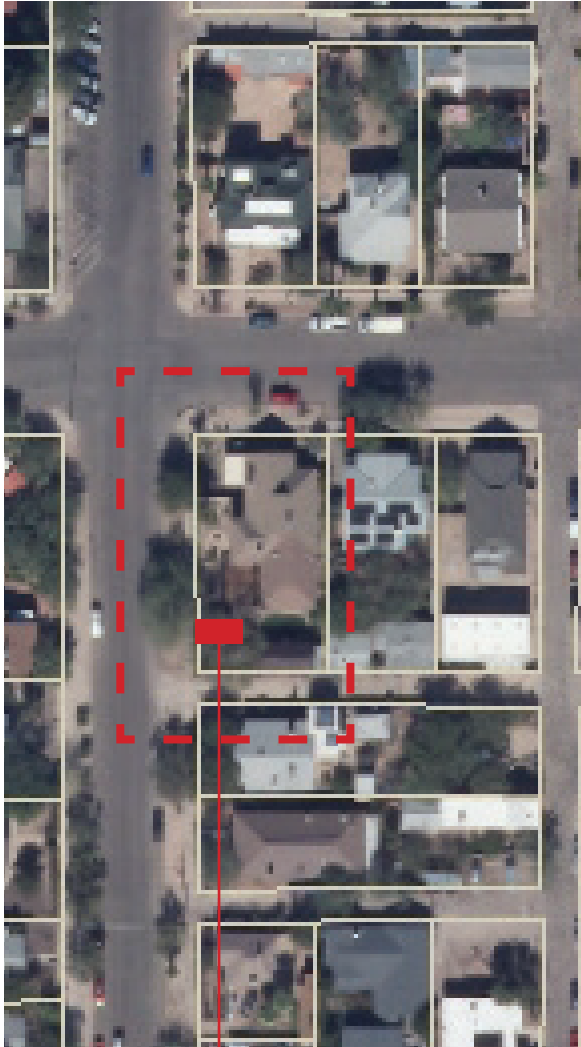
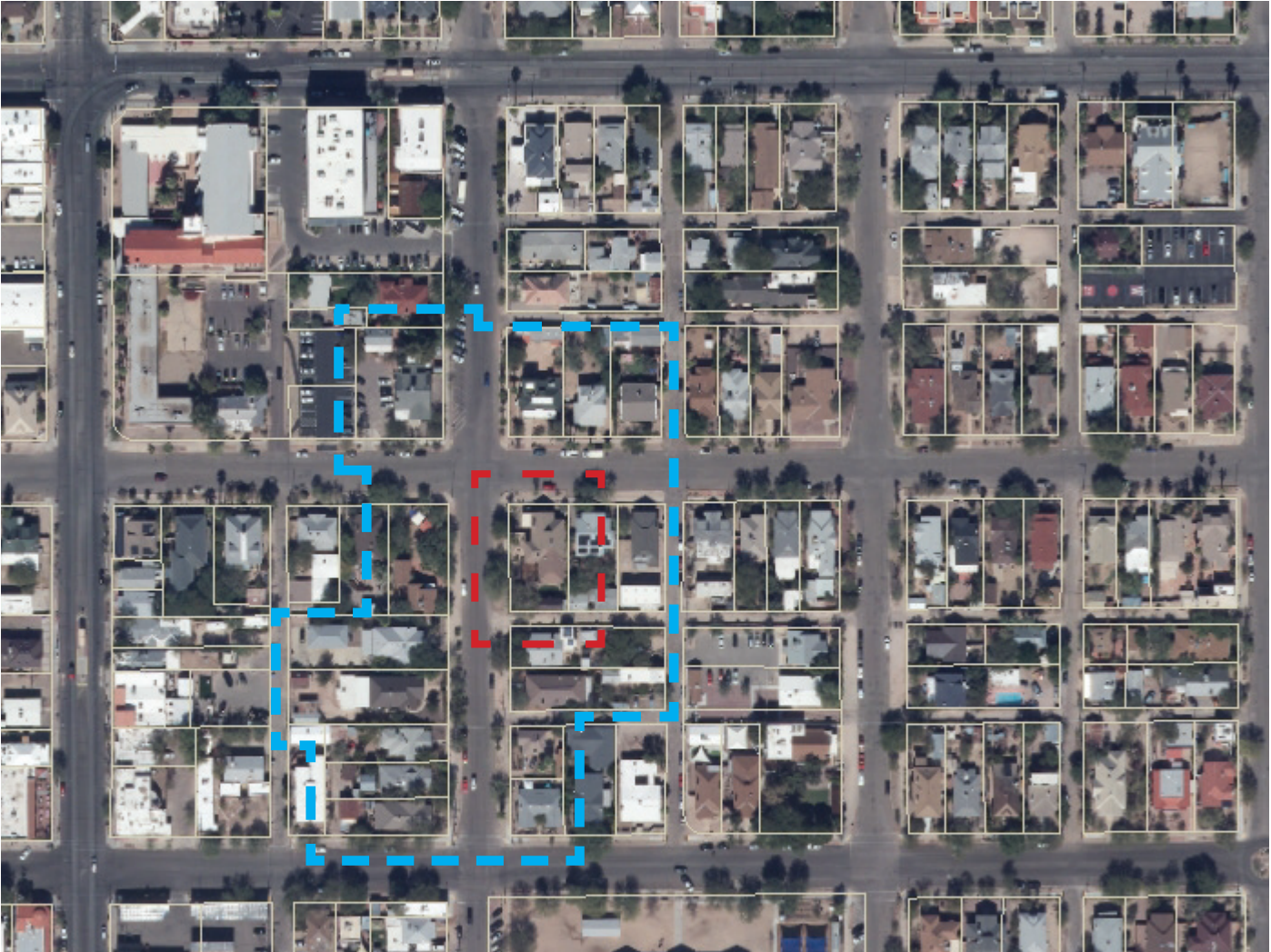




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THIS PROJECT  
ACCESSORY STRUCTURE  
GARAGE  
502 E 4TH ST



4TH AVE

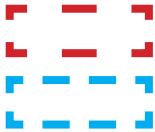
3RD AVE

2ND AVE

UNIVERSITY

4TH ST

5TH ST



PROJECT

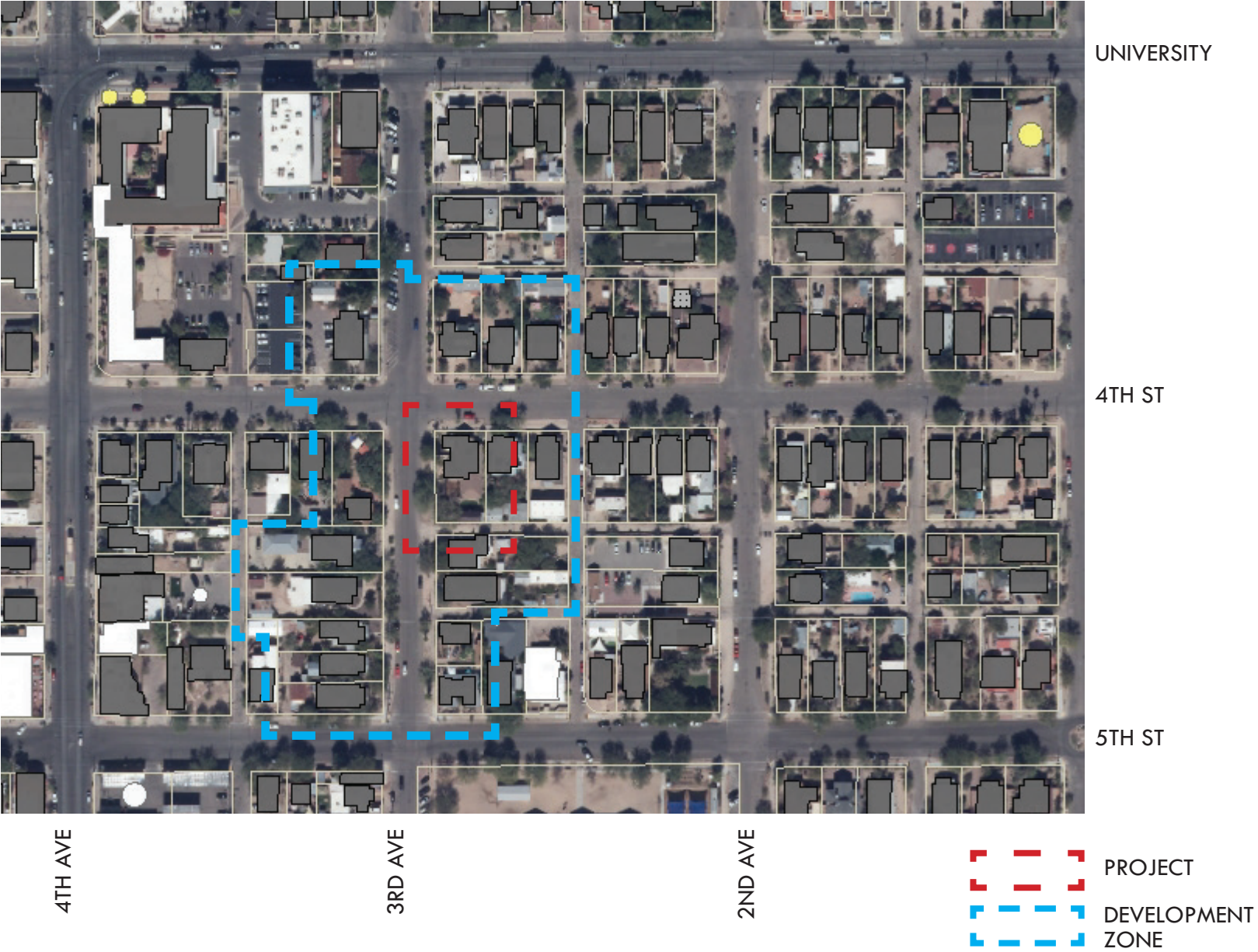
DEVELOPMENT  
ZONE

502 E 4TH STREET  
HISTORIC REVIEW

SITE AERIAL



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502 E 4TH STREET  
HISTORIC REVIEW  
**DEVELOPMENT ZONE**  
**CONTRIBUTING PROPERTIES**





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3RD AVE AND 4TH ST  
(ACROSS THE STREET)



3RD AVE AND 5TH ST



502 E 4TH STREET  
HISTORIC REVIEW  
DEVELOPMENT ZONE  
3RD AVE WEST SIDE





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3RD AVE AND 5TH ST



3RD AVE AND 4TH ST



PROJECT LOCATION



502 E 4TH STREET  
HISTORIC REVIEW  
DEVELOPMENT ZONE  
3RD AVE EAST SIDE





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3RD AVE AND 4TH ST - NORTHWEST CORNER



3RD AVE AND 4TH ST - NORTHEAST CORNER

502 E 4TH STREET  
HISTORIC REVIEW  
DEVELOPMENT ZONE  
NORTHWEST & NORTHEAST CORNER





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4TH ST NORTH SIDE



4TH ST SOUTH SIDE



PROJECT PROPERTY

502 E 4TH STREET  
HISTORIC REVIEW  
DEVELOPMENT ZONE  
4TH ST NORTH AND SOUTH SIDE





621 N 3RD AVE  
NOT LISTED



503 E 4TH ST  
NOT LISTED



519 E 4TH ST  
NOT LISTED



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510 E 4TH ST  
NOT LISTED



510 E 4TH ST  
NOT LISTED



502 E 4TH ST  
NOT LISTED

502 E 4TH STREET  
HISTORIC REVIEW  
DEVELOPMENT ZONE  
ACCESSORY STRUCTURES





UNIVERSITY AND 5TH AVE  
NORTHWEST CORNER  
NOTE: NOT IN DEVELOPMENT ZONE, CONTRIBUTING  
ACCESSORY STRUCTURE FRONTS 5TH AVE



2ND ST AND 5TH AVE  
SOUTHEAST CORNER  
NOTE: NOT IN DEVELOPMENT ZONE, NOT CONTRIBUTING  
ACCESSORY STRUCTURE FRONTS 5TH AVE



2ND AVE AND 1ST ST  
SOUTHEAST CORNER  
NOTE: NOT IN DEVELOPMENT ZONE, NOT LISTED  
ACCESSORY STRUCTURE FRONTS 2ND AVE



UNIVERSITY AND 2ND ST  
NORTHWEST CORNER  
NOTE: NOT IN DEVELOPMENT ZONE, NOT LISTED  
ACCESSORY STRUCTURE FRONTS 2ND ST





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PROJECT SITE



PROJECT SITE



502 E 4TH STREET  
HISTORIC REVIEW  
DEVELOPMENT ZONE  
SIDEWALK





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1

PROJECT SITE



2

PROJECT SITE



PRIMARY STRUCTURE (CA. 1915, CONTRIBUTING)

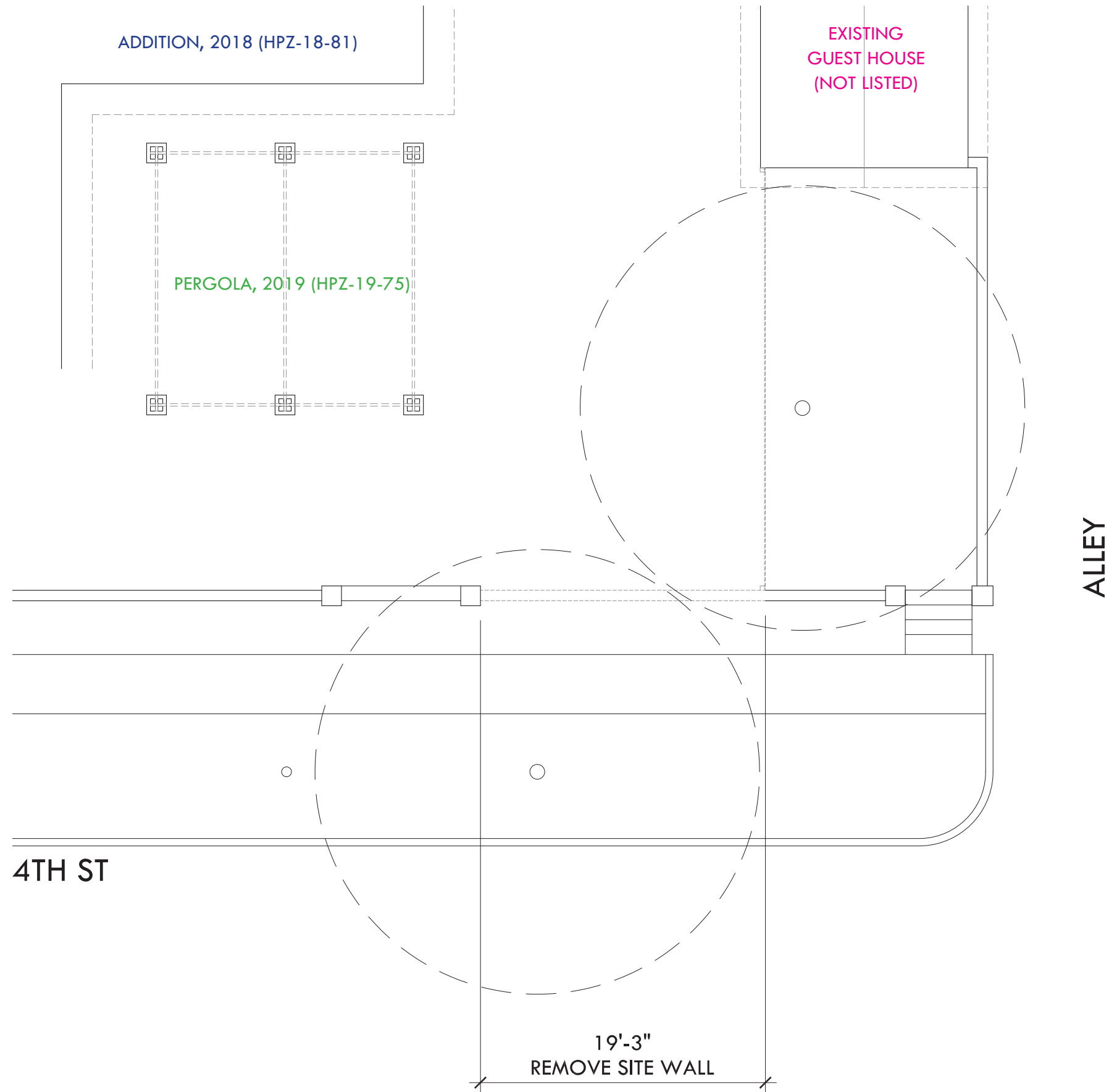
ADDITION, 2018 (HPZ-18-81)

PERGOLA, 2019 (HPZ-19-75)

PROJECT SITE

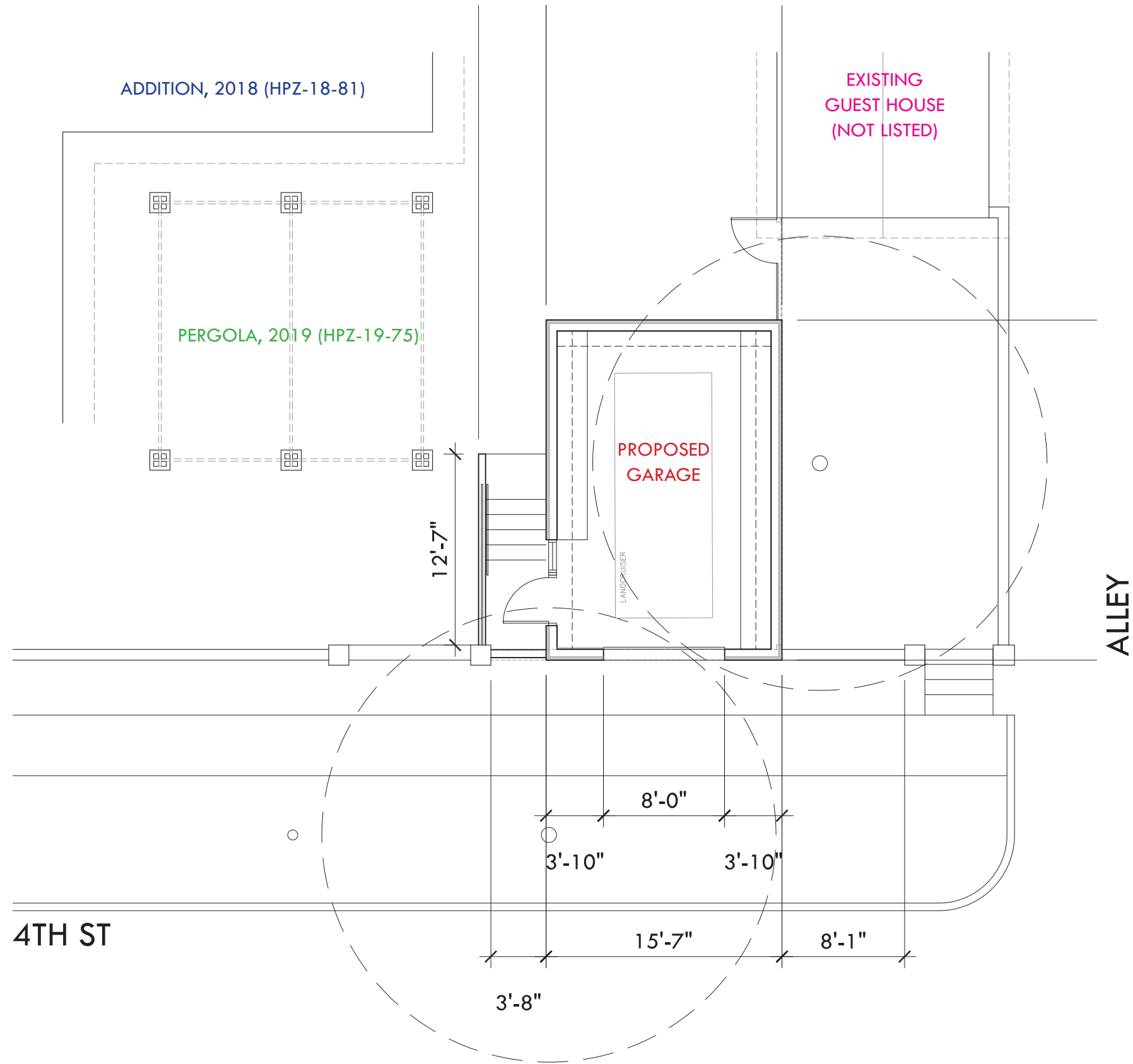
EXISTING GUEST HOUSE (NOT LISTED)





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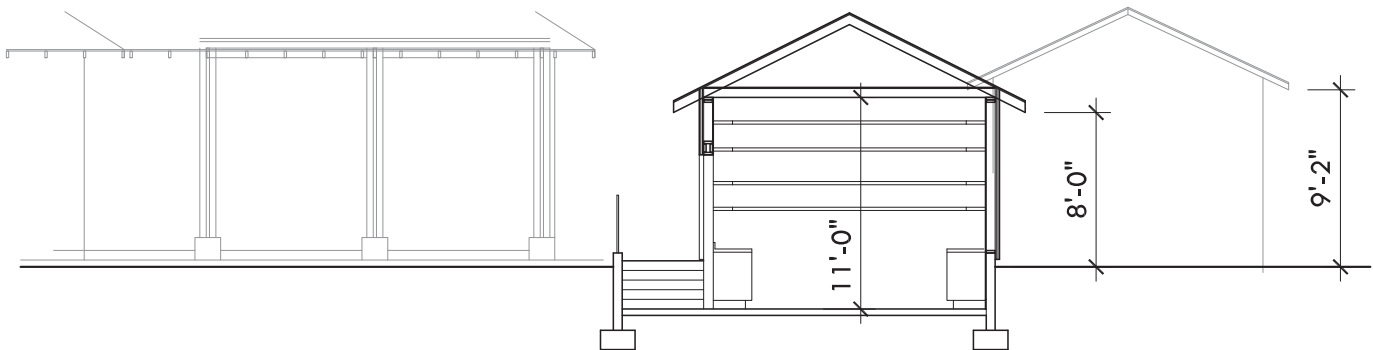


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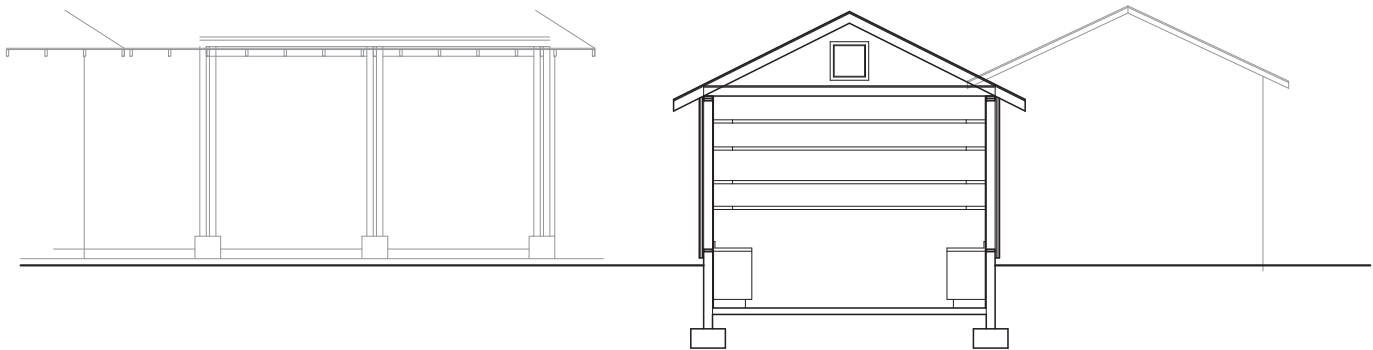




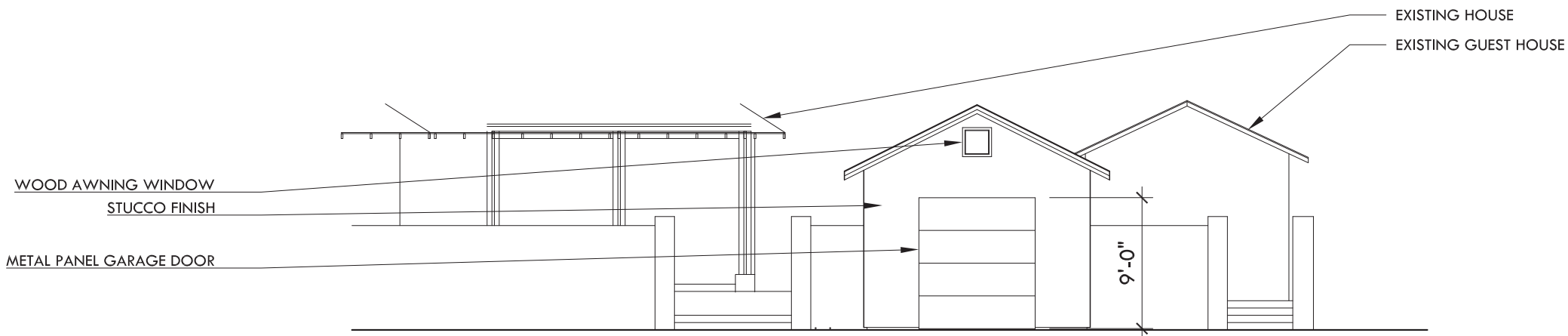
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SECTION 1 - LOOKING EAST



SECTION 2 - LOOKING EAST

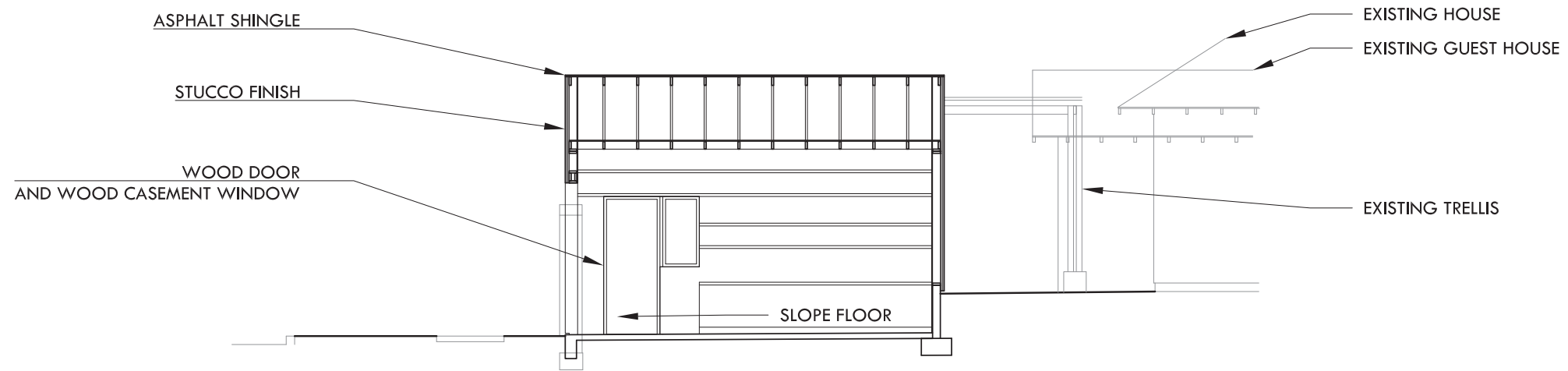


WEST ELEVATION

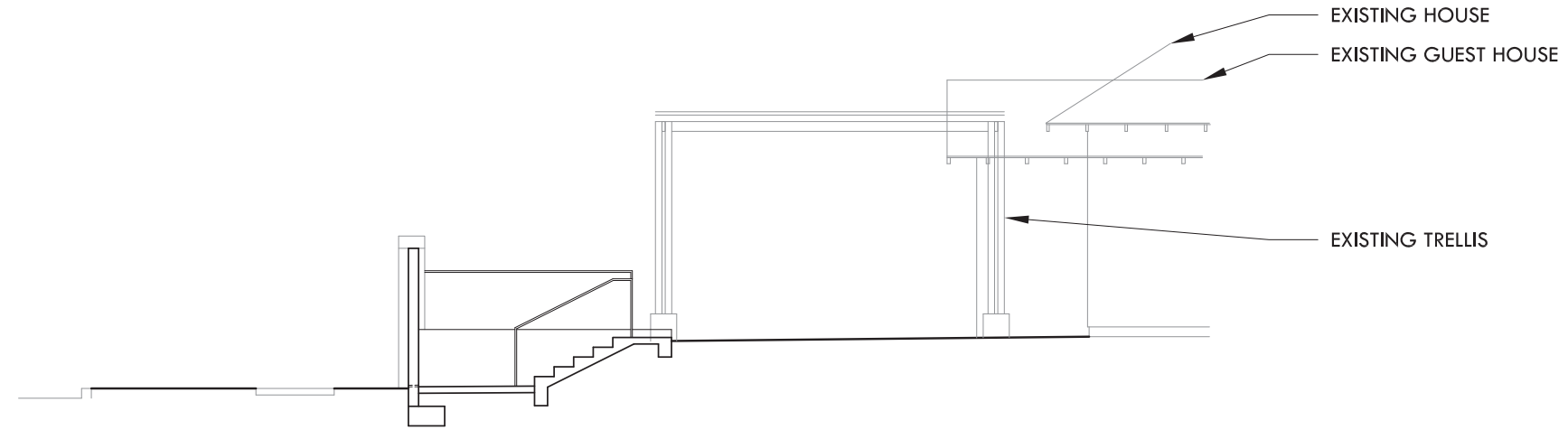




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SECTION 3 - LOOKING NORTH

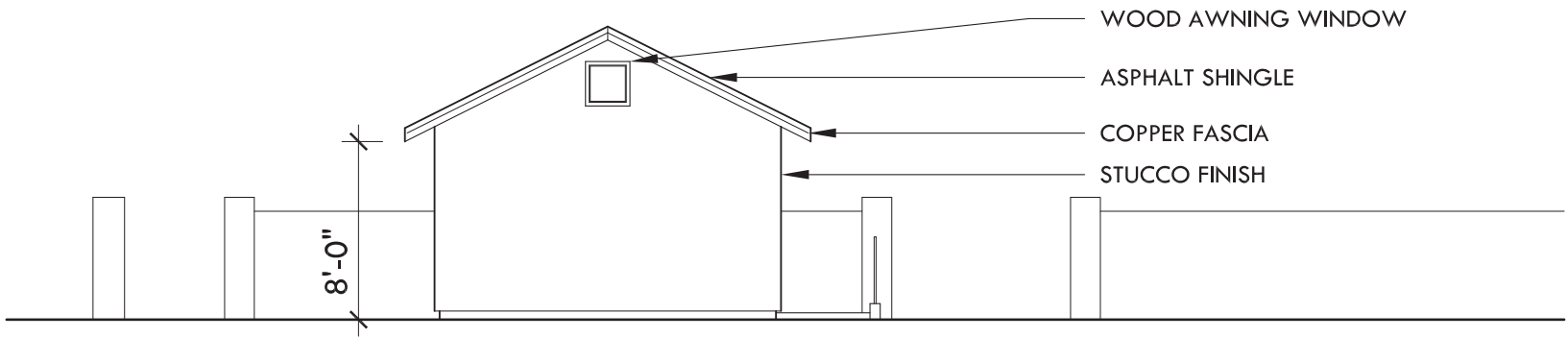


SECTION 4 - LOOKING NORTH

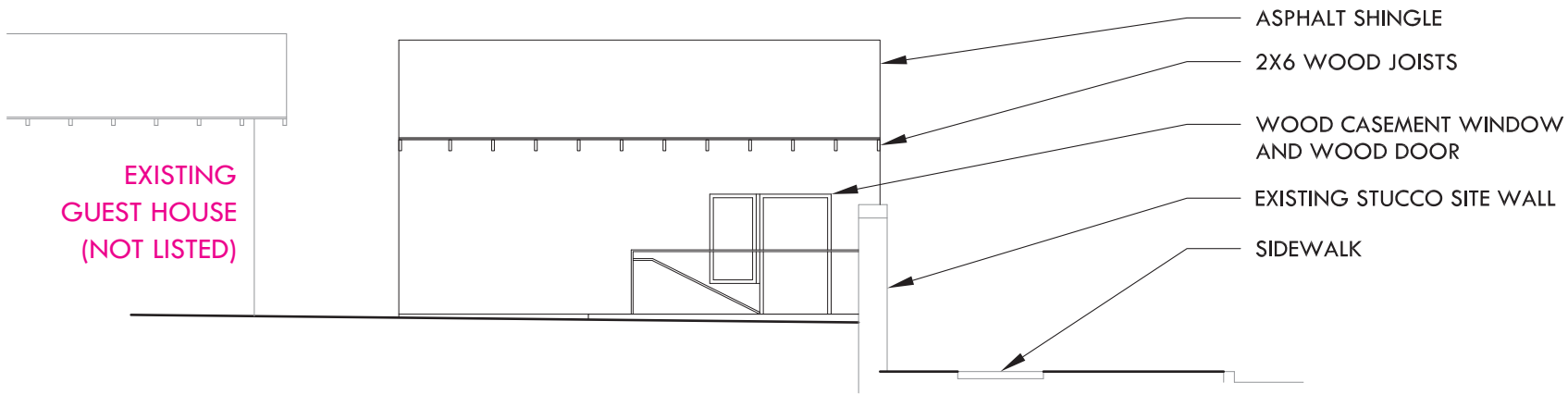




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EAST ELEVATION



NORTH ELEVATION



PROJECT: NEW GARAGE AT 502 E 4TH STREET  
EXISTING MAIN HOUSE IS CONTRIBUTING PROPERTY  
EXISTING GUEST HOUSE (FORMALLY GARAGE) IS NOT LISTED

ZONE: HR-2

DEVELOPMENT REGULATIONS FOR ACCESSORY STRUCTURES, UDC  
6.6.2.C. ACCESSORY BUILDING SHALL BE DEVELOPED IN ACCORDANCE WITH THE DI-  
MENSIONAL STANDARDS OF THE PRINCIPAL LAND USE, EXCEPT AS PROVIDED BY THIS  
SECTION AND, WHEN APPLICABLE, SECTIONS 6.6.3, RESIDENTIAL USES, AND 6.6.5,  
URBAN AGRICULTURE USES AND ACTIVITIES.

6.6.2.D: NA, HISTORIC REVIEW FOR SETBACKS

NOT SURE WHERE HEIGHT IS GOVERNED FOR ACCESSORY STRUCTURES – JUST RESI-  
DENTIAL USES IS LISTED . . . REGARDLESS, HISTORIC REVIEW FOR HEIGHT.

SECTION 5.8.9

A. GENERALLY

Proposed project reflects the architectural style and is compatible with the contributing  
properties within the development zone of the site. Stucco walls, exposed roof eaves, as-  
phalt shingle tile all employed.

B. HEIGHT

Shall be no higher than the tallest contributing property located within its development zone  
and shall generally conform to the typical height within the development zone. Proposed  
project (13’2) is not taller than the existing contributing property (23’10) or the existing  
guest house (13’6).

C. SETBACKS

Shall maintain the prevailing street and interior perimeter yard setbacks existing within  
its development zone. The proposed project is located at the property line - similar to the  
existing guest house and other structures along the alley to the south. At the corner of 4th  
Street and 3rd Avenue, the properties employ taller site walls along the property lines.  
The subject property has a 7’2 wall. The accessory structure will be placed along this wall  
with a wall height of 11’0 at the eave.

D. PROPORTION

Shall reflect the prevailing proportions of contributing properties within its development  
zone. Structure has a vertical proportion - similar to many contributing accessory structures  
in the development zone.

E. ROOF TYPES

Shall have a roof compatible in configuration, mass, and materials to the prevailing historic  
style and period of the existing structures within the development zone. Roof is gable with  
a pitch similar to the existing guest house. The material is asphalt shingle.

F. SURFACE TEXTURE

Shall have a surface texture that is appropriate to the historic style of similar structures  
within the development zone. Stucco is the proposed surface.

G. SITE UTILIZATION

Shall be consistent with the site utilization of contributing properties within the devel-  
opment zone. The corner properties at 4th St and 3rd Ave treat the 3rd Ave side as a  
secondary facade with either walls or back entrances along the property line. This project  
does not deter from this approach.

H. PROJECTIONS AND RECESIONS

Shall have projections and recessions that are compatible with the existing historic styles  
within the development zone. The eave overhang is similar to the existing structures on the  
property. The windows will be set back as much as possible in the wall from the exterior.

I. DETAILS

Shall have architectural details that are compatible with the existing historic styles and pe-  
riods of the contributing properties within the development zone. See PROJECTIONS AND  
RECESSIONS.

J. BUILDING FORM

Shall have size, mass, and scale that are compatible with the existing contributing proper-  
ties within the development zone. See PROPORTION, ROOF TYPES.

K. RHYTHM

Shall reflect the proportion, pattern, and rhythm of openings of contributing properties in  
its development zone. Project has a symmetrical facade facing the public way, similar to  
contributing properties in the development zone.

DESIGN GUIDELINES B – SECONDARY BUILDINGS AND STRUCTURES/SITE DESIGN  
Or Section VI.C – SECONDARY BUILDINGS AND STRUCTURES/SITE DESIGN

1. Additional dwelling units (“guesthouses” or rental units) should be constructed in the  
rear of the property, should complement the existing primary building, and should not be  
attached to it. If the primary building is historic, an additional dwelling unit should com-  
plement but not mimic it, and should be given as much design consideration as the primary  
building.

Proposed project is not an additional dwelling unit.

2. Additional dwelling units shall not dominate the main residence. City Code requires that  
secondary sleeping quarters without kitchens (accessory structures) have at least 50 per-  
cent less square footage than the main dwelling (UDC 6.6.3.D), and additional dwelling  
units with kitchens have to be at least 25 percent less square footage than the main  
dwelling (UDC 4.9.7.B.3).

Proposed project is not an additional dwelling unit. This language needs to be rewritten.  
City Code has new language for accessory dwelling units – UDC 6.6.3.D refers to build-  
ing height. And UDC 4.9.7.B.3 is a Specific Standard that refers to only R-1 lots. Please





rewrite.

3. Additional dwelling units or structures built along alleys may have variable setbacks. If other guest units have been built along the alley, then the prevailing setback should be observed.

Proposed project is being built behind the front of the primary contributing structure. It is being placed along the west property line. The existing non-contributing guest house is located along the south property line (alley).

4. Use building materials compatible with the primary building.

The proposed structure shall have a stucco finish and an eave detail, roof finish and roof pitch similar to the existing primary contributing structure. The windows shall be aluminum clad wood windows. The garage door shall be a flat panel rusted metal door.

5. Utilize landscaping and other screening elements to screen service areas without negatively impacting adjacent properties.

The existing site wall along the west property line is 7’2” tall from the sidewalk side. The eave height of the proposed garage is 10’3”.

6. If a proposed secondary building or structure is wider than one lot, break up the heights and surfaces. The massing must be compatible with the Development Zone.

The proposed secondary building is 15’7”, placed near the south end of the 130’0” long property line.

VII – GUIDELINES FOR MATERIALS AND DESIGN ELEMENTS FOR ALL RENOVATION AND CONSTRUCTION

- A – MASONRYNA
- B – FOUNDATIONS

We do not propose an exposed foundation of 18”. We propose the stucco be placed over the foundation wall to 2” above the grade. This will be in-keeping with the existing site wall.

- C – ROOFS

The proposed gable roof will have a similar pitch (6:12), similar finish material (asphalt shingle), and similar eave detail (exposed rafter tails and T&G wood finish) as the existing primary structure.

- D – PORCHES NA
- E – CHIMNEYS NA
- F – DOORS

There will be two doors for the proposed structure. The garage door will be recessed in the stucco wall with a wood frame. The door will be flat panel with a rusted metal finish. Door 2, the human door along the north façade, will be recessed in the stucco wall and will be a wood panel door with a light in the top half. This door will not be seen from the public way – it will be behind the 7’2 site wall.

- G – WINDOWS      There will be two windows located on the east and west facades

just below the ridge of the gable roof. The windows will be awning type aluminum wood clad windows recessed in the stucco façade. The window dimensions are approximately 24” x 24”.

- H – SECURITY

NA

- I – DETAILS

See C-Roof.

- J – FENCES

NA

- K – PLANTINGS

NA

- L – ENERGY

NA – No mechanical for this project.

- M – COLORS

Similar palette to existing structures.

VIII. GUIDELINES FOR NON-RESIDENTIAL BUILDINGS AND SIGNS. DESIGN GUIDELINES

- E – PARKING

Not sure if this is applicable, but the garage is being placed to the rear of the property. It is being placed along the west property line – a secondary side for the property. The garage shall not interrupt the pattern of the existing trees.

