



FULL HISTORIC REVIEW

EXECUTIVE SUMMARY

DATE: June 25, 2026

ACTIVITY NUMBER:	SD-0526-00071
RELATED ACTIVITY NUMBERS:	TC-RES-0426-01972
LOCATION:	330 S 3RD AVE (PARCEL #117062770)
ZONING:	HO-3
HISTORIC ZONE/DISTRICT:	ARMORY PARK HPZ
APPLICANT:	BOB LANNING
PROJECT NAME:	DEMOLISH GARAGE, NEW CARPORT & ADU
STAFF CONTACT:	MICHAEL TAKU, HP LEAD PLANNER

PROPOSED PROJECT

The proposed project is to demolish a contributing garage and attached carport at the rear of the lot and construct a new 2-bay carport (468 sq. ft.) and ADU (440 sq. ft.). Both new structures would be located behind the main residence, which is a contributor to the Armory Park HPZ. The new carport and ADU will be connected by an 8' wide open breezeway. A courtyard wall constructed of breeze block and situated between four stuccoed square columns would be built in front of the ADU. Part of an existing chain link fence at the rear of the lot will be replaced with corrugated steel to match the remaining West fence enclosure.

PROPERTY DESCRIPTION

The 0.28-acre lot contains a contributing single-family residence designed in the English Colonial Revival style and built in 1899. The historic house is one-story in height and has wood windows and a gabled hip roof with wood cedar shingles. It features a front porch and open veranda with posts. There is a contributing garage with attached carport built in 1919 at the rear of the parcel.

APPLICABLE PRESERVATION STANDARDS

Pursuant to provisions of Section 5.8.9 of the City of Tucson Unified Development Code (UDC), the proposed project must be reviewed for compliance with historic preservation standards by the Historic Preservation Office (HPO), the Armory Park Historic Preservation Zone Advisory Board (APHZAB), and the Tucson Pima County Historical Commission's Plans Review Subcommittee (PRS). Applicable preservation standards include:

- Section 5.8 of the City of Tucson Unified Development Code (UDC).
 - Per UDC 5.8.10., Mayor & Council approval is required for the demolition of a contributing historic structure. Given that the building proposed for demolition is an accessory structure to the main residence, the PDSD Director has waived the requirement of Reasonable Economic Use documentation per UDC 5.8.10.E.2.a.(10).

- Technical Standards Manual Section 9-02
- The Secretary of the Interior's Standards for Rehabilitation
- Armory Park Historic Preservation Zone Design Guidelines

HISTORIC ZONE ADVISORY BOARD COMMENTS

APHZAB reviewed the proposed project on May 19, 2026, and recommended approval with the following conditions:

1. The breeze block be replaced with appropriate material, such as neighborhood-appropriate brick with patterned openings
2. Recommend that a different material be chosen for the screening element on the transom above the doors at the storage units on the east side, to include either metal, mesh, or brick elements
3. That the doors and windows be metal-clad wood

PUBLIC/NEIGHBORHOOD INPUT

The Department has not received any public comments regarding the proposed project.

ZONING & BUILDING CODE REQUIREMENTS

This review applies only to the project's compliance with historic preservation standards. Compliance with all other applicable zoning and building code regulations is required to obtain a building permit. Changes made to the plan to achieve compliance with these other code requirements may require another review for compliance with historic preservation standards.

If approval is granted for demolition of the contributing garage, full architectural historic documentation will need to be submitted for staff review and approval prior to the issuance of permits per UDC 3.12.1.A. See form: https://www.tucsonaz.gov/files/sharedassets/public/v/1/city-services/planning-development-services/historic-preservation/documents/2019_historic_or_older_demo_documentation_form_and_instructions.pdf

STAFF FINDINGS

Historic Preservation staff finds that the proposed new construction mostly conforms with applicable preservation standards. Staff support APHZAB's recommendations to replace the proposed breeze block with material more commonly seen in the Armory Park HPZ, such as brick, and to note on the plans that the windows and doors will be metal-clad wood.

Regarding the proposed demolition of the contributing garage and carport at the rear of the parcel, staff find that the building is an accessory structure with secondary significance to the main residence and that its location at the rear of an interior lot makes it minimally visible from the street. Its loss would not result in a significant negative impact to the Armory Park HPZ.

New Construction & Non-Contributing Property Modifications (UDC 5.8, TSM 9-02.7.0, SOI Standards, HPZ Design Guidelines)			
S	D	NA	
			S - satisfies D - does not satisfy NA - not applicable
☒	☐	☐	(1) <u>General</u> Compatible with contributing properties within the HPZ (new construction is not mistaken for an original historic building)
☒	☐	☐	(2) <u>Height</u> Height generally conforms to typical height within development zone; new buildings are no higher than the tallest contributor of the same use in the development zone (e.g. principal buildings are compared to principal buildings, accessory structures are compared to accessory structures except for Accessory Dwelling Units, which are compared to primary buildings); and height of new buildings are compatible with the height of neighboring contributing historic properties.
☒	☐	☐	(3) <u>Roof Types</u> Roof is compatible in configuration, mass, and materials to the prevailing style and period of existing structures within the development zone
☒	☐	☐	(4) <u>Setbacks</u> Maintains prevailing street and interior perimeter yard setbacks within its development zone
☒	☐	☐	(5) <u>Site Utilization</u> Spacing between building is consistent with that of contributors within the development zone
☒	☐	☐	(6) <u>Building Form</u> Size, scale and mass of additions are compatible with contributors within the development zone
☒	☐	☐	(7) <u>Proportion</u> Consistent with prevailing proportions of contributing properties within the development zone
☒	☐	☐	(8) <u>Projections and Recessions</u> Consistent with prevailing projections and recessions of contributing properties within the development zone
☒	☐	☐	(9) <u>Rhythm</u> Proportion, patterns and rhythm of openings, including at any additions, are compatible with those of contributors within development zone
☒	☐	☐	(10) <u>Windows & Doors</u> The size, shape, and materials of window and door openings are compatible with those of contributors within the development zone
☒	☐	☐	(11) <u>Materials</u> All construction materials are appropriate to the HPZ
☒	☐	☐	(12) <u>Surface Textures</u> Appropriate to historical style of the HPZ
☒	☐	☐	(13) <u>Colors</u> Appropriate to the HPZ (May only be considered as part of a required HPZ review)
☒	☐	☐	(14) <u>Architectural Style</u> New construction is compatible with surrounding properties, but there are no conjectural features or "false sense of history"

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | ☐ | (15) <u>Details</u>
New construction is appropriate to styles found within the HPZ, while avoiding a false sense of historical development such as by adding conjectural features from other buildings |
| ☐ | ☐ | ☒ | (16) <u>Landscaping</u>
Plantings and ornamental features reflect the historic period of the HPZ (may only be considered as part of a required HPZ review) |
| ☐ | ☒ | ☐ | (17) <u>Enclosures</u>
Fences, walls, or other physical features are compatible with architectural style of contributing properties within the development zone ** Breeze block not commonly found in HPZ |
| ☒ | ☐ | ☐ | (18) <u>Utilities</u>
New above ground power and telephone lines and utility connections are appropriate |
| ☒ | ☐ | ☐ | (19) <u>Motor Vehicle & Parking Areas</u>
(a) Off-site parking spaces for uses within HPZ are not more than 600 feet away |
| ☒ | ☐ | ☐ | (20) (b) New and modified vehicular use areas are landscaped and screened using compatible structural and plant materials |

REQUESTED ACTION

The Department seeks a recommendation whether to approve, approve with conditions, or deny the proposed project.