY Tucson	COUNTY Pima
OWNER T C Rey	
OWNER'S ADDRESS 503 E 5th Tucson Az 85705	
FORM COMPLETED BY Isabel S. Fathauer & Greta Titche	
ADDRESS 1915 E. Camino Miroval Tucson Az 85718	
PHOTO BY Barbra Tellman	DATE 7/1979
VIEW Front, East End	
PRESENT USE Residence	ACREAGE
STYLE OR CULTURAL PERIOD American Victorian , Bungalow Influence	
SIGNIFICANT DATES 1914	



PHYSICAL DESCRIPTION
 1 story, stone foundation and retaining wall, rick wall, white stucco surface, rawn trim, hip and gable roof, light gray asphalt tile, 2 chimneys, good condition, little changed.

STATEMENT OF SIGNIFICANCE
 Contributing to the character of the historic district.

VERBAL BOUNDARY DESCRIPTION
 Tucson, N 48.5' of Lot 11 Block 46.

117-04-033-0

WU-C-839