

DESIGN NARRATIVE

PROJECT DESIGN NARRATIVE/SCOPE OF WORK:

THIS PROJECT CONSISTS OF THE INTERIOR RENOVATION OF AN EXISTING HISTORIC RESIDENCE.

THE ENTIRE INTERIOR IS DEMOED AND RECONSTRUCTED WITH ALL NEW BUILDING SYSTEMS. A NEW GARAGE ADDITION IS PROPOSED ALONG WITH A NEW COVERED PORCH AT THE NORTH FACE. ONLY MINOR ADJUSTMENTS TO EXTERIOR OF THE RESIDENCE WERE REQUIRED. AT THE SOUTH FACE, CENTER PORTION, AN EXISTING RECESS PORCH ACCESS TO BEDROOMS IS TO REMOVED. THE EXTERIOR WALL TO BE INFILLED & RECONSTRUCTED TO MATCH EXISTING RESIDENCE. NOTE: REFER TO SHEET "HR-1" FOR ILLUSTRATED UNDERSTANDING THE MINOR EXTERIOR REVISIONS. THE EXISTING RAISED/CRAWL SPACE WOOD FLOOR & ROOF STRUCTURE IS TO BE RETAINED. THE ROOF IS TO BE REPAIRED AS REQUIRED & RETAINED. ELEVATED FLOOR, CRAWL SPACE RETAINED. THE EXISTING ELECTRICAL SERVICE & PANELS & WIRING THRUOUT ARE TO BE REPLACED WITH A NEW 400 AMP SERVICE & PANELS AS OUTLINED IN THE DRAWINGS. THE EXTERIOR LIGHTS WILL BE REPLACED WITH FULL CUT OFF COMPLIANT FIXTURES. ALL NEW LED LIGHTS INSTALLED.

THE EXTERIOR CONSISTS OF EXPOSED BRICK @ FRONT, WEST ELEVATION WITH STUCCO BRICK MASONRY THRUOUT THE RESIDENCE EXTERIOIR WHICH ALL WILL BE REPAIRED AS REQ'D. DISABLED ADA RAMPS WILL BE INSTALLED FOR ACCESS TO THE RESIDENCE BY THE OWNER.

REFER TO AREA BREAKDOWN.

FLOOR AREA:

ADDRESS:
724 NORTH 2ND AVE., TUCSON, AZ 85705
OWNER:
KMS ENTERPRSES LLC
ATTN.: MARK EVERS
C/O ARCHITECT: 520-248-9569 CELL

ARCHITECT:
JOSEPH MAHER JR.

INTERIOR, EXTERIOR DESIGN EXPERT:
SUSAN MULHOLLAND,
MULHOLLAND ART & DESIGN

HISTORIC SUBMISSION PROJECT DESCRIPTION:

PROJECT DESCRIPTION:

THIS EXISTING RESIDENCE WAS VACANT, ABANDONED PRIOR TO RECENT PURCHASE BY MY CLIENT. THE BUILDING WAS UTILIZED AS A NON-PERMIT STUDENT APARTMENTS. SEVERAL EXTERIOR DOORS TO THE 4-APARTMENTS WILL BE REMOVED, WALL REPAIRED TO MATCH THE ARCHITECTURE. MY CLIENT, THE OWNER IS DISABLED REQUIRING ADA DISABLED RAMPS TO ENTER THIS ELEVATED RESIDENCE FLOOR AREA. ONE RAMP PLACED AT THE FRONT DOOR & ONE PLACED AT THE EAST SIDE. THIS RESIDENCE WILL BE REPAIRED IN ITS EXISTING EXTERIOR STATE, RETAINING THE UNIQUE EXTERIOR CHARACTER & MIXTURE OF EXPOSED BRICK, STUCCO, WOOD FACADE & WOOD ACCENTS & DETAILS IN ITS "AS-IS" CONDITION WITH MINIMAL REVISIONS & REPAIRS AS OUTLINED IN SHEET HR-1. THE ROOF & STRUCTURE IS TO BE REPAIRED AS REQUIRED & RETAINED. THE EXISTING ELEVATED FLOOR/ CRAWL SPACE IS TO BE REPAIRED AS REQUIRED & RETAINED. THE ENTIRE INTERIOR IS TO BE DEMOED & RECONSTRUCTED TO APPLICABLE TO ADDRESS THE OWNER'S DISABLED ABILITY TO FUNCTION EASILY WITHIN HIS RESIDENCE. THE NEW ADDITIONS OF A GARAGE & UTILITY CLOSET WILL MATCH THE CHARACTER & EXTERIOR STUCCO MATERIALS. THE UTILITY CLOSET PLACEMENT IS TO AVOID DAMAGE TO THE EXISTING ROOF STRUCTURE WITH THE REQUIRED REPAIRS & EASE CONFLICTS WITH DUCTWORK DISTRIBUTION. THE EXTERIOR COLORS PALETTE & ROOF MATERIALS WILL BE REMAIN AS ASPHALT SHINGLES TO BE COMPATIBLE WITH THE CONTRIBUTING PROPERTIES WITHIN THE ZONE.

WITH ALL DUE RESPECT:
WITH THE EXEMPTION OF OUR COLOR PALETTE, THE FACT WE ARE RETAINING THE ORIGINAL CHARACTER, THE "HISTORIC DESIGN REVIEW CHECKLIST" & "NEIGHBORHOOD COMPATIBILTY WORKSHEET" ARE ARE NOT APPLICABLE TO OUR REVIEW CRITERIA. MY CLIENT, THE OWNER IS EXPENDING FUNDS TO SAVE THE HISTORIC CHARACTER IN ITS EXISTING CONDITION. RESPECTFULLY SUBMITTED,
JOSEPH MAHER JR., ARCHITECT

ZONING: HR-2 TUCSON WARD: WARD 6
PARCEL, AREA:1170336360; 9,776 SF

STRUCTURE ON NATIONAL REGISTER OF HISTORIC PLACES

ADDRESS:
724 NORTH 2ND AVE., TUCSON, AZ 85705

TUCSON REGISTERED NEIGHBORHOOD:
WEST UNIVERSITY HISTORIC DISTRICT

Historic Review Application Check list-
Index To Drawings

- CVR-1 Project Description -
- CVR-1 Design Narrative
- CVR-1 Location Map- COT Location Map
- CVR-1 Proposed Site Plan
- CP-1 Aerial Photograph- GIS PC Aerial
- CP-1 Development Zone Map-Surrounding Photos
- CP-2 Photographs of Project Existing Site Conditions
- HD-1 Elevation Drawings - Existing Structure on Property & Elevations of Proposed Development
- HD-1A Dimensioned Existing and New Interior Floor Plan
- HD-2 Elevation Renderings- Paint Palette & building Proposed Building Materials
- SP-1 Window & Door Schedule

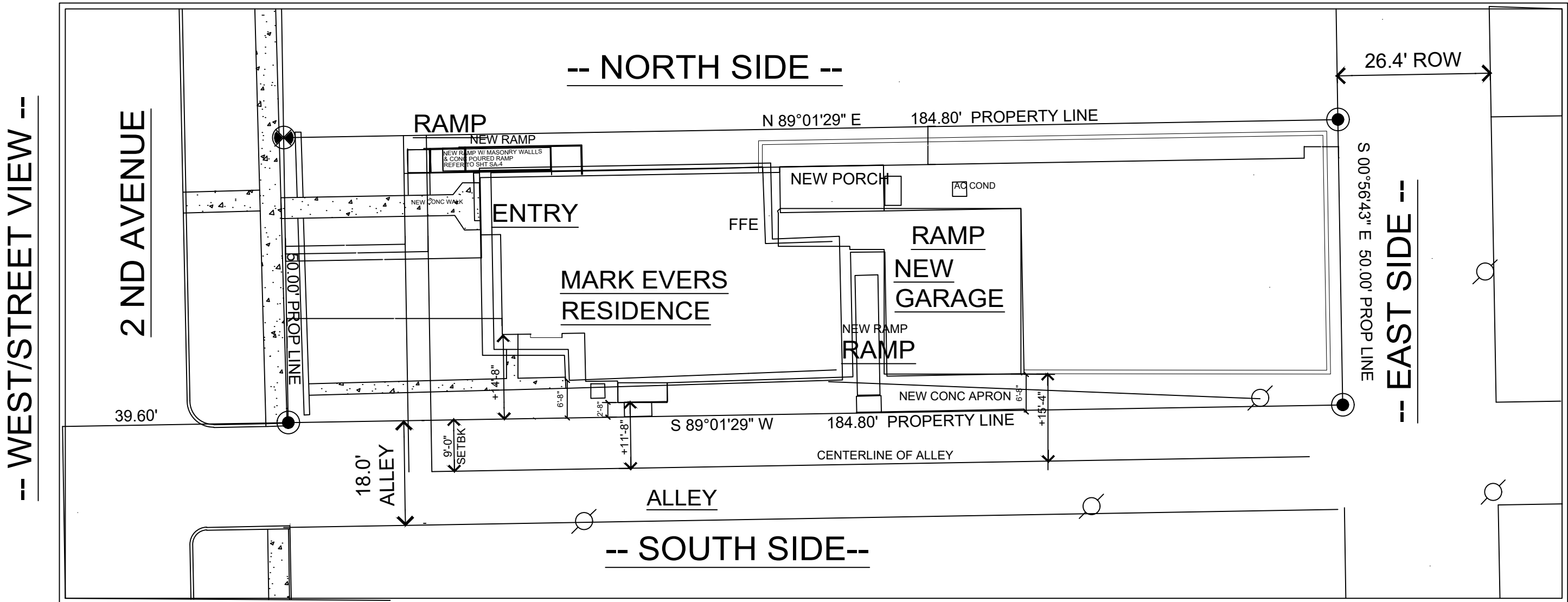
ADDITIONAL MATERIALS:

ARIZONA HISTORIC PROPERTY INVENTORY FORM

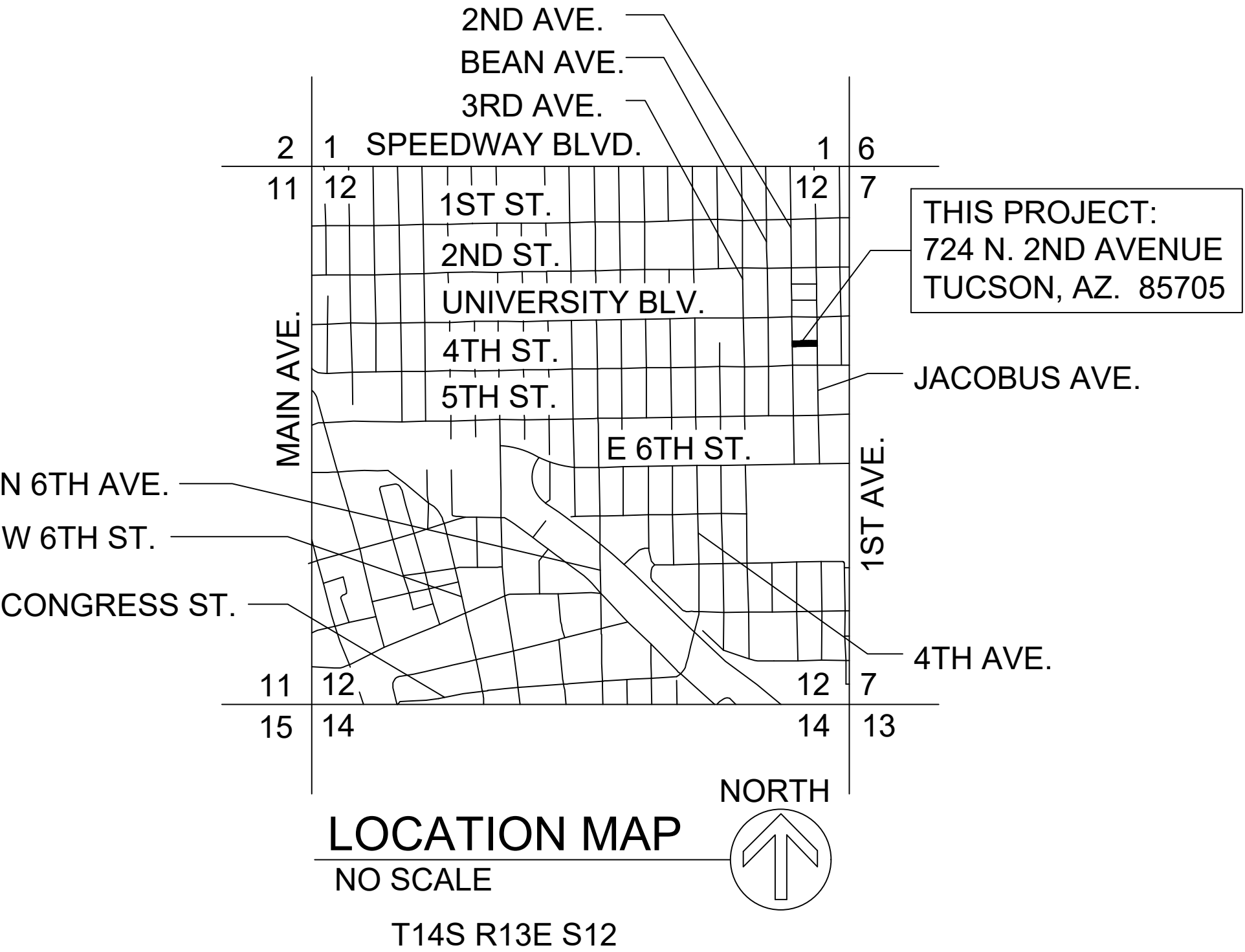
ALL HISTORIC ZONE RESOURCE CHECK LIST

RESIDENCE
AREAS BREAKDOWN

RESIDENCE:
EXISTING & NEW HALL: 1,816 SF
NEW EAST HALL: 118 SF
TOTAL NEW, EXISTING LIVING: 1,934 SF
NEW UTILITY RM ADDIT: 32 SF
NEW GARAGE: 696 SF
NEW NORTH PORCH: 146 SF
EXISTING FRONT PORCH: 116 SF
TOTAL AREA UNDER ROOF: 2,924 SF
RECONSTRUCTED HALL, NE CORNER: 76 SF
RECONSTRUCTED AREA, N/MID-SECTION: 174 SF
NOTE: ASSESSOR: 2,294 SF:
IT APPEARS THIS INCLUDES THE DETACHED
DEMOED STRUCTURE: 643 SF. EXISTING
RESIDENCE: 1,651 SF.
AREA SF'S ABOVE ARE PER THE ARCHITECT'S
CURENT DRAWINGS & ASSESSMENT.



NORTH MR. MARK EVERS - 724 NORTH 2ND AVE.
EXISTING RESIDENCE SITE PLAN
NO SCALE

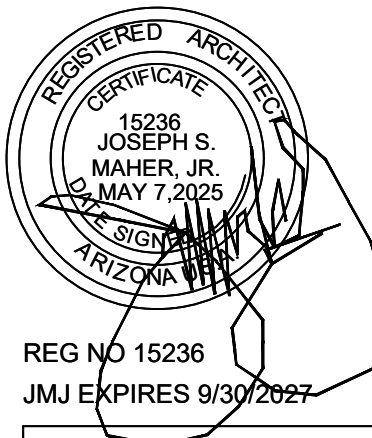
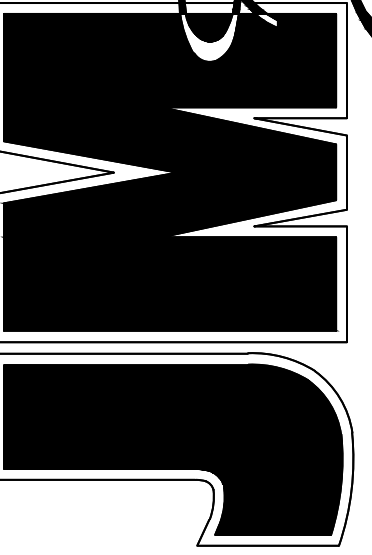


HISTORIC DWGS INFORMATION PACKAGE
PERMIT # TC-RES-0325-01580
REV'D JUNE 18, 2025

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MR. MARK EVERS
EXISTING HISTORIC RESIDENCE
NEW ADDITIONS &
REMODELING PROJECT
724 N. 2ND AVENUE, TUCSON, AZ 85705
HISTORIC INFORMATION PKG

COMMERCIAL/RESIDENTIAL
Mailing Address:
4849 EAST SCARLETT ST.
TUCSON, AZ 85711
(520) 248-9569
JOSEPH MAHER, JR. AIA ARCHITECT



Revisions

Project No. 2024-525
Date MAY 7, 2025
Drawn by JMJ
Checked by JMJ

Sheet Contents
MR. MARK EVERS
NEW ADDIT'S/REMODELING
HISTORIC INFO COVER SHEET

Sheet

CVR-H
1 of 5

AERIAL PHOTOGRAPH



GIS PC AERIAL PHOTOGRAPH:
AREA ABOUT RESIDENCE

DEVELOPMENT ZONE MAP WITH SURROUNDING PROPERTIES:



721 N 2ND AV



730 N 2ND AV



724 N 2ND AV

Mr. Mark Evers—1915 Craftsman Bungalow Historic Property—
Renovation/Remodel to be Handicap Accessible



701 N 2ND AV

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MR. MARK EVERS
EXISTING HISTORIC RESIDENCE
NEW ADDITIONS &
REMODELING PROJECT
724 N. 2ND AVENUE, TUCSON, AZ 85705
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JM



REG NO 15236
JMJ EXPIRES 9/30/2027

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Checked by JMJ

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MR. MARK EVERS
NEW ADDITS/REMODELING
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Sheet

CP-1
2 OF 5

PERMIT # TC-RES-0325-01580
REV'D JUNE 18, 2025



EXSITING NORTH,
SIDE ELEVATION



EXSITING NORTH,
SIDE ELEVATION



EXSITING EAST,
REAR ELEVATION



EXSITING SOUTH,
SIDE ELEVATION



EXSITING SOUTH,
SIDE ELEVATION



EXSITING SOUTH,
SIDE ELEVATION



EXSITING WEST,
FRONT ELEVATION



EXSITING WEST,
FRONT ELEVATION



EXSITING WEST,
FRONT ELEVATION

MR. MARK EVERS
EXISTING HISTORIC RESIDENCE
NEW ADDITIONS PROJECT
NEW REMODELING PROJECT
EXTERIOR BUILDING PHOTOS

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724 N. 2ND AVENUE, TUCSON, AZ 85705
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JM ARCHITECT
JOSEPH MAHER, JR. AIA

REGISTERED ARCHITECT
15236
JOSEPH S. MAHER, JR.
MAY 7, 2025
ARIZONA

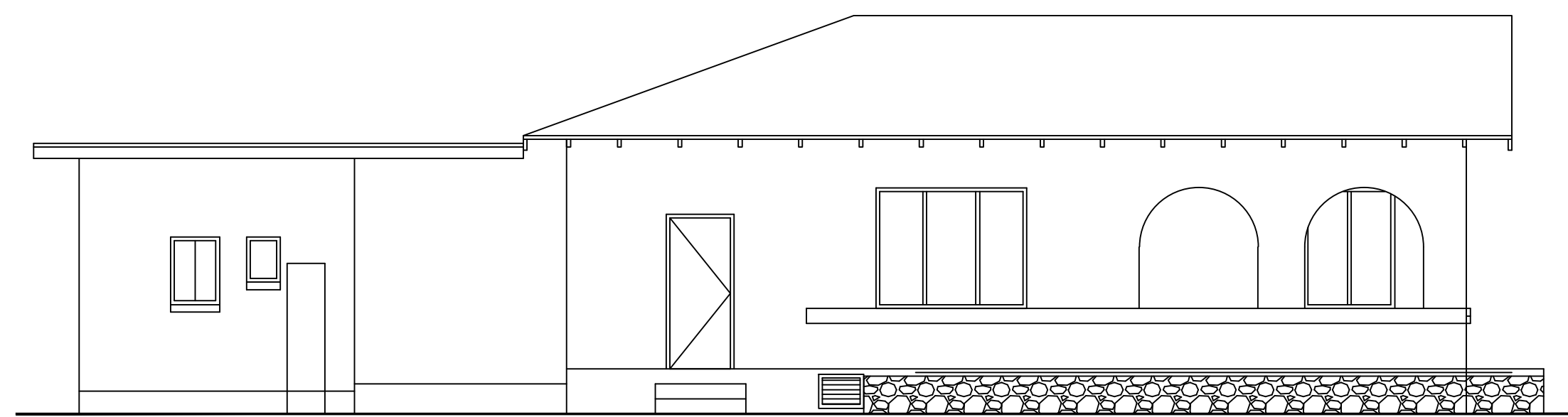
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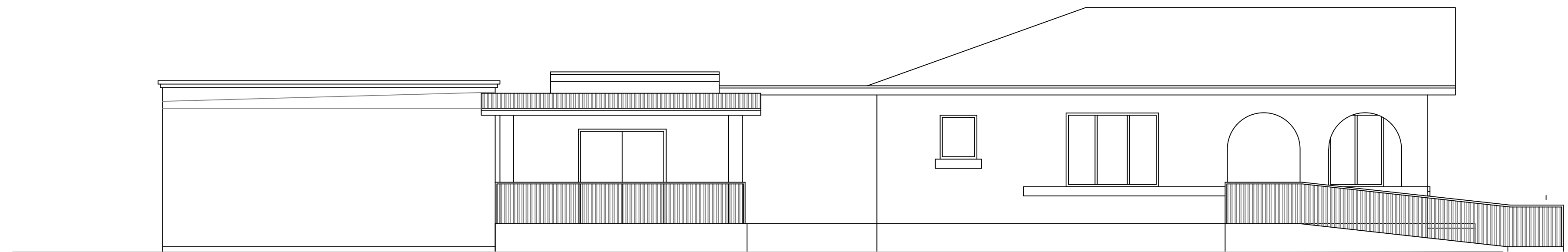
Sheet Contents
MR. MARK EVERS
NEW ADDITIONS/REMODELING
HISTORIC INFO COVER SHEET

Sheet
CP-2
3 OF 5



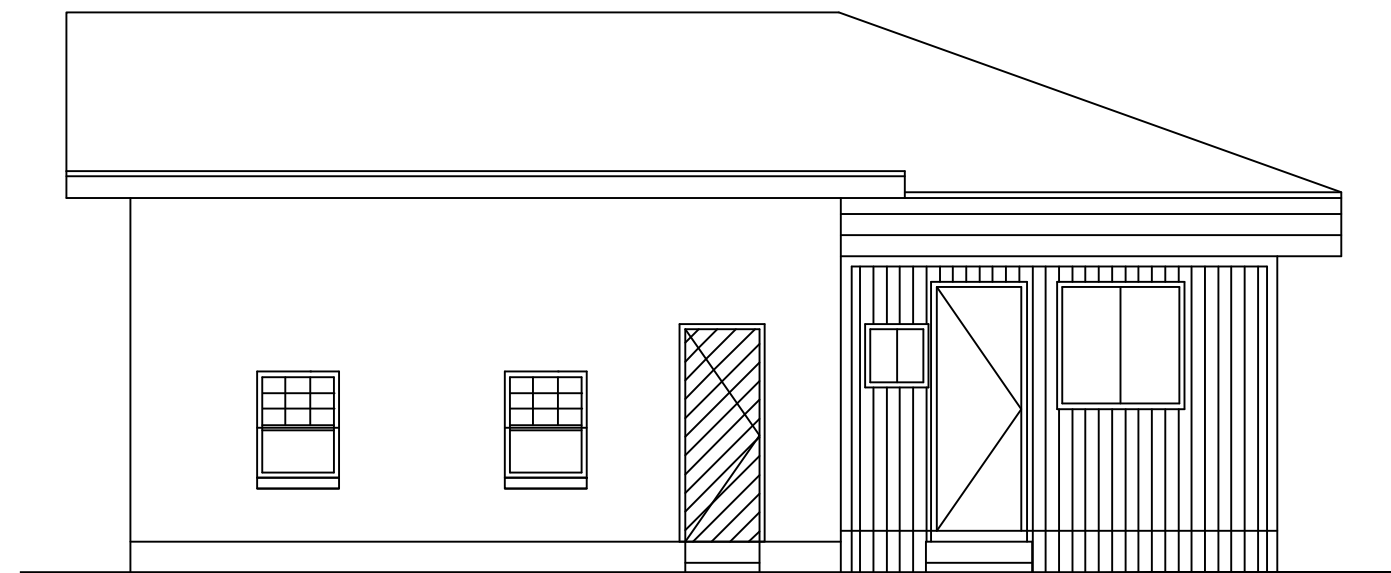
REAR STORAGE/ENTRY KITCHEN LIVING ROOM MAIN ENTRY COV PORCH

EXISTING NORTH ELEVATION
SCALE 1/8" = 1' - 0"



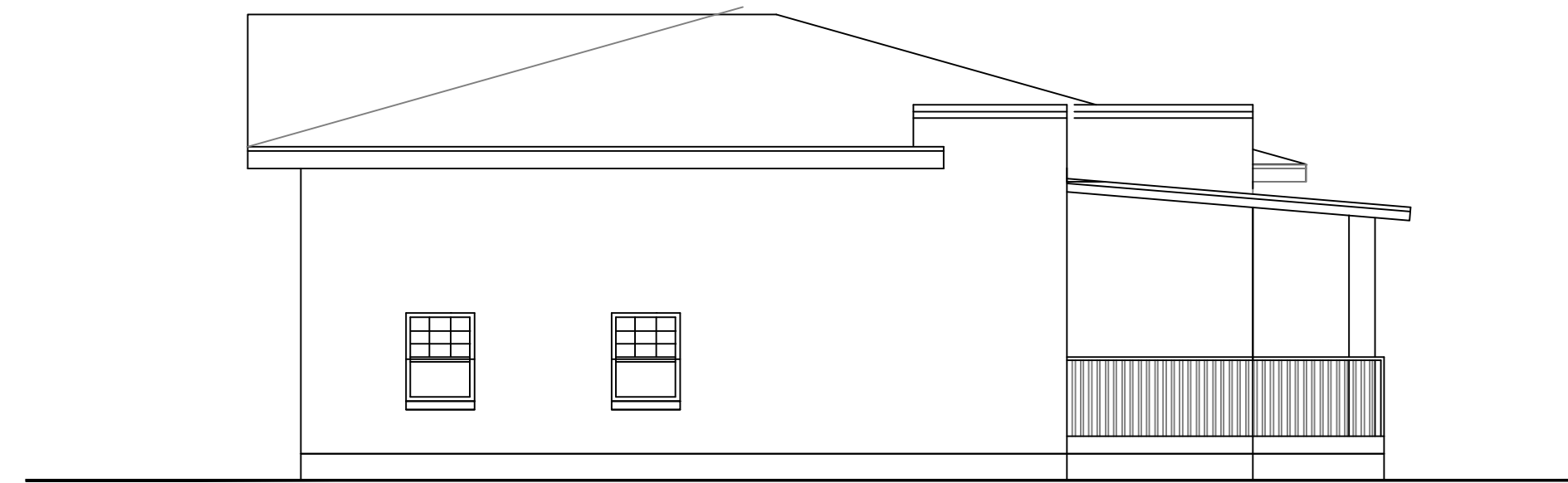
NEW GARAGE/ STORAGE RM NEW COVERED PORCH LAUNDRY DEN/BEDROOM ENTRY MAIN ENTRY COV PORCH
NEW ADA RAMP

NEW NORTH ELEVATION
SCALE 1/8" = 1' - 0"



BEDROOM REAR ENTRY

EXISTING EAST, REAR
EXTERIOR ELEVATION

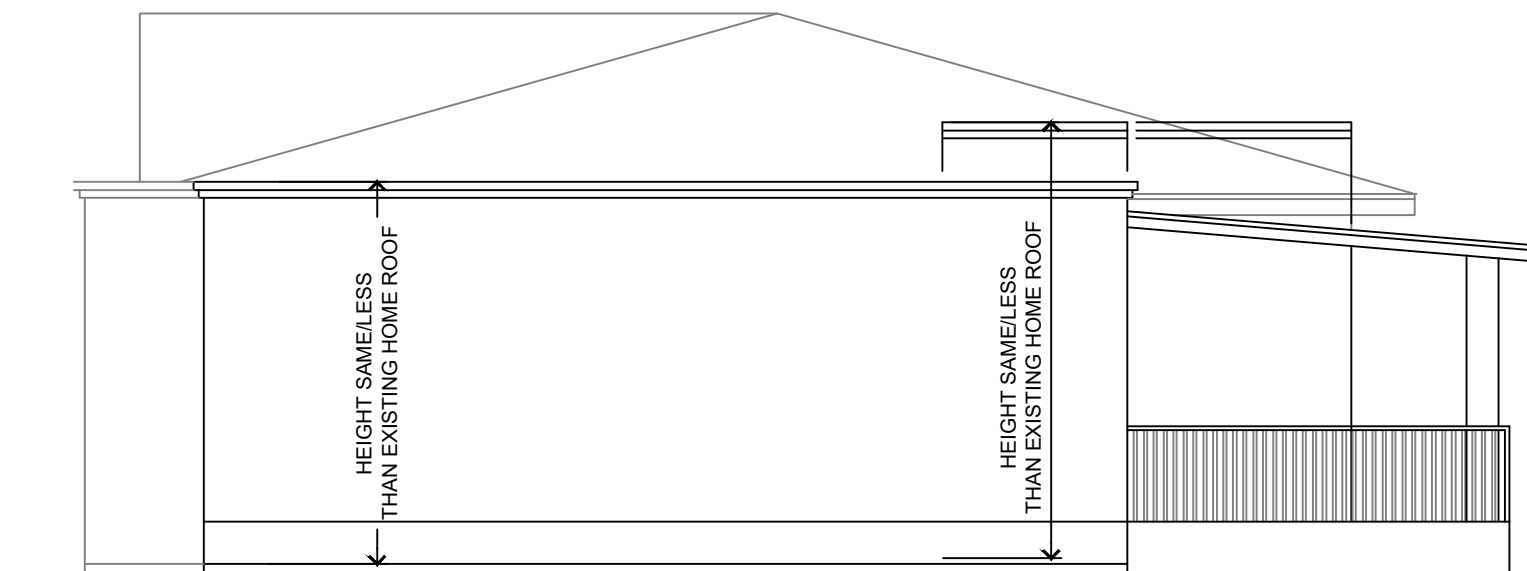


MASTER SUITE MASTER BATH NEW PORCH ADDITION

NOTE: NEW ADA RAMP
IN FOREGROUND NOT SHOWN
FOR CLARITY.

NEW EAST, REAR
EXTERIOR ELEVATION
SCALE 1/8" = 1' - 0"

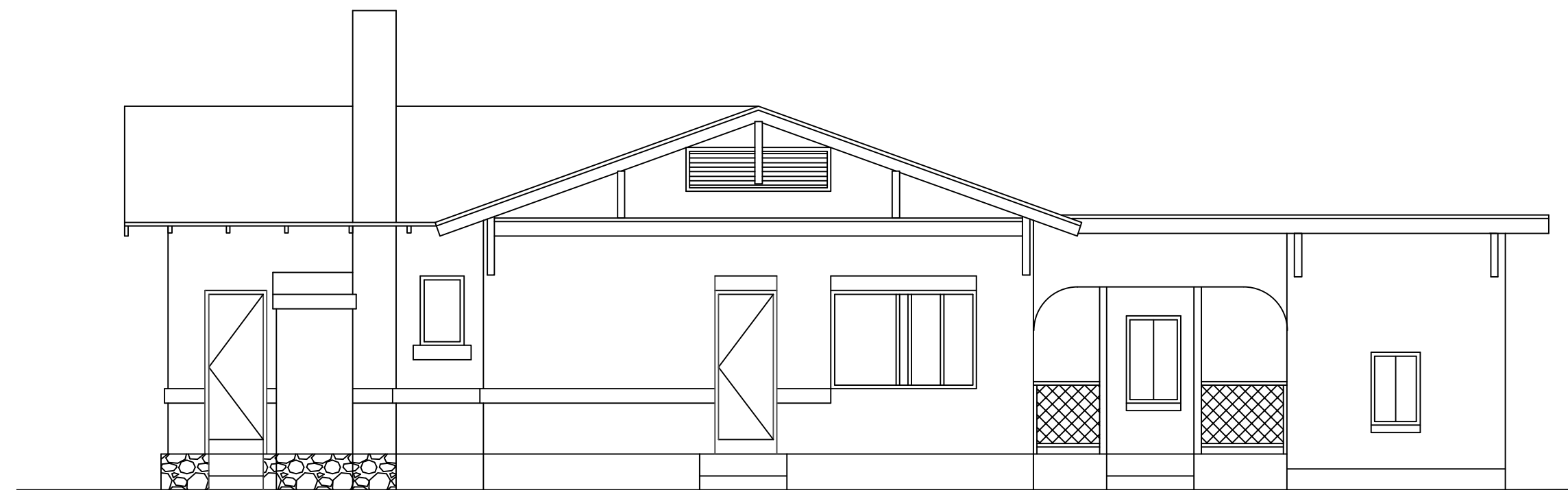
-- NEW MASTER SUITE WALL VIEW --
(NEW GARAGE IN FOREGROUND)



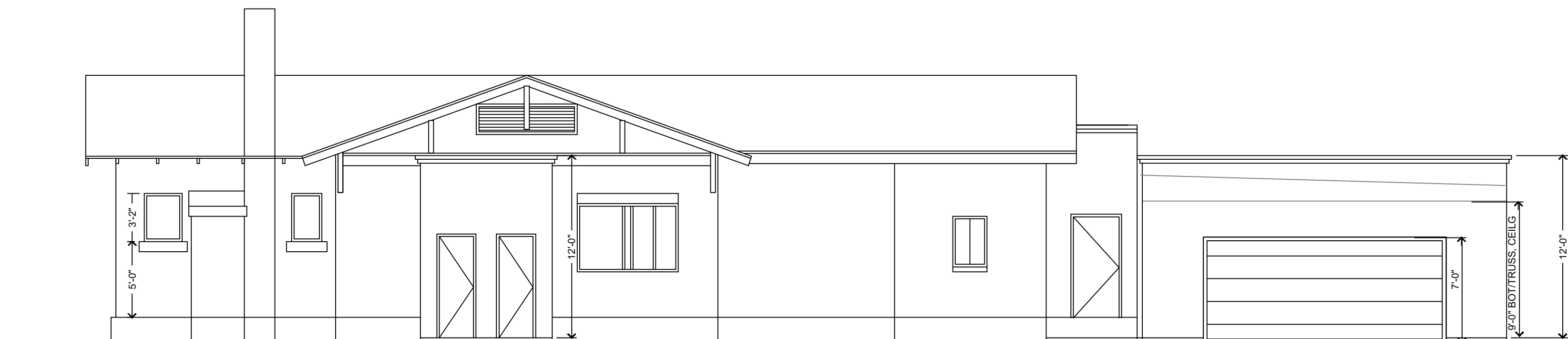
NEW GARAGE ADDITION NEW PORCH ADDITION
NEW RECONSTRUCTED PORTION BEYOND

NEW, EAST REAR VIEW:
NEW GARAGE EXTERIOR ELEVATION
SCALE 1/8" = 1' - 0"

-- NEW GARAGE REAR WALL VIEW --



EXISTING SOUTH, SIDE ELEVATION

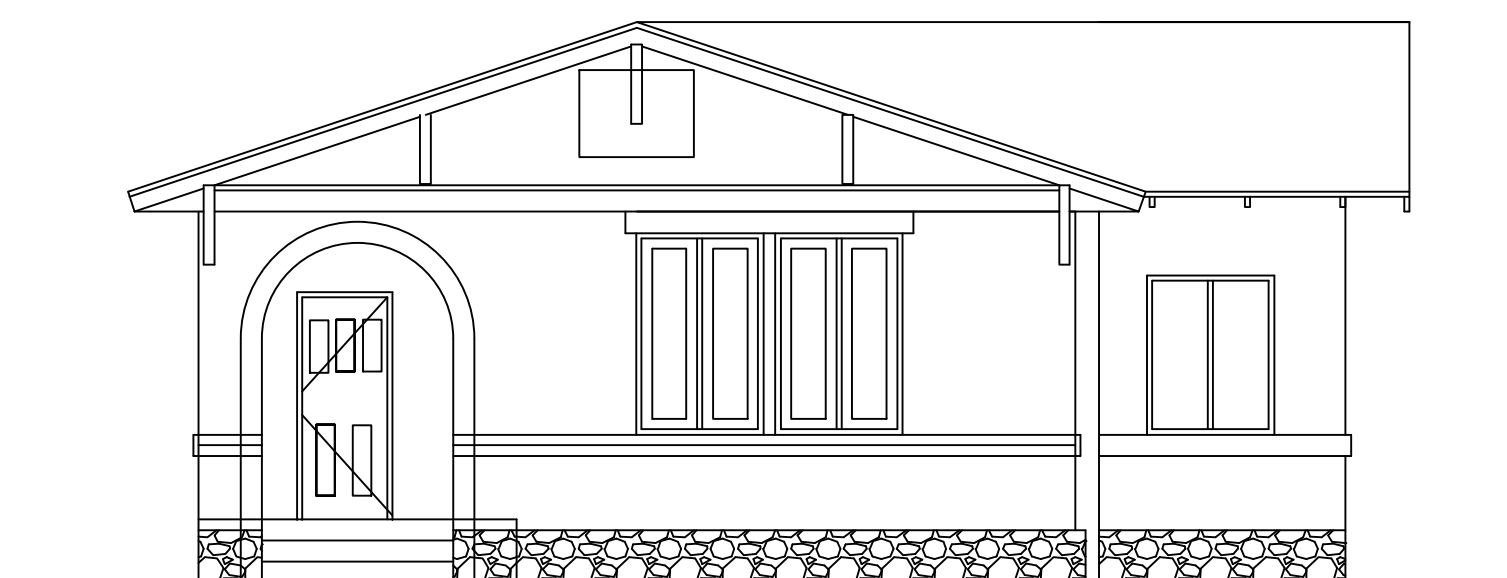


NEW ADA RAMP BEYOND NOT SHOWN. LIVING RM NEW BEDROOM NEW MASTER BEDRM/CLOSET
NEW ADA RAMP ACCESS TO RESIDENCE (RAMP NOT SHOWN FOR CLARITY) ACCESS TO RESIDENCE

NEW SOUTH, SIDE ELEVATION
SCALE 1/8" = 1' - 0"

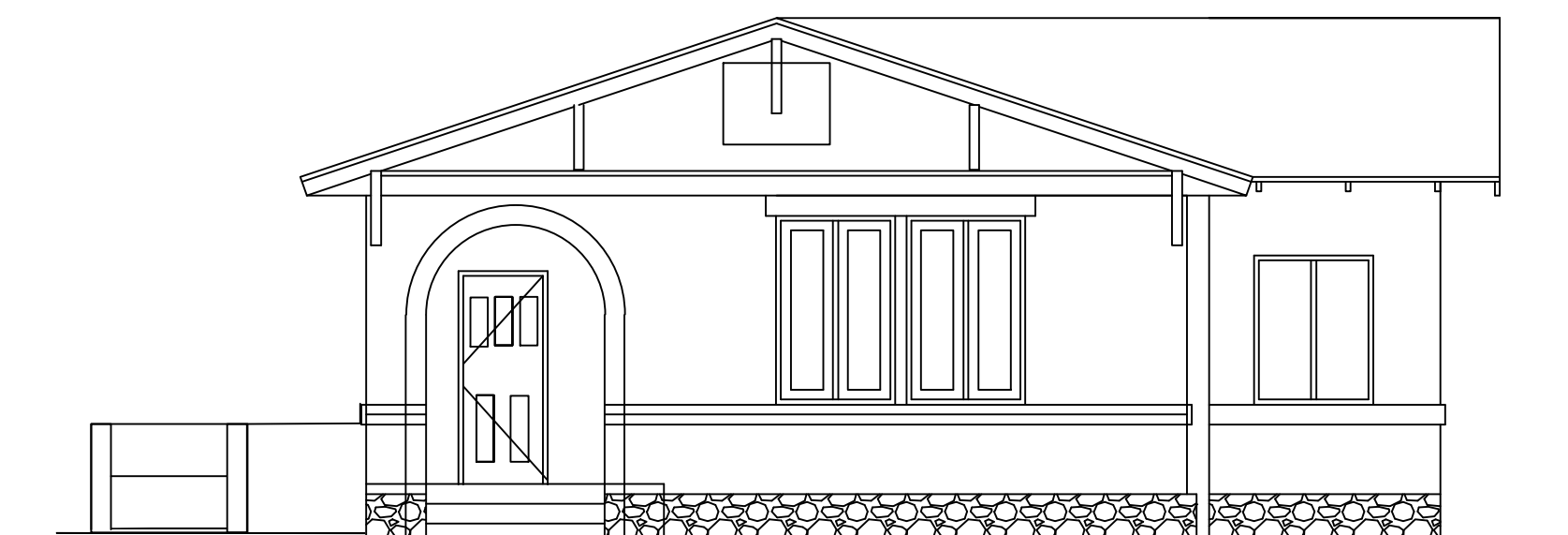
-- ALLEY / DRIVE VIEW --

-- ALLEY / DRIVE VIEW --



EXPOSED BRICK EXTERIOR FACE
W/ EXPOSED WOOD FRAMING ABOVE BEDROOM BEYOND
MAIN ENTRY COV PORCH

--2 ND AVE STREET VIEW --
EXISTING ENTRY, WEST
EXTERIOR ELEVATION
SCALE 1/8" = 1' - 0"



NEW ADA RAMP ACCESS TO RESIDENCE EXPOSED BRICK EXTERIOR FACE
W/ EXPOSED WOOD FRAMING ABOVE BEDROOM BEYOND
MAIN ENTRY COV PORCH

--2 ND AVE STREET VIEW --
NEW ENTRY, WEST
EXTERIOR ELEVATION
SCALE 1/8" = 1' - 0"

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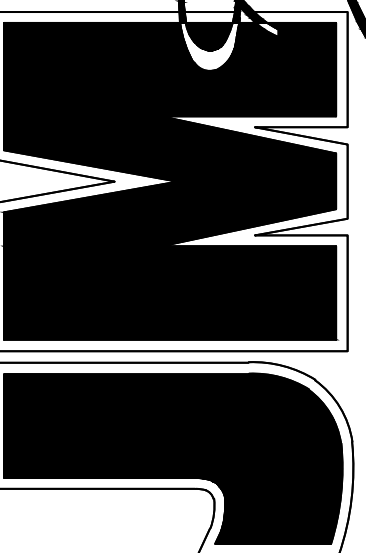
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MR. MARK EVERS
EXISTING HISTORIC RESIDENCE
NEW ADDITIONS &
REMODELING PROJECT
724 N. 2ND AVENUE, TUCSON, AZ 85705
HISTORIC INFORMATION PKG

COMMERCIAL / RESIDENTIAL

Mailing Address:
4849 EAST SCARLETT ST.
TUCSON, AZ 85711
(520) 248-9569

JOSEPH MAHER, JR. AIA ARCHITECT



REG NO 15236
JMJ EXPIRES 9/30/2025

Revisions

Project No. 2024-525
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Drawn by JMJ
Checked by JMJ

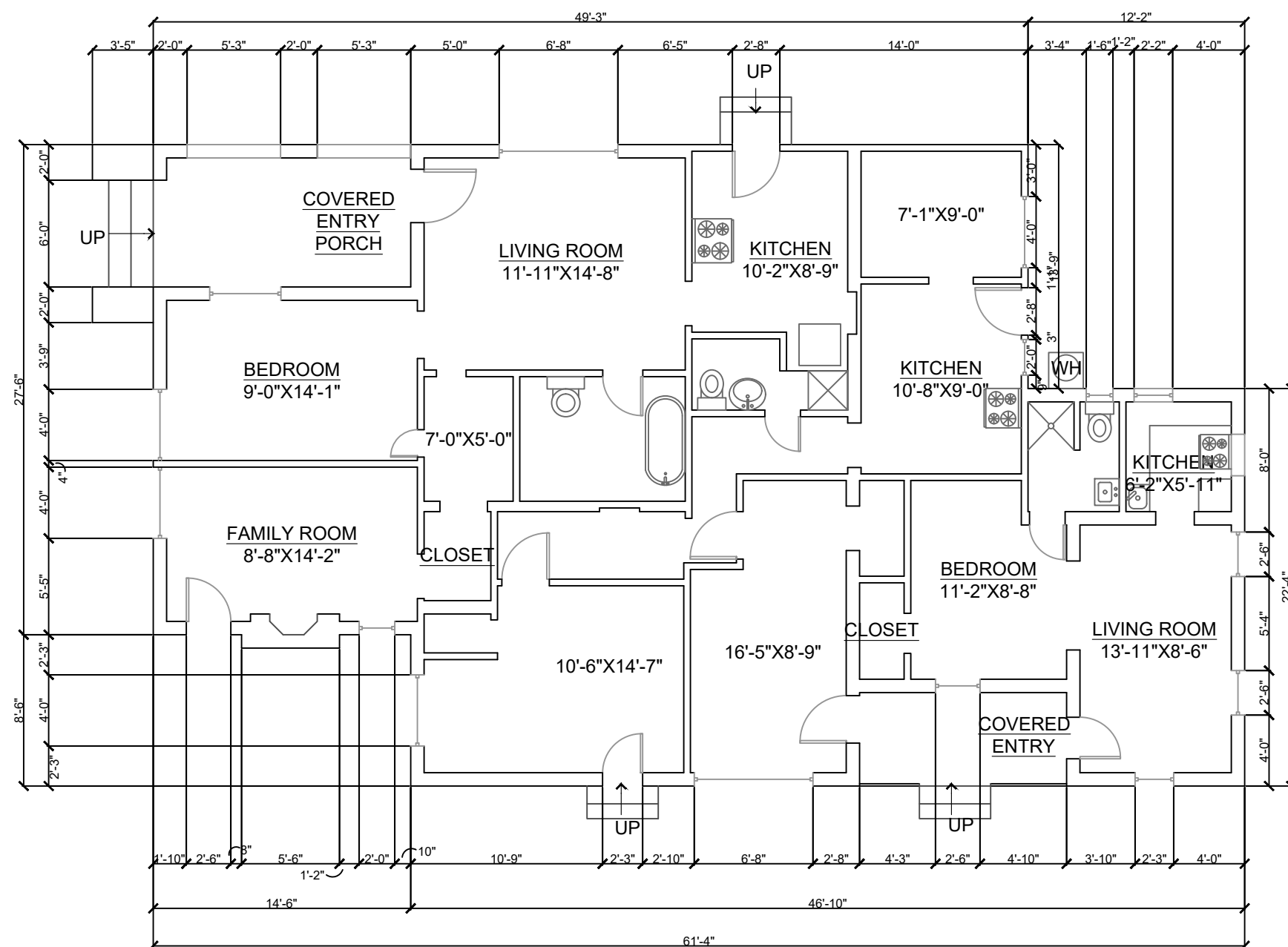
Sheet Contents
MR. MARK EVERS
NEW ADDIT'S/REMODELING
HISTORIC INFO COVER SHEET

Sheet

HD-1
4-OF 5

2ND AVENUE

-- EAST SIDE --



-- SOUTH SIDE/ ALLEY--



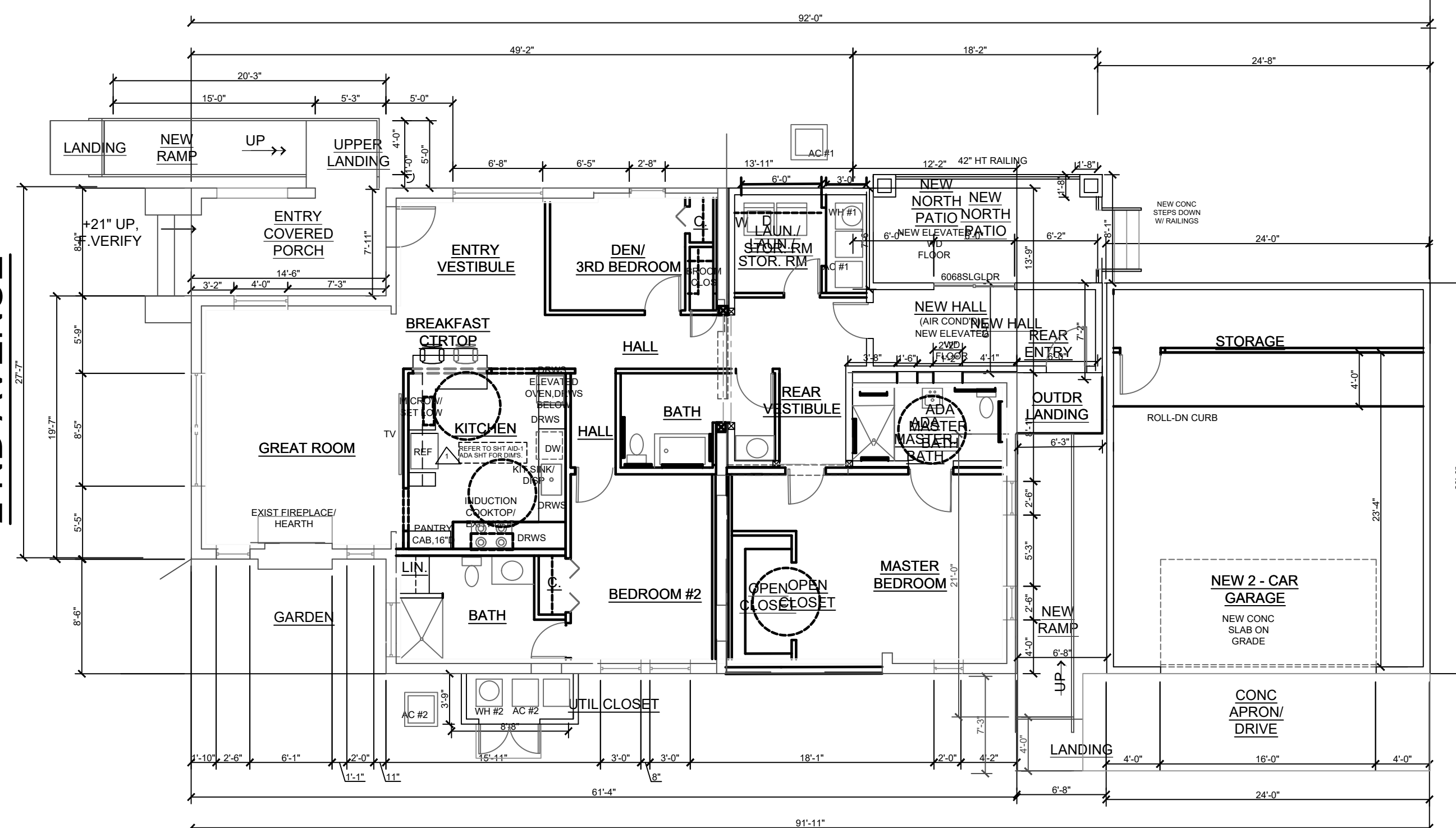
MR. MARK EVERS
EXISTING RESIDENCE
NEW ADDITIONS PROJECT
EXISTING FLOOR PLAN

SCALE 1/8" = 1' - 0"

-- NORTH SIDE --

-- WEST/STREET VIEW --

2 ND AVENUE



--- EAST SIDE ---

-- SOUTH SIDE/ ALLEY--



MR. MARK EVERS
EXISTING HISTORIC RESIDENCE
NEW ADDITIONS PROJECT
NEW REMODELED
DIMENSIONED FLOOR PLAN

SCALE 1/8" = 1' - 0"

AREA BREAKDOWN: REVD

RESIDENCE:
EXISTING & NEW HALL: 1,816 SF
NEW EAST HALL: 118 SF
TOTAL NEW, EXISTING LIVING: 934 SF
NEW UTILITY RM ADDIT: 32 SF
NEW GARAGE: 696 SF
NEW NORTH PORCH: 146 SF
EXISTING FRONT PORCH: 116 SF
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IT APPEARS THIS INCLUDES THE DETACHED
DEMOL STRUCTURE: 643 SF. EXISTING
RESIDENCE: 1,651 SF.
AREA SF'S ABOVE ARE PER THE ARCHITECT'S
CURRENT DRAWINGS & ASSESSMENT.

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OF CONSTRUCTION OR BUILDINGS SEIZED
AND THE SEIZURE OF ALL MATERIALS
TO BE USED IN ANY SUCH CONSTRUCTION.

MR. MARK EVERS
EXISTING HISTORIC RESIDENCE
NEW ADDITIONS &
REMODELING PROJECT

7724 N. 2ND AVENUE, TUCSON, AZ 85705 (COT)

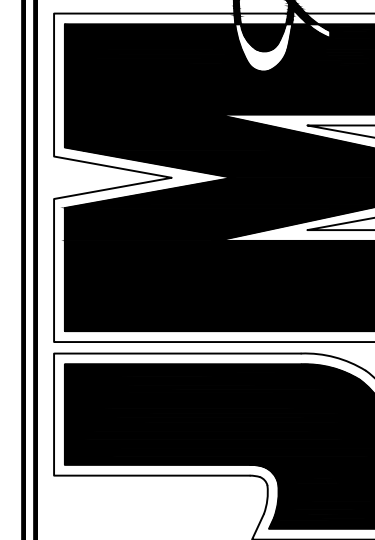
COMMERCIAL/ RESIDENTIAL

Mailing Address:

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ARCHITECT
JOSEPH MAHER, JR. AIA

JOSEPH MAHER, B.A. | A



REG NO 15236

JMJ EXPIRES 9/30/2027

Revisions

Project No.	2024-525
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Date JUNE 18, 2025

Drawn by JMJ

Checked by JMJ

Sheet Contents

MR. MARK EVERS
NEW ADDIT'S/REMODELING
EXIST & NEW FLOOR PLANS

11

HD-1A
1 OF 1

California Bungalow Exterior Paint Palette
Dunn Edwards Historic Paint Collection

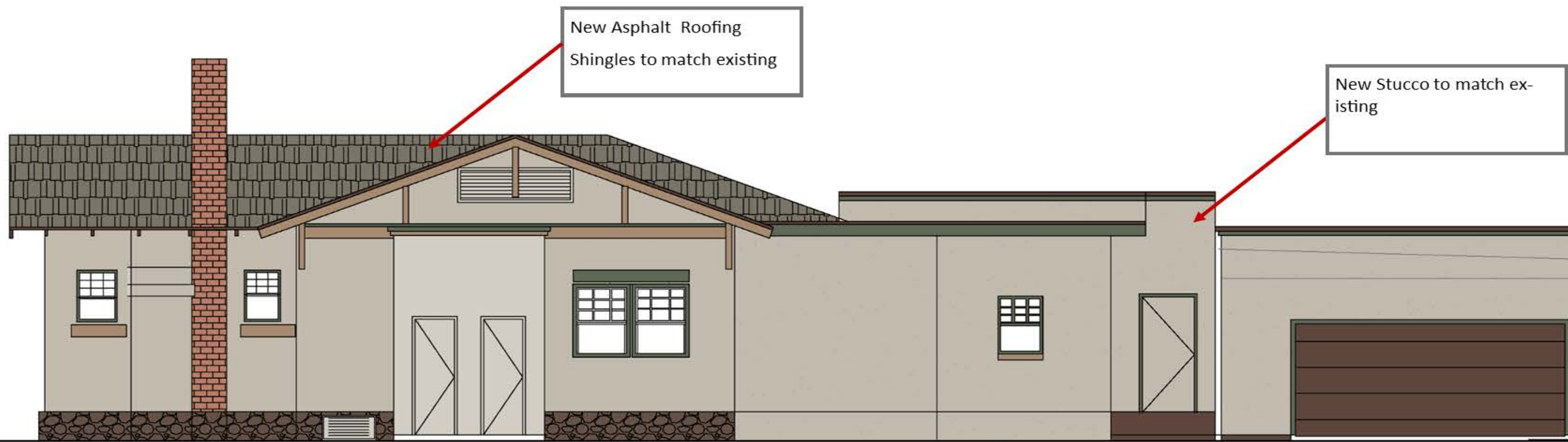
Paint Chip	Color Name	Color Number	Location
	Miner's Dust	DEC786	Primary Exterior Paint Color All existing and new stucco/inside Porch walls & ceilings above brick-west elevation, North & South (new) stucco
	Mesa Tan	DEC718	Main Exterior Accent Paint Color All existing trim and eaves above brick-west elevation, North & South (new or replaced wood trim or stucco window detail)
	Italian Basil	DE6287	Secondary Exterior Accent Paint Color All existing trim details above brick-west elevation, North & South new Porch
	Big Stone Beach	DE6132	Window sash/trim Exterior Paint color on West, North & South elevations
	Northern Territory	DEA158	Primary Exterior Paint Color for all Concrete including existing West Elevation Front Porch landing & stairs New ADA Wheel Chair Ramp



West Elevation
Scale: 1/8"- 1'-0"



North Elevation
Scale: 1/8" - 1'-0"



South Elevation
Scale: 1/8" - 1'-0"



1525 East Lind Rd | Tucson ,AZ 85719 520-327-2437 | www.madciaz.com

Architect:
Joseph Maher, AIA

4849 East Scarlett St, Tucson, AZ 85711
520-318-4757
jmaherarchitect@gmail.com

Mr. Mark Evers
Existing Historic Residence
New additions & Remodeling
Project
724 N. 2nd Avenue, Tucson,
AZ 85705 (COT)

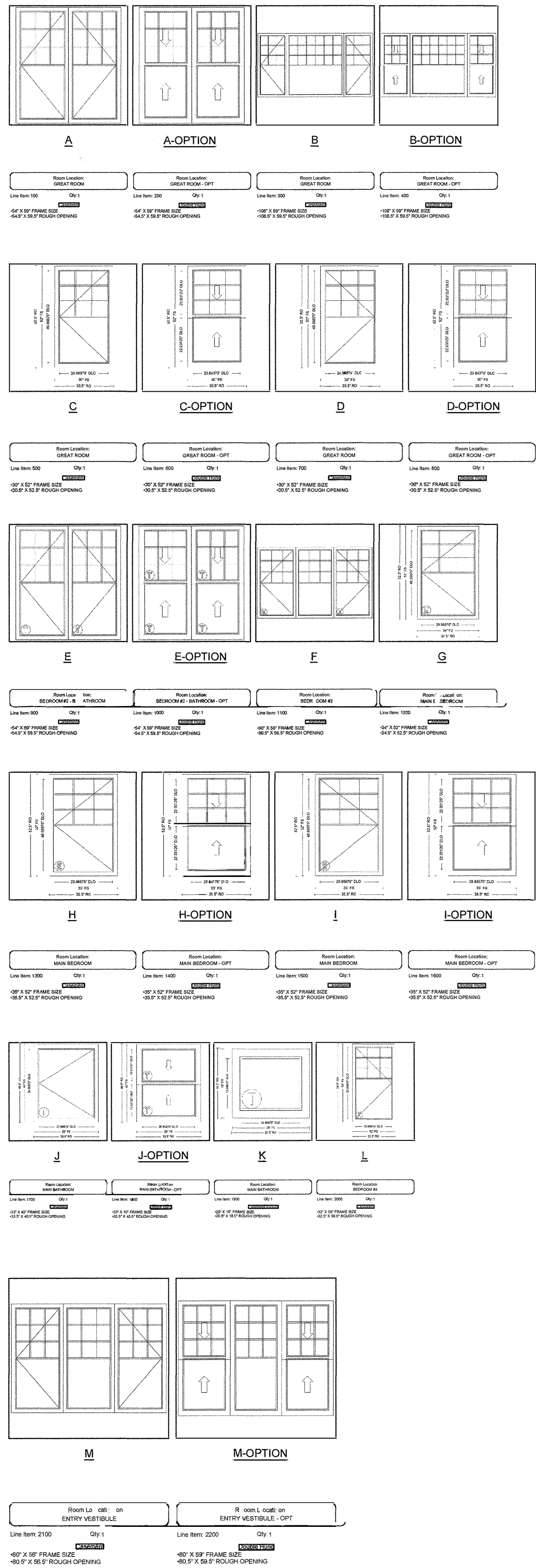
Dwg: MADCI
Revision #
Date: May 28,2025

Sheet Title

Exterior Elevations
With Historic Paint
Palette

Sheet Number

HR-2



MARK	SIZE	** MATERIAL	TYPE	HRD,WRE.	** FRAME	REMARKS
100	16'-0" x 7'-0"	ALUMINUM			ALUM.	NEW O.H.GARAGE DOOR
101	6'-0" x 6'-8"	ALUMINUM			WOOD	NEW SLIDING GLASS DR.
102	2'-10" x 6'-8": F. VERIFY	S.C. WOOD			WOOD	EXISTING FRONT DOOR--REFER TO NOTE BELOW
103	PAIR 2'-4" x 6'-8"	H.C.WOOD			WOOD	WITH DOOR LOUVERS
104	3'-0" x 6'-8"	S.C. WOOD			WOOD	
105	3'-0" x 6'-8"	S.C. WOOD			WOOD	
106	3'-0" x 6'-8"	S.C. WOOD			WOOD	
107	3'-0" x 6'-8"	S.C. WOOD			WOOD	
108	2'-8" x 6'-8"	H.C. WOOD			WOOD	
109	2'-0" x 6'-8"	H.C. WOOD			WOOD	BI-FOLD CLOSET DR.
110	3'-0" x 6'-8"	H.C. WOOD			WOOD	KITCHEN DR.
111	2'-8" x 6'-8"	H.C. WOOD			WOOD	
112	PAIR 2'-0" x 6'-8"	H.C. WOOD			WOOD	BI-FOLD CLOSET DR.
113	2'-8" x 6'-8"	H.C. WOOD			WOOD	
114	3'-0" x 6'-8"	H.C. WOOD			WOOD	
115	3'-0" x 6'-8"	H.C. WOOD			WOOD	
116	3'-0" x 6'-8"	H.C. WOOD			WOOD	
117	PAIR 2'-0" x 6'-8"	H.C. WOOD			WOOD	SLIDING CLOSET DR.

PLEASE NOTE:
DOOR SCHEDULES

NOTE: FINAL SELECTION OF DOORS:
THE OWNER SHALL HAVE FINAL SELECTION OF THE MATERIALS OF THE DOORS, FRAME & HARDWARE.
"FOR REFERENCE ONLY": THE SELECTIONS COULD CHNAGE COMPLETELY. CONTRACTORS SHALL VERIFY, ASSIST, CONFIRM & COMPILE FINAL LISTING.

102: EXISTING FRONT DOOR:
RETAIN THE EXISTING DOOR, REPAIR, REFURBISH & REINSTALL.
IF DAMAGED, PROVIDE NEW DOOR TO MATCH EXISTING.
FIELD VERIFY SIZE; 3 FT WIDTH IS PRFERRED IF POSSIBLE.
** MATERIALS:
FINAL SELECTION TO BE DETERMINED.

MARK	SIZE	FRAME	TYPE	REMARKS
W1	90" X 56"	WD	F	
W2	90" X 56"	WD	F	
W3	34" X 52"	WD	G	
W4	35" X 52"	WD	H	
W5	35" X 52"	WD	I	
W6	33" X 40"	WD	J	
W7	DELETED		(K)	
W8	32" X 59"	WD	L	
W9	80" X 56"	WD	M	
W10	54" X 59"	WD	A	
W11	108" X 59"	WD	B	
W12	30" X 52"	WD	C	
W13	30" X 52"	WD	D	
W14	54" X 59"	WD	E	

PLEASE NOTE:
WINDOW SCHEDULES

REFER TO OLANDERS WINDOW SCHEDULE OF PRODUCTS FOR COMPLETE INFORMATION.

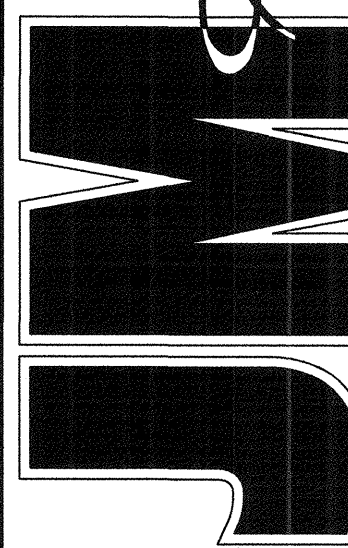
MR. MARK EVERS
EXISTING HISTORIC RESIDENCE
NEW ADDITIONS AND
REMODELING PROJECT
DOOR AND WINDOW SCHEDULES

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MR. MARK EVERS
EXISTING HISTORIC RESIDENCE
NEW ADDITIONS &
REMODELING PROJECT
724 N. 2ND AVENUE, TUCSON, AZ 85705

COMMERCIAL/RESIDENTIAL

Mailing Address:
4849 EAST SCARLETT ST.
TUCSON, AZ 85711
(520) 248-5959



REG NO 15234
JMJ EXPIRES 9/30/2027

Revisions

Project No. 2024-525
Date FEB.3, 2025
Drawn by JMJ
Checked by JMJ

Sheet Contents

MR. MARK EVERS
NEW ADDIT'S/REMODELING
DOOR &WINDOW SCHEDULES

Sheet
SP-1
of

ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME	
LOCATION 724 No. 2nd Ave.	
CITY/TOWN/VICINITY Tucson, AZ	COUNTY Pima
OWNER Raymond J. Downey	
OWNER'S ADDRESS Norman L. Soifer 109 E. Speedway Blvd. Tucson, AS 85705	
FORM COMPLETED BY John R. Oswalt	
ADDRESS 5240 Calle la Cima Tucson, AZ 85718	
PHOTO BY Maria Schuchardt	DATE 7-79
VIEW Front	
PRESENT USE Apartments in a residence	ACREAGE
STYLE OR CULTURAL PERIOD Bungalow w / Tudor influence	
SIGNIFICANT DATES 1915	

Block 44

582
Lot 10



PHYSICAL DESCRIPTION
One story, stone foundation, brick walls, white stucco surface, brown wood trim, hip and gable roof, asphalt shingle roof, 1 chimney, fair condition, little changed.

STATEMENT OF SIGNIFICANCE

One of a collection of bungalows in the area.

Contributing to the character of the historic district.

VERBAL BOUNDARY DESCRIPTION

Lot 10, Block 44

All Historic Zones – Resource Checklist for Applicants and Review Boards

UDC 5.8 Historic Preservation Zones

HPZ Case No.: _____ Site Address: **724 North 2nd Ave.**

Development Zone	<input checked="" type="checkbox"/> Development zone properly defined	
Height UDC 5.8.9.B	<input checked="" type="checkbox"/> New additions no higher than tallest contributor in development zone	
	<input checked="" type="checkbox"/> Generally conforms to typical height within development zone	
Setbacks UDC 5.8.9.C	<input checked="" type="checkbox"/> Maintains prevailing street and interior perimeter yard setbacks within its development zone	
Site Utilization UDC 5.8.9.G	<input checked="" type="checkbox"/> Consistent with site utilization (spacing between buildings) of contributors within the development zone	
Building Form UDC 5.8.9.J	<input checked="" type="checkbox"/> Size, scale and mass of additions compatible with existing structure and with contributors in development zone	
Rhythm UDC 5.8.9.K	<input checked="" type="checkbox"/> Proportion, patterns and rhythm of openings, additions, compatible with those of existing structure and those of contributors within development zone	
Color UDC 5.8.9.L.1	<input checked="" type="checkbox"/> Appropriate to architectural style of structure and historic period (May only be considered as part of a required HPZ review)	
Landscaping UDC 5.8.9.L.2	NA Plantings and ornamental features reflect historic period of subject structure (May only be considered as part of a required HPZ review)	
Enclosures UDC 5.8.9.L.3	NA Fences, walls, or other physical features compatible with architectural style of subject structure and contributing properties within the development zone	
Utilities UDC 5.8.9.L.4	NA New aboveground power and telephone lines and utility connections are appropriate.	
Motor Vehicle & Parking Areas UDC 5.8.9.N	<input checked="" type="checkbox"/> Off-site parking spaces for uses within HPZ not more than 600 feet away	
	<input checked="" type="checkbox"/> New and modified vehicular use areas landscaped and screened using compatible structural and plant materials	
Signs UDC 5.8.9.M	<input checked="" type="checkbox"/> Meets requirements (refer to Sign Code)	
Contributing Property Modifications		New Construction or Non-Contributing Property Modifications
General UDC 5.8.9.A	<input checked="" type="checkbox"/> Changes reflect architectural style and characteristics of existing structure. (Renovation to earlier historic style of property is acceptable).	
	<input checked="" type="checkbox"/> Changes conform to design standards of contributing properties within development zone	
Proportion UDC 5.8.9.D	<input checked="" type="checkbox"/> Reflects architectural style of, and is compatible with contributing properties within development zone.	
	(New construction is not to be mistaken for an original historic building).	
Roof Types UDC 5.8.9.E	<input checked="" type="checkbox"/> Changes are consistent with proportions of existing structure and with prevailing proportions of contributing properties within development zone	
	<input checked="" type="checkbox"/> Reflects prevailing proportions of contributing properties in development zone	
Surface Texture UDC 5.8.9.F	<input checked="" type="checkbox"/> Changes have a roof compatible in configuration, mass, and materials to that of the style of the existing structure	
	<input checked="" type="checkbox"/> Roof compatible in configuration, mass, and materials to the prevailing style and period of existing structures within the development zone.	
Projections and Recessions UDC 5.8.9.H	<input checked="" type="checkbox"/> Appropriate to historical style of existing structure.	
	<input checked="" type="checkbox"/> Appropriate to the historic style of similar structures within the development zone and reflects historic periods existing within HPZ	
Details UDC 5.8.9.I	<input checked="" type="checkbox"/> Appropriate to the style of the existing structure	
	<input checked="" type="checkbox"/> Compatible with existing historic styles in the development zone and reflecting historic periods of HPZ	

All Historic Zones – Resource Checklist for Applicants and Review Boards

TSM 9-02.7.1 Specific Historic Preservation Zone Guidelines (General)

- ☐ A. Exterior alterations and changes are minimal;
- ☐ B. Alterations are compatible with the structure’s original design;
- ☐ C. New construction is compatible with surrounding properties, in terms of materials and architectural style and character;
- ☐ D. Alterations or renovations visible from the street are minimal;
- ☐ E. Alterations or changes to original roof form, building materials, and details (character-defining features) are minimal;
- ☐ F. All construction materials are appropriate to the building and to the neighborhood;
- ☐ G. The size, shape, and materials of window and door openings are maintained; and,
- ☐ H. Any historical and distinctive architectural details are to remain.

REVISED SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

- ☐ Property to be used as it was historically or given new use that requires minimal change to distinctive materials, features, spaces, and spatial relationships
- ☐ Historic character to be retained and preserved. Removal of distinctive materials is to be avoided.
- ☐ Building is a physical record of its time, place and use. No conjectural features or “false sense of history”
- ☐ Retain any alterations that have acquired historical significance in their own right
- ☐ Distinctive materials, features, finishes and, construction techniques or examples of craftsmanship preserved
- ☐ Repair options fully explored before replacement is considered; where replacement is the only option, the new features will match the old. Replacement of missing features substantiated by documentary and physical evidence.
- ☐ No chemical or physical treatments that would cause damage to historic materials
- ☐ If there are any known archaeological resources, they are to be preserved in place or mitigated
- ☐ New additions/exterior alterations may not destroy historic materials, features, and spatial relationships that characterize the property. New work must be differentiated from the old
- ☐ New additions, if removed in the future, would leave the essential form and integrity of the property and its environment unimpaired

Notes:

All Historic Zones – Resource Checklist for Applicants and Review Boards
UDC 5.8 Historic Preservation Zones

Site Address: 724 North 2nd Ave. (Check list responses will be answered in RED)

Development Zone: The property 724 North 2nd Ave. is located at the southwest corner of 2nd Ave. and the alley directly to the south that is not named on the map on the plan set sheet CP-2. (4th Ave. is the only south street boundary that is labeled) It is between Jacobs Ave. on the east, University on the North. Contributing properties are also listed and shown as well as the aerial map on plan set sheet CP-2 for locations and photos of contributing properties.

Height

UDC 5.8.9.B • New additions no higher than tallest contributor in development zone- All heights on this property will remain the same including the addition and garage will be at the same height as the original. See elevations on plan sheet HD-1. The typical height within the development zone varies, most residents are single story with the exception of 721 North 2nd Ave. Generally conforms to typical height within development zone- yes (see above description)

Setbacks

UDC 5.8.9.C • Maintains prevailing street and interior perimeter yard setbacks within its development zone- No changes to any of the setbacks within the development zone- all additions including the garage will be located within the property line of the residence.

Site Utilization

UDC 5.8.9.G • Consistent with site utilization (spacing between buildings) of contributors within the development zone- spacing between buildings will remain.

Building Form

UDC 5.8.9.J • Size, scale and mass of additions compatible with existing structure and with contributors in development zone: All additions are compatible with existing structure; we intend to retain the original character and aesthetic that is visible from the west that are located directly across the street from the property. These homes are shown as contributors on plan sheet CP-2. All additions will retain the details exhibited on the original property front façade. See plan sheet HD-2 color elevations for details.

Rhythm

UDC 5.8.9.K • Proportion, patterns and rhythm of openings, additions, compatible with those of existing structure and those of contributors within development zone: All new and existing openings including the openings of the additions will reflect those of the existing building structure as well as the contributing properties- please plan sheet CP-2 and SP-1 for window and door schedules. The proportion of the windows, doors and other structural details are to reflect the description noted on the ARIZONA HISTORIC PROPERTY INVENTORY sheet provided as part of the additional materials- This will be inline with the contributing properties within the defined development zone shown on CP-2

Color

UDC 5.8.9.L.1 • Appropriate to architectural style of structure and historic period (May only be considered as part of a required HPZ review) The original color as described in the ARIZONA HISTORIC PROPERTY INVENTORY- has been changed dramatically and does not reflect the current colors used by the neighboring houses (see the contributing property photos on plan sheet CP-2) The colors selected will be in line with the architectural style of the structure (1915 bungalow/Tudor influences) The color palette is shown on HD-2 in the paint schedule with locations for each color selected. Architectural details are minimally heightened main structure will be neutral and match surrounding contributing structures.

Landscaping

UDC 5.8.9.L.2 • Plantings and ornamental features reflect historic period of subject structure (May only be considered as part of a required HPZ review) NA

Enclosures

UDC 5.8.9.L.3 • Fences, walls, or other physical features compatible with architectural style of subject structure and contributing properties within the development zone NA

Utilities

UDC 5.8.9.L.4 • New aboveground power and telephone lines and utility connections are appropriate. NA

Motor Vehicle & Parking Areas

UDC 5.8.9.N • Off-site parking spaces for uses within HPZ not more than 600 feet away- New and modified vehicular use areas landscaped and screened using compatible structural and plant materials NA

All Historic Zones – Resource Checklist for Applicants and Review Boards

UDC 5.8 Historic Preservation Zones

Site Address: 724 North 2nd Ave. (Check list responses will be answered in RED) Continued from page 1

Signs UDC 5.8.9.M •Meets requirements (refer to Sign Code) **NA**

General

UDC 5.8.9.A •Changes reflect architectural style and characteristics of existing structure. (Renovation to earlier historic style of property is acceptable). Changes conform to design standards of contributing properties within development zone. Please see design narrative located on plan sheet CVR-1 for details on the existing building, design intent. Contributing properties are shown on CP-2

New Construction or Non-Contributing Property Modifications Reflects architectural style of and is compatible with contributing properties within development zone.(New construction is not to be mistaken for an original historic building). See project and design narrative located on plan sheet CVR-1 for details.

Proportion

UDC 5.8.9.D •Changes are consistent with proportions of existing structure and with prevailing proportions of contributing properties within development zone

•Reflects prevailing proportions of contributing properties in development zone All changes within the property site plan including restoring the existing front façade of the original home will be within the contributing proportions of the existing property- all changes will be compatible and reflect the design and architectural style of the West University Neighborhood contributing properties.

Roof Types

UDC 5.8.9.E •Changes have a roof compatible in configuration, mass, and materials to that of the style of the existing structure

•Roof compatible in configuration, mass, and materials to the prevailing style and period of existing structures within the development zone. Existing roof structure is in disrepair and will be repaired and retained with materials that are compatible with the original materials as described in the ARIZONA STATE HISTORIC PROPERTY INVENTORY- see Project description and design narrative on CVR-1 for details. All materials will be in line with the prevailing style and period of the original 1915 building and surrounding properties see CP-2 for photos.

Surface Texture

UDC 5.8.9.F •Appropriate to historical style of existing structure. •Appropriate to the historic style of similar structures

within the development zone and reflects historic periods existing within HPZ Surface texture as described in the original ARIZONA HISTORIC PROPERTY INVENTORY- has been altered. The original photo of the front façade that was taken in 1979 when the inventory was completed is drastically different from the existing façade of the home today (2025). We will match the texture (stucco) based off of what we can determine as part of the historical description to the new construction. We will not alter the current façade as it is part of the character of the home- see photo on CP-2

Projections and Recessions

UDC 5.8.9.H •Appropriate to the style of the existing structure •Compatible with existing historic styles in the development zone

and reflecting historic periods of HPZ Projection on the new south elevation shown on HD-1 will reflect the current style and architectural detail of the existing property. This projection is to conceal the mechanical equipment needed to run a modern home. The projection is detailed in the construction documents submitted for permitting.

Details

UDC 5.8.9.I •Appropriate to the style of the existing structure •Compatible with existing historic styles in the development zone and reflecting historic periods of HPZ-

All existing details are shown on the elevations presented on HD-1 as well as HD-2. Design details are included in the design narrative located on CVR-1. These details represent the existing Tudor details noted on the existing building façade shown on the ARIZONA STATE HISTORIC PROPERTY INVENTORY and on the existing and new WEST elevation shown on sheet HD-1. These details are unique to this particular property within the development zone but not unique to the WU historic neighborhood as noted on the 1979 Historic Property Inventory sheet.

•A. Exterior alterations and changes are minimal.- This property has been in disrepair for several years- the existing details present will be preserved when the appropriate- minimal changes to the design of property will be necessary due to current condition of the exterior .

•B. Alterations are compatible with the structure's original design. All alterations will be in line with the original structural design intent- because of the deterioration of the original structure exterior, all replacements and repairs that are needed will be appropriate for the architectural style and historic nature of the home.

All Historic Zones – Resource Checklist for Applicants and Review Boards
UDC 5.8 Historic Preservation Zones

Site Address: **724 North 2nd Ave. (Check list responses will be answered in *RED*) Continued from page 2**

•C. New construction is compatible with surrounding properties, in terms of materials and architectural style and character.

All new construction including the materials will be compatible- please see design narrative for details on sheet CVR-1

•D. Alterations or renovations visible from the street are minimal The owner of this property is disabled and in order for him to enter the front entry of his home, we will be adding a disabled ramp that will be designed per the current building codes required by the City of Tucson for disabled ramps that conforms to the American Disabilities Act of 1990. The materials used will take into consideration the original architectural style and design of the existing property. Please sheet HD-1 for details.

•E. Alterations or changes to original roof form, building materials, and details (character-defining features) are minimal.

Any alterations or changes needed to the existing roof form will be due to the neglect and disrepair of the existing structure. This property has been vacant for approximately 3 years. All repairs including new materials will match the original design and architectural structure of the original building. The roof line and form is detailed in the WEST elevation shown on sheet HD-1

•F. All construction materials are appropriate to the building and to the neighborhood.

All materials needed for repairing or replacement of the current and existing materials for the entire exterior of the structure will be appropriate to the materials used throughout the West University Neighborhood and in accordance with the DESIGN GUIDELINES for the WEST UNIVERSITY HISTORIC DISTRICT-provided by the West University Historic Zone Advisory Board – 2015

•G. The size, shape, and materials of window and door openings are maintained; and The original windows per the ARIZONA HISTORIC PROPERTY INVENTORY sheet completed in 1979 appear to be altered in the current condition of this building (2025). Due to the neglect and disrepair many of the openings and window materials have been either added or changed by the previous owner and do not fit a single-family residence. All openings and windows that are needed to be replaced due to damage or for security reasons will be in the intended architectural style that represents the 1915 bungalow as described in the DESIGN GUIDELINES. All materials will be in accordance with current building energy codes and accessible for disabled residences.

•H. Any historical and distinctive architectural details are to remain. All distinctive architectural details are shown in the plan sheets HD-1 and HD-2 show the historical details on both the west façade facing 2nd Ave and the South façade facing the alley way. We will match what has been left or not destroyed by neglect to all elevations of the building to reflect the original 1915 bungalow style with appropriate materials for the architectural style.

REVISED SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

•Property to be used as it was historically or given new use that requires minimal change to distinctive materials, features, spaces, and spatial relationships- Existing structure to return to single family residence and all distinctive materials, features, spaces and spatial areas to reflect that change.

•Historic character to be retained and preserved. Removal of distinctive materials is to be avoided. Yes- when possible. Due to the current condition of the property.

•Building is a physical record of its time, place and use. No conjectural features or “false sense of history”– All efforts will be made to maintain the existing intent and architectural details of the historic period that represents the West University Neighborhood. No additional details or features will be added that are not in accordance with the original design.

•Retain any alterations that have acquired historical significance in their own right Past alterations to this property were not done or constructed to represent any historical significance. All new alterations will reflect the historic nature and character of the building.

•Distinctive materials, features, finishes and, construction techniques or examples of craftsmanship preserved Due to the current condition of this property, what can be preserved will be. All new construction including materials and design will reflect the original design intent

•Repair options fully explored before replacement is considered; where replacement is the only option, the new features will match the old. Replacement of missing features substantiated by documentary and physical evidence. As noted in the design and project narrative located on CVR-1, The current state of this property is in complete disrepair. What can be structurally salvaged and repaired will remain.

All Historic Zones – Resource Checklist for Applicants and Review Boards

•No chemical or physical treatments that would cause damage to historic materials- All materials that are considered salvageable will be preserved without doing harm to material when feasible.

•If there are any known archaeological resources, they are to be preserved in place or mitigated- NA

•New additions/exterior alterations may not destroy historic materials, features, and spatial relationships that characterize the property. New work must be differentiated from the old See design narrative and project description (CRV-1) for details on the alterations to this property- all work will be done within the confines of the historic district design recommendations.

•New additions, if removed in the future, would leave the essential form and integrity of the property and its environment unimpaired
Garage to be considered new addition only- see sheet HD-1 For details on construction and spatial relationship to existing structure-detached from existing structure.