



Generally

FULL HISTORIC REVIEW

EXECUTIVE SUMMARY

DATE: June 9, 2026

ACTIVITY NUMBER:	SD-0526-00082
RELATED ACTIVITY NUMBERS:	TC-RES-0526-02740
LOCATION:	614 N 3 RD AVE (PARCEL #117040330)
ZONING:	HR-2
HISTORIC ZONE/DISTRICT:	WEST UNIVERSITY HPZ
CONTRIBUTING STATUS:	CONTRIBUTOR, NON-CONTRIBUTING ACCESSORY STRUCTURE
APPLICANT:	RACHEL SERRA, RAS ARCHITECTURE, LLC
PROJECT NAME:	NEW ADDITION, BREEZE WAY, DEMOLISH PORCH
STAFF CONTACT:	MICHAEL TAKU

PROPOSED PROJECT

The project includes demolition of an enclosed rear porch at the existing historic residence, demolition of a non-contributing storage shed at the rear of the parcel, and construction of a new L-shaped 1,113 SF addition along the eastern (rear) and southern (interior) property lines. A small breezeway would connect the existing home to the new construction. The existing enclosed rear porch covered three original openings, which would be restored as part of the project. The exterior remodel of the main historic building includes: (1) repairing and repointing any stone and brick work along the two existing chimneys and the foundation; (2) stucco repairs, patching and painting to match the existing textures, particularly along the east façade where the porch is to be removed; (3) door and window replacements to be metal clad wood; and (4) new concrete steps along the southern edge of the front porch to match the adjacent concrete steps at the front. A new wrought iron gate at the entrance of the property and new corrugated metal fencing and gate connected to the house are also proposed.

PROPERTY DESCRIPTION

The lot is 0.095 acres (4,157 sq. ft), and the existing historic house faces N 3rd Ave. The existing house is a contributing historic building, constructed in 1914 in the American Victorian style. The historic house is a one-story bungalow with stucco exterior and decorative stone veneer along the foundation. It has a hip and gable roof with light gray asphalt tile and two chimneys. A non-contributing detached accessory building used for storage is located at the rear of the parcel. The property is enclosed with a wrought iron fence on top of a shorter stone wall and stuccoed masonry walls.

APPLICABLE PRESERVATION STANDARDS

Pursuant to provisions of Section 5.8.9 of the City of Tucson Unified Development Code (UDC), the proposed project requires reviews for compliance with historic preservation standards by the Historic Preservation Office

(HPO), the West University Historic Zone Advisory Board (WUHZAB), and the Plans Review Subcommittee (PRS) of the Tucson-Pima County Historical Commission. Applicable preservation standards include:

- Section 5.8 of the City of Tucson Unified Development Code (UDC)
- Technical Standards Manual Section 9-02
- The Secretary of the Interior's Standards for Rehabilitation
- West University Historic Preservation Zone Design Guidelines

HISTORIC ZONE ADVISORY BOARD COMMENTS

The West University Historic Zone Advisory Board reviewed this project as a courtesy (TP-PRE-0226-00031) on February 10, 2026, and provided feedback. See LAR for more information.

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.

Setbacks: Required side and rear setbacks are 5'. Proposed setbacks are 0' respectively. The board will need to recommend waiver of this encroachment on property lines.

STAFF FINDINGS

Historic Preservation staff finds that the proposed work generally conforms with applicable preservation standards. While the proposed addition is almost twice the size of the existing historic house (1113 SF compared to 594 SF), the historic home is quite small by modern standards and the desire for a larger addition to make the home more livable is understandable. The height of the proposed addition is subordinate to that of the existing home. The new construction would also be connected to the existing house by a breezeway, which is best practice and serves to differentiate the old from the new. The new addition would be pushed back from the front wall of the main home, which provides deference to the historic building. The major axis of the "L" shaped addition is located at the rear of the lot, which is ideal. The minor axis of the "L"-shaped addition, however, would be highly visible from the ROW. Board/committee feedback on the size and visibility is requested. Additionally, the proposed addition would have shed roofs of varied heights and shed roofs do not appear to be common in the Development Zone. The style would be differentiated from that of the main house, which features a hipped roof, but board/committee feedback is requested on its compatibility.

Contributing Property Modifications & Additions (UDC 5.8, TSM 9-02.7.0, SOI Standards, HPZ Design Guidelines)			
S	D	NA	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1) Minimal Exterior Changes Exterior alterations and changes are minimal; property to be used as it was historically or given new use that requires minimal change to distinctive materials, features, spaces, and spatial relationships

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (2) <u>Visibility</u>
Alterations or renovations visible from the street are minimal |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) <u>Height</u>
Height generally conforms to typical height within development zone; new additions 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. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) <u>Roof Types</u>
New or replaced roof is compatible in configuration, mass, and materials to that of the existing structure Seeking board/committee input |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) <u>Setbacks</u>
Maintains prevailing street and interior perimeter yard setbacks within its development zone |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) <u>Site Utilization</u>
Spacing between buildings is consistent with that of contributors within the development zone |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (7) <u>Building Form</u>
Size, scale and mass of additions are compatible with existing structure and with contributors in development zone |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) <u>Proportion</u>
Changes are consistent with proportions of existing structure and with prevailing proportions of contributing properties within development zone |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) <u>Projections and Recessions</u>
Appropriate to the style of the existing structure |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) <u>Rhythm</u>
Proportion, patterns and rhythm of openings, including at additions, are compatible with those of existing structure and those of contributors within development zone |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) <u>Windows & Doors</u>
The size, shape, and materials of window and door openings are maintained; repair options fully explored before replacement is considered; removals/infills are limited to only where necessary; evidence of original opening is maintained; where replacement is the only option, the new features will match the original |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (12) <u>Materials</u>
All construction materials are appropriate to the building and to the neighborhood |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (13) <u>Surface Textures</u>
Appropriate to historical style of existing structure; and may be differentiated at additions |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (14) <u>Colors</u>
Appropriate to architectural style of structure and historic period (may only be considered as part of a required HPZ review) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (15) <u>Character-Defining Features</u>
(a) Alterations or changes to character-defining features are minimal; any historical and distinctive architectural details remain |

- (b) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship are preserved; No chemical or physical treatments that would cause damage to historic materials
- (c) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved
- (d) 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

- (16) **Architectural Style**
Architectural style of alterations and new construction is compatible but differentiated from historic structure on site and surrounding properties, but there are no conjectural features or elements that give a "false sense of history" (Renovation to earlier historic style of property is acceptable if based on documentary evidence)
- (17) **Details**
New additions are appropriate to styles found within the HPZ, while avoiding a false sense of historical development such as by adding conjectural features from other buildings
- (18) **Reversibility**
New additions, if removed in the future, leave the essential form and integrity of the property and its environment unimpaired
- (19) **Landscaping**
Plantings and ornamental features reflect the historic period of subject structure (may only be considered as part of a required HPZ review)
- (20) **Enclosures**
Fences, walls, or other physical features are compatible with architectural style of subject structure and contributing properties within the development zone
- (21) **Utilities**
New above ground power and telephone lines and utility connections are appropriately located
- (22) **Motor Vehicle & Parking Areas**
 - (a) Off-site parking spaces for uses within HPZ are not more than 600 feet away
 - (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 of the conditions, or deny the proposed project; or the item may be continued to a future meeting if the applicant consents.