



January 2, 2024

Caelin Norgord
C & H Homes
1622 N Painted Hills Road
Tucson, AZ 85745
caelin765@gmail.com

Historic
Preservation Office
(HPO)

Subject: SD-0823-00090, 717 N 7th Avenue (Code Violation)
Replace windows and doors, re-stucco exterior, replace roof
Full Review/West University Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Planning &
Development
Services
Department
(PDSD)

Dear Mr. Norgord:

The replacement of windows, doors, re-stucco, and roof was reviewed by the West University Historic Zone Advisory Board (WUHZAB) on November 21, 2023. The Tucson-Pima County Historical Commission, Plans Review Subcommittee (TPCHC, PRS) conducted their review on December 14, 2023. Both the Advisory Board and the Subcommittee made recommendations to the Planning and Development Services Department Director.

Pursuant to provisions of Section 5.8 of the City of Tucson Unified Development Code, the application has been:

APPROVED as shown on the submitted project statements, plan and drawings dated 10.02.23, subject to the following conditions:

- 1) That, that the door on the front façade of the main house and one on the south side of the main house shall have a 6-light craftsman style door subject to West University Historic Zone Advisory Board [WUHZAB] approval;
- 2) That, the restoration of the secondary door on the front facade of the main house is not required;
- 3) That, the house shall be repainted the same color as currently is;
- 4) That, the rear detached duplex shall not be stuccoed;
- 5) That, the porch roofs with clay tile on the rear detached duplex shall be reconstructed as shown in inventory form;
- 6) That, the replacement doors on the rear detached duplex shall have a 6-light craftsman style; and,
- 7) Obtain the appropriate permits within one (1) year of the Director's decision.

The decision of the Planning & Development Services Department (PDSD) Director may be appealed by a party of record to the Mayor and Council by filing the appeal with the City Clerk's Office within **Fourteen (14) calendar days** of the effective date of the decision (from the date of the Director's signature) and paying the appeal fee at the PDSD on the same day the appeal is filed. No building permit will be issued prior to the expiration of the

appeal period. The issuance of a building permit by Planning & Development Services will be based on compliance with all applicable Zoning, Building Code, and Fire Code requirements.

Changes to the approved plans may require additional Historic Preservation Zone Development review. Contact Michael Taku at Michael.Taku@tucsonaz.gov or 837-4963 to determine the extent of review needed for changes.

Sincerely,

Kristina Swallow, Director
Planning & Development Services

KS: MT/ TC-RES-0723-06440/ SD-0823-00090

c: Teresita Majewski, Tucson-Pima County Historical Commission, Chair
Rick McDonnell, West University Historic Zone Advisory Board, Chair