

Project Description

The subject property contains two distinct structures:

- **Unit 1**, located at the front of the site, is a historically contributing building.
- **Unit 2**, located at the rear, is a non-contributing structure and the sole focus of this design packet.

No modifications are proposed for Unit 1. All proposed work pertains exclusively to Unit 2.

The scope of work includes:

- Installation of custom wood single-hung windows on the east and west elevations.
- All windows will be identical in style and proportion, with proposed wood finishes either matching the brown tone of Unit 1 or adjusted per the panel's recommendation.
- Stucco patching and repair as needed, with all repairs to match the existing texture and color to maintain visual continuity.

Design Narrative

The proposed improvements to Unit 2 are designed to enhance functionality and visual consistency while respecting the historical character of the site. Although Unit 2 is not historically contributing, care has been taken to ensure that new elements are sympathetic to the overall property context.

The selected wood single-hung windows reflect traditional proportions and materials, contributing to a cohesive aesthetic across both structures. The proposed brown finish aligns with the existing palette of Unit 1, though the applicant remains open to alternative color recommendations from the review panel to ensure compatibility.

The stucco repairs are strictly restorative in nature. All patching will be executed with attention to existing texture, finish, and coloration, ensuring that no visual disruption occurs to the building's exterior.

This proposal does not alter the massing, footprint, or architectural character of either structure. It is intended to improve the livability and appearance of Unit 2 while maintaining the integrity of the historically contributing Unit 1.

UDC 5.8.9 Narrative – 833 N. 4th Avenue, Unit #2

Property Status: Non-Contributing

Scope of Work:

- Replacement of vinyl windows with custom wood single-hung windows
- Stucco patching and repair to match existing lime-based finish in texture and color
- No changes to doors, massing, height, or footprint

5.8.9.A – Purpose

Applies: ✓

The proposed work respects the character of the Historic Preservation Zone by ensuring that new materials and design elements are compatible with surrounding contributing properties.

5.8.9.B – Applicability

Applies: ✓

Although Unit #2 is non-contributing, the proposed exterior modifications are subject to HPZ design review to ensure contextual compatibility.

5.8.9.C – Design Standards

1. Architectural Style

Applies: ✓

The replacement windows are custom wood single-hung units designed to match the style and proportions of the historic windows on Unit 1, the contributing structure on the same parcel. This ensures visual continuity across both buildings and reinforces the cohesive visual character of the site and its contribution to the district.

2. Scale and Massing

Applies: N/A

No additions or changes to the building's massing are proposed.

3. Height

Applies: N/A

No changes to building height are proposed.

4. Setbacks

Applies: N/A

No changes to setbacks are proposed.

5. Materials and Detailing

Applies: ✓

- Windows: Vinyl windows will be replaced with wood single-hung units of identical size and style. Their design intentionally mirrors the historic windows on Unit 1 to maintain architectural harmony.
- Stucco: Repairs will use lime-based stucco matching the existing texture and color.
- Doors: No new doors are proposed; existing doors remain unchanged.

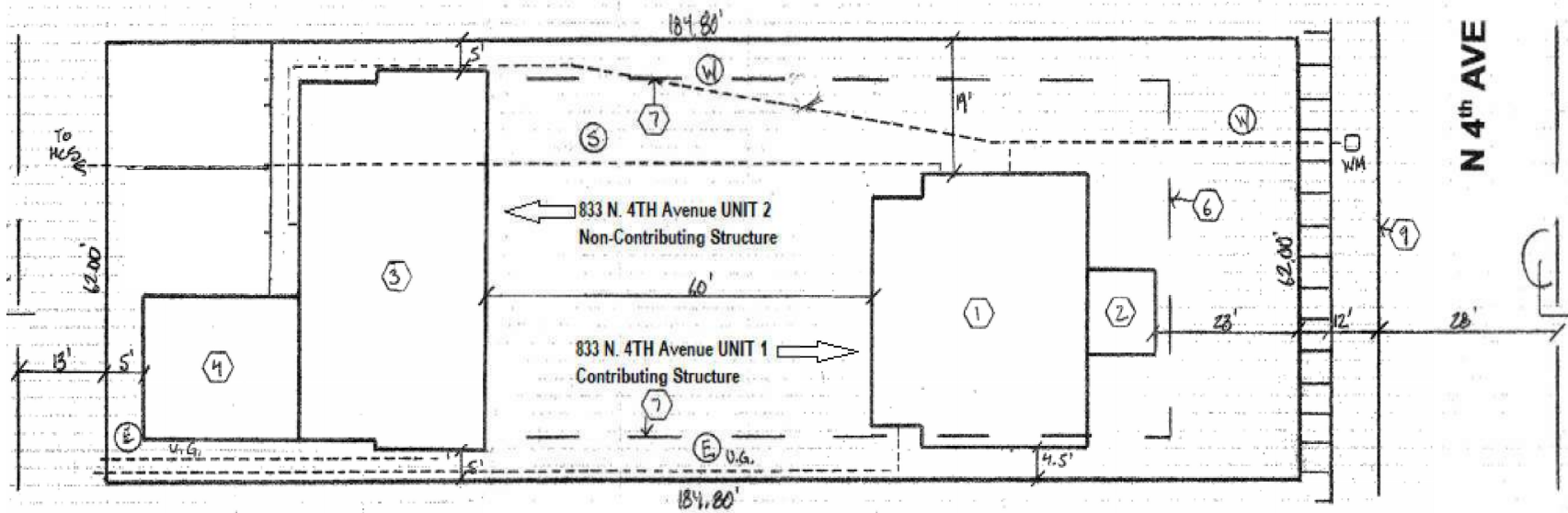
6. Visibility from Public Right-of-Way

Applies: ✓

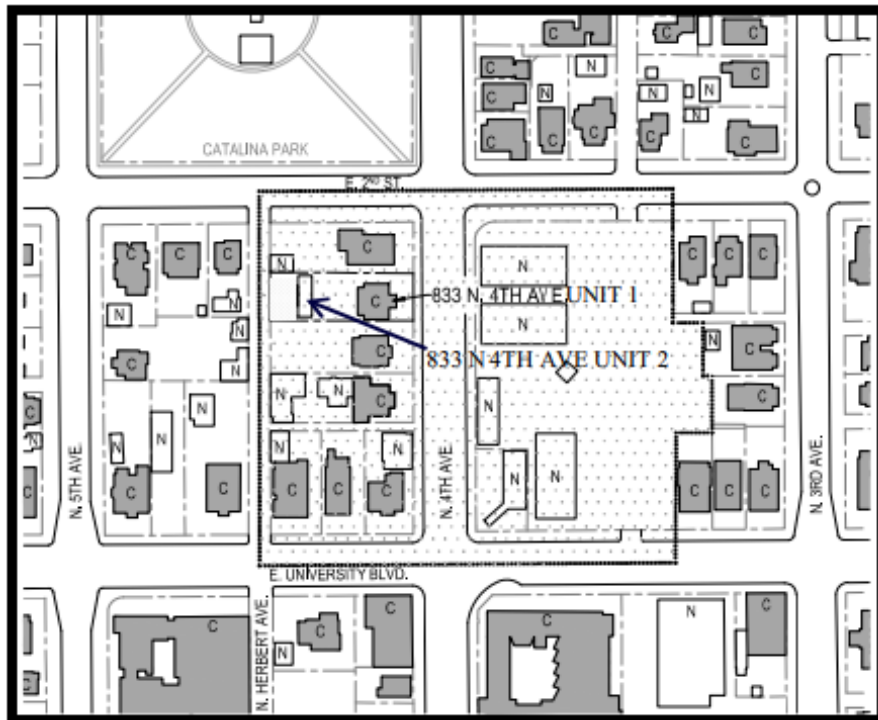
The proposed windows are located on elevations that face Herbert Avenue and adjacent public areas. However, due to existing perimeter fencing, visibility from the public right-of-way is limited. The design and finish of the windows remain compatible with the district and do not detract from the historic context.

Summary

This proposal involves restorative stucco work and replacement of non-historic vinyl windows with wood units that are compatible in style, size, and finish. No changes are proposed to massing, height, setbacks, or doors. The work is designed to enhance Unit #2's functionality while maintaining compatibility with the surrounding historic context.



1 SITE PLAN
SCALE 1" = 20'



2 LOCATION MAP & DEVELOPMENT ZONE
N.T.S.

INDEX OF DRAWINGS

- A.0 INFO, INDEX, & SITE PLAN
- A.1 AERIAL & PHOTOS
- A.2 MAIN HOUSE EAST ELEVATIONS
- A.3 MAIN HOUSE NORTH ELEVATIONS
- A.4 MAIN HOUSE WEST ELEVATIONS
- A.5 MAIN HOUSE SOUTH ELEVATIONS
- A.6 UNIT 2 EAST ELEVATIONS
- A.7 UNIT 2 NORTH & SOUTH ELEVATIONS
- A.8 UNIT 2 WEST ELEVATIONS
- A.9 PHOTOGRAPHS
- A.10 HISTORIC PROPERTY INVENTORY

- CONTRIBUTING HISTORIC PROPERTY
- NON-CONTRIBUTING PROPERTY
- - - DEVELOPMENT ZONE

GENERAL INFORMATION

PROJECT	
833 N. 4TH AVENUE UNIT 2	
PARCEL: 117-03-0560	
SITE:	11,825 SF

HPZ-22-

ZONING INFORMATION

ZONING: HR-3

833 N.4TH Avenue Unit 2 - Renovation
West University

By: _____ Date: _____

INFO, INDEX
SITE PLAN

A.0



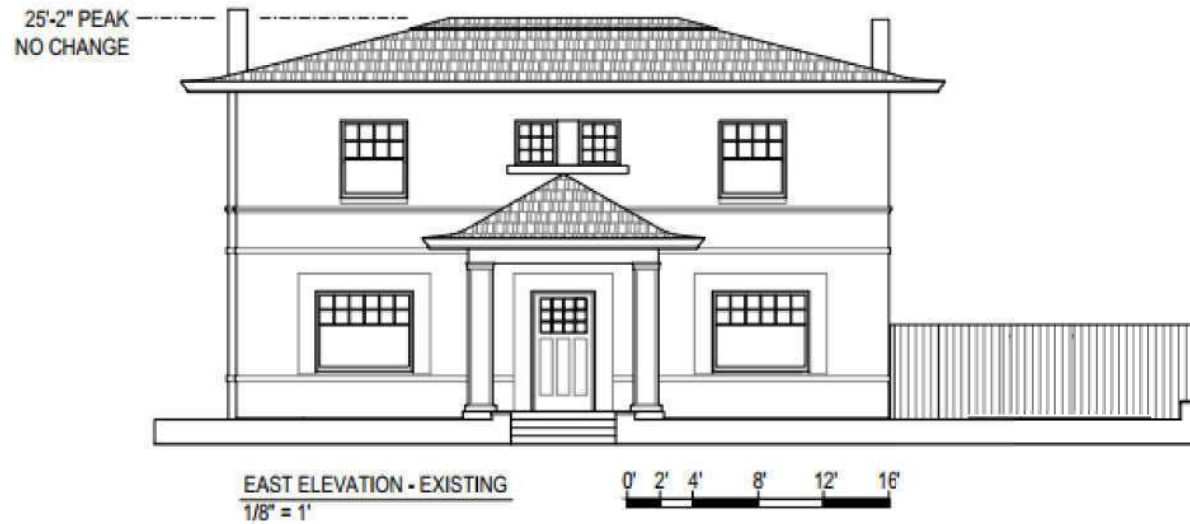
AERIAL OF DEVELOPMENT ZONE
N.T.S.



MAIN HOUSE - E & N ELEVS
VIEW FROM 4TH AVENUE



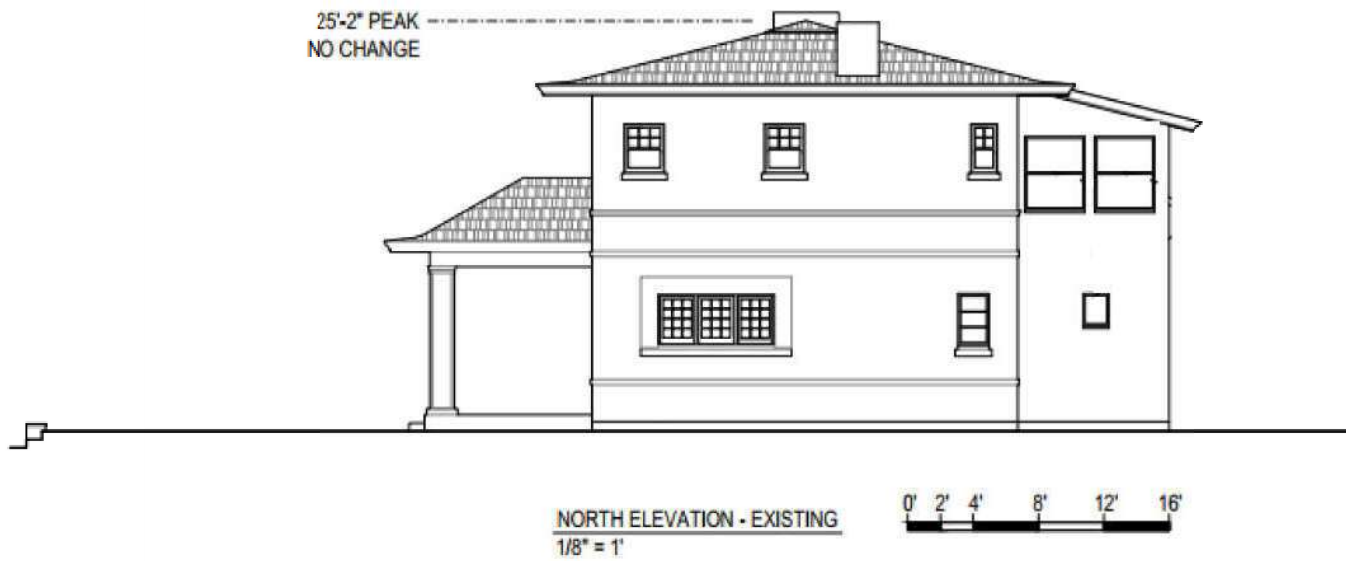
WEST SITE ELEVATION
VIEW FROM HERBERT AVENUE



Revisions:

By:	Date:

MAIN HOUSE
EAST ELEV.

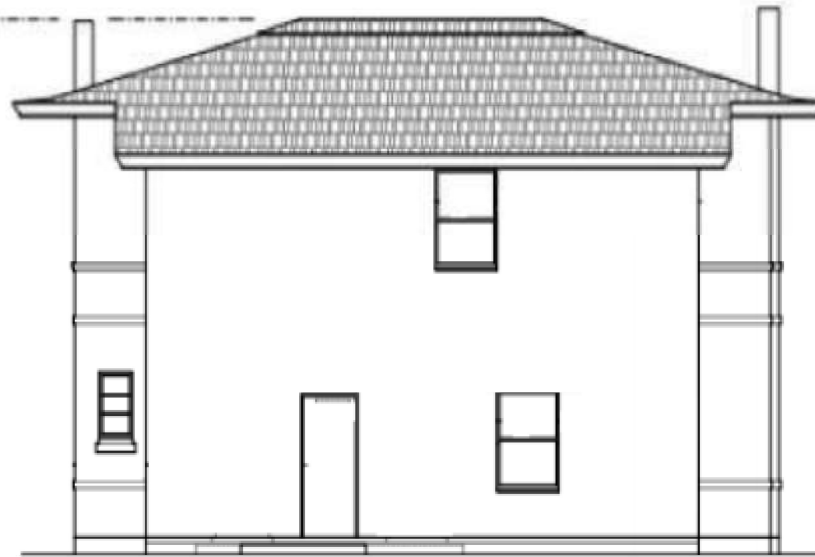


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Revisions:
By: _____ Date: _____

MAIN HOUSE
NORTH ELEV.

25'-2" PEAK
NO CHANGE



WEST ELEVATION - EXISTING
1/8" = 1'



Revisions:

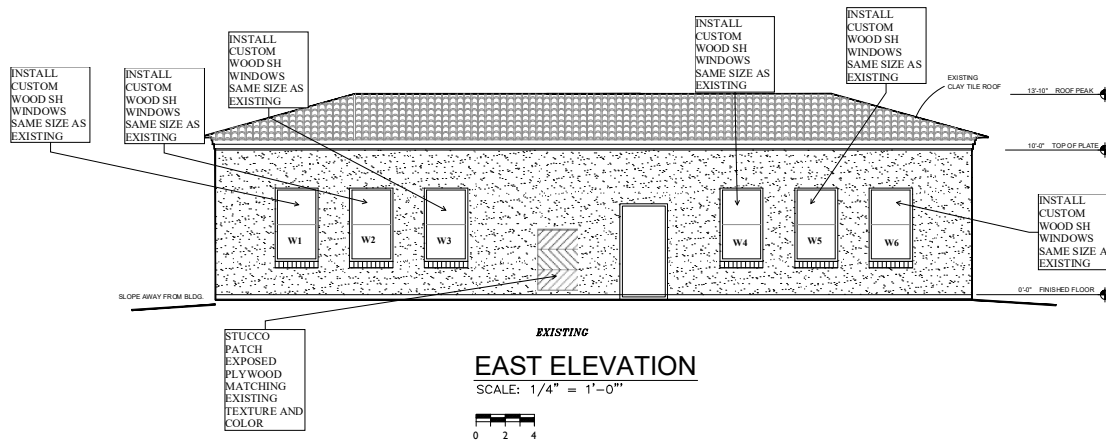
By: Date:

MAIN HOUSE

WEST ELEV.

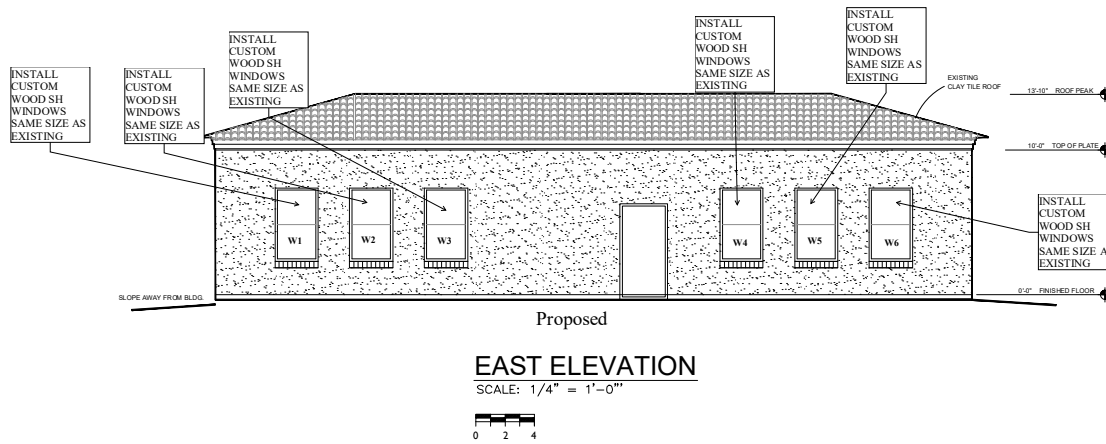
A.4





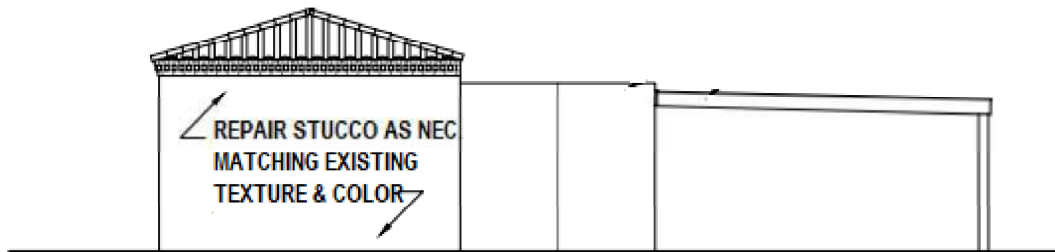
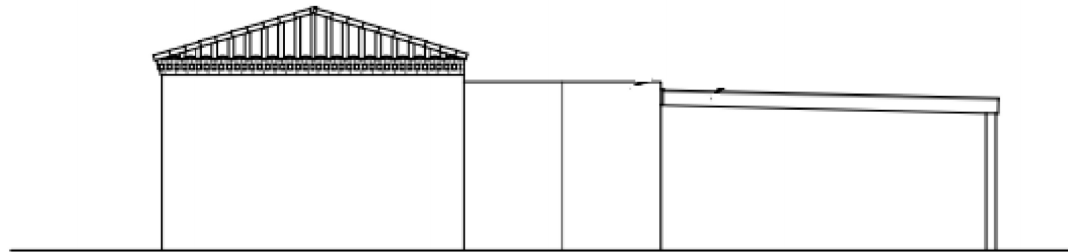
Windows Schedule - Existing

Window	Material	Color	Size	Style
W1	Vinyl	White	36"x60"	SH
W2	Vinyl	White	36"x60"	SH
W3	Vinyl	White	36"x60"	SH
W4	Vinyl	White	36"x60"	SH
W5	Vinyl	White	36"x60"	SH
W6	Vinyl	White	36"x60"	SH



Windows Schedule – Proposed

Window	Material	Color	Size	Style
W1	Wood	As Unit 1 or any acceptable color	36"x60"	SH
W2	Wood	As Unit 1 or any acceptable color	36"x60"	SH
W3	Wood	As Unit 1 or any acceptable color	36"x60"	SH
W4	Wood	As Unit 1 or any acceptable color	36"x60"	SH
W5	Wood	As Unit 1 or any acceptable color	36"x60"	SH
W6	Wood	As Unit 1 or any acceptable color	36"x60"	SH



NORTH ELEVATION - PROPOSED
 (SOUTH - SAME OF THE OPPOSITE HAND)
 1/8" = 1'

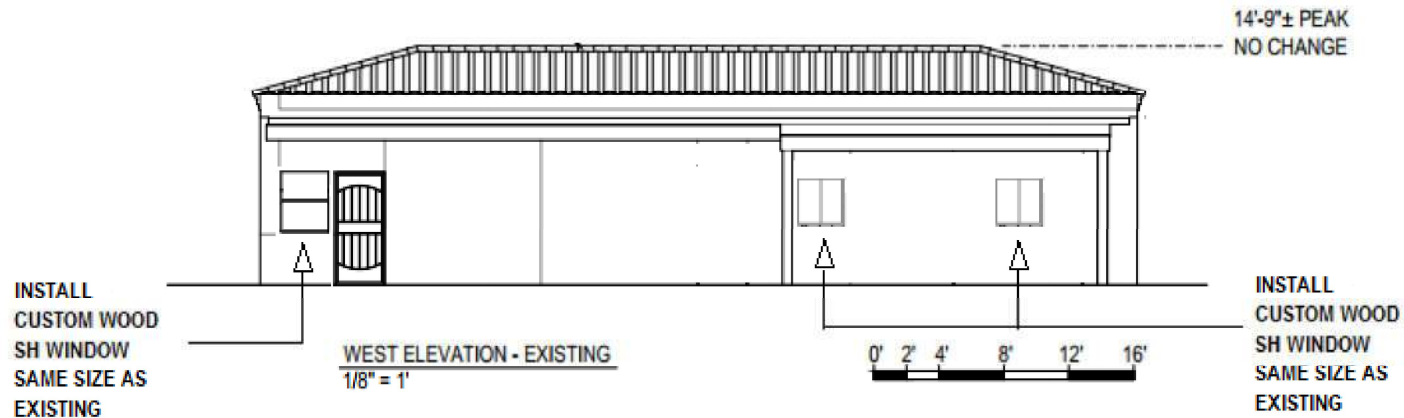


Revisions:

By: Date:

UNIT 2
 NORTH ELEV.

A.7



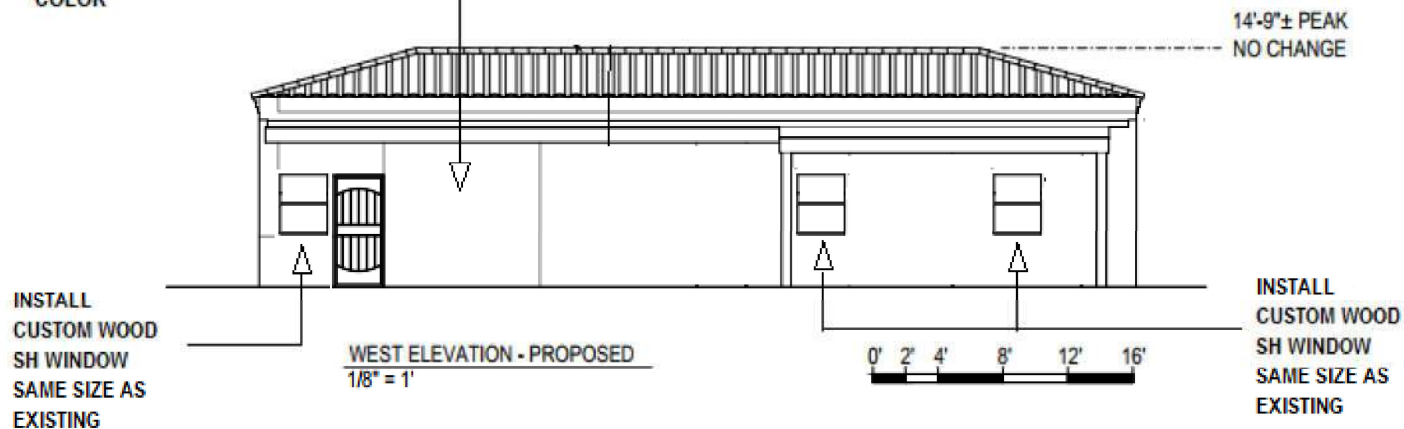
Window	Material	Color	Size	Style
W7	Vinyl	White	36" x 36"	SH
W8	Vinyl	White	48" x 36"	XO
W9	Vinyl	White	48" x 36"	XO

Windows Schedule – Existing

Window	Material	Color	Size	Style
W7	Wood	As Unit 1 or any acceptable color	36" x 36"	SH
W8	Wood	As Unit 1 or any acceptable color	48" x 36"	SH
W9	Wood	As Unit 1 or any acceptable color	48" x 36"	SH

— Windows Schedule – Proposed

REPAIR STUCCO AS NEC. TO
MATCH EXISTING TEXTURE AND
COLOR

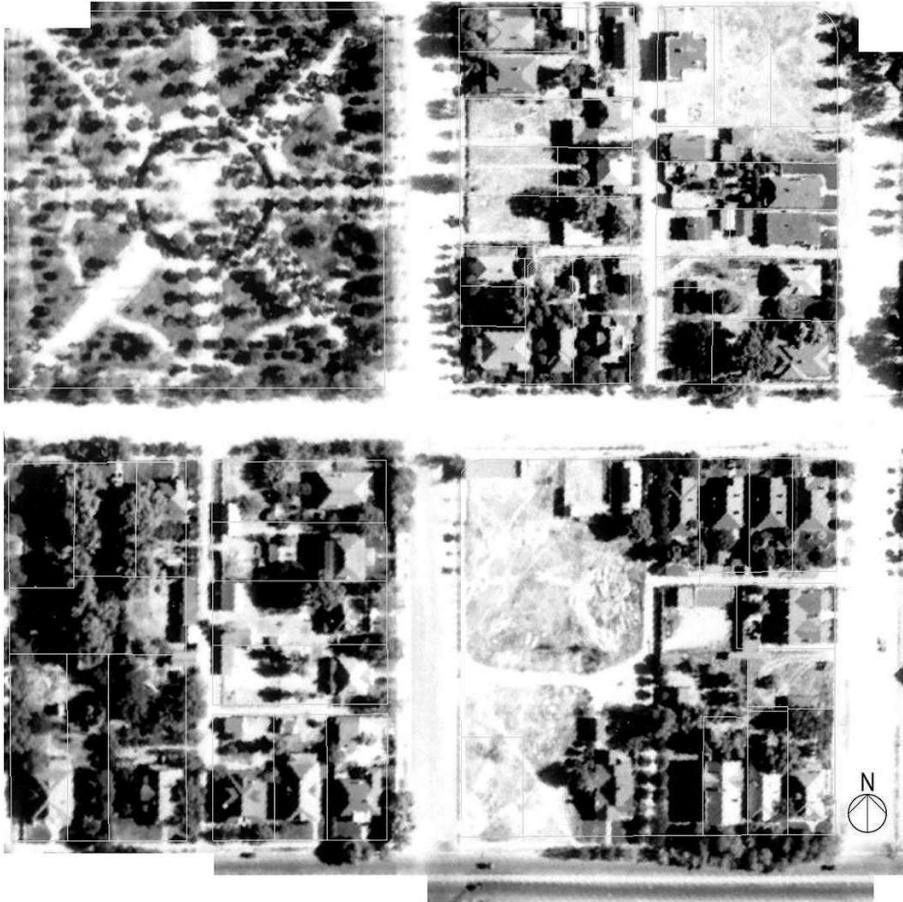


Revisions:
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UNIT 2
WEST ELEV.



900 BLOCK OF N. 4TH AVE.



1924 AERIAL
N.T.S.



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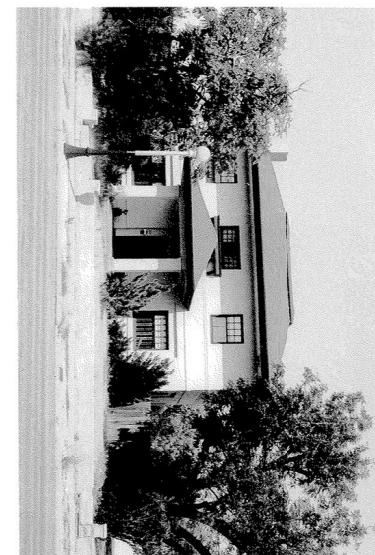
PHOTOS

A.9



ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME		Block 26		WU-243
LOCATION		833 No. 4th Ave.		Lot 4
CITY/TOWN/VICINITY		Tucson, AZ		COUNTY
OWNER		Richard Larry Medlin		Pima
OWNER'S ADDRESS		833 N. 4th Ave. Tucson, AZ 85705		
FORM COMPLETED BY		Ann Leviton & Art Blanch		
ADDRESS		U of A College of Architecture Tucson, AZ		
PHOTO BY		DATE		
Bob Earl		7-79		
VIEW		Front		
PRESENT USE		ACREAGE		
Residence, apartments				
STYLE OR CULTURAL PERIOD		Prairie Style <i>influence</i>		
SIGNIFICANT DATES		1906		
PHYSICAL DESCRIPTION				
Two story, stone foundation, brick load bearing walls, tan stucco surface, brown trim, hip roof of red roofing roll, 2 chimneys. Little changed. Good condition.				
STATEMENT OF SIGNIFICANCE				
Significant because it was constructed during the territorial era.				
VERBAL BOUNDARY DESCRIPTION				
Tucson S 2' of Lot 1 & N 62' of Lot 4, Block 26				
117-03-056-0		WU-S-235		



833 N.4TH Avenue Unit 2 - Renovation
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Revisions:

By: Date:

HISTORIC
PROPERTY
INVENTORY

A.10