

Design Standards Narrative and Responses
City of Tucson UDC 5.8.9.
TC-RES-0526-02710
243 E. University Blvd.

Project narrative and description

Construction of two ramadas, a built-in stucco BBQ surround, and a natural gas firepit. 243 E. University Blvd, a *contributing property*, is comprised of a four-plex, a small 2-bedroom house, and a workshop. The three parts of this project:

1. An 8 x 10, 8ft high ramada on the east side of the four-plex built on an existing brick/concrete patio; a second ramada, (12 x 12, 8 ft. high) behind the four-plex in a walled-in yard off the owner-occupied small house. Both ramadas will be made of rusted metal using 4 x 4 posts and a flat corrugated roof.
2. A built in BBQ (natural gas). The BBQ surround will be stucco and painted white to match the house. The approximate dimensions are 3 ft x 9 ft. The BBQ will sit on the west side of the ramada.
3. A natural gas, manual ignition fire pit made of pavers. Diameter is 48 inches. The fire pit will be north of the BBQ/Ramada and sit on a 48 in round concrete pad. *See renderings.*

To visualize what we propose, here are existing and AI-generated “after” photos



The front of 243 E. University Blvd. (facing north)



An AI-generated photo of the proposed alteration



The back of 243 E. University Blvd. (facing south)



An AI-generated photo of the proposed alteration

UDC 5.8.9. Design Standards

A. Generally: Alterations or additions to a contributing property within an HPZ shall reflect the architectural style and characteristics of the existing structure. The property may be renovated to an earlier historic style that applied to the property. In addition, such alterations or additions shall generally conform to the design standards of contributing properties within the development zone of the site.

Response: The proposed alterations are consistent with the standards of contributing properties in our development zone. On the property, all fences, gates, and electric gates for parking are made of rusted metal (none are visible from street) A walk around the neighborhood (1.5 block radius of the property) found many examples of ramadas and rusted metal fencing. These two are on University Blvd.; one is next door to us. More photos presented in *Precedent Examples*



239 E. University Blvd



307 E. University Blvd.

B. Height: Alterations or additions to a contributing property shall be constructed no higher than the tallest contributing property located within its development zone and shall generally conform to the typical height within the development zone.

Response: Ramadas are 8 feet high; well below existing rooflines and consistent with ramadas in the neighborhood.

C. Setbacks: Alterations or additions to a contributing property shall maintain the prevailing street and interior perimeter yard setbacks existing within the development zone.

Response: All setbacks for the proposed project meet the required perimeter yard setbacks of 6 feet.

D. Proportion: Alterations or additions to a contributing property shall be consistent with the proportions of the existing structure and the prevailing proportions of the contributing properties within the development zone

Response: The sizes and heights of both ramadas are proportional to the existing structure and other ramadas in the neighborhood.

E. Roof types: Alterations or additions to a contributing property shall have a roof compatible in configuration, mass and materials to that of the architectural style of the existing structure.

Response: The ramada roofs will be flat corrugated metal treated to look rusted. The ramadas will not detract or compete with the architectural style of the home.

F. Surface texture: Surface texture of alterations or additions to a contributing property shall be appropriate to the historic style of the existing structure.

Response: The surface of the BBQ surround will be white stucco to match the house. The ramada matches the existing fences and gates on the property.

G. Site Utilization: Site utilization of alterations or additions to a contributing property shall be consistent with the site utilization of contributing properties within the development zone.

Response: We believe the proposed alterations are consistent with other contributing properties in the development zone. *See Precedent Examples*

H. Projections and Recessions: Projections and recessions of a contributing property, such as porches, steps, awnings, overhangs, entrances and windows shall be appropriate to the style of the existing structure

Response: There are no changes proposed to the front porch, steps, entrances, or windows.

I. Details: Architectural details of a contributing property, such as cornices, lintels, grill work, shutters, window and door trim and canals shall be appropriate to the historic style of existing structure

Response: There are no changes proposed for any of the architectural details on the property.

J. Building form: Size, mass and scale of alterations or additions to a contributing property shall have size, mass, and scale compatible with existing contributing properties within the development zone

Response: The size, mass, and scale of the proposed alterations are compatible with existing properties in the development zone.

K. Rhythm: The proportion, patterns, and rhythm of openings of additions or alterations to a contributing property shall be compatible with those of the existing structure and with those within the development zone.

Response: We believe that the proposed alterations will enhance the rhythm of the property, as well as, the neighborhood.

L. Additional Review Standards

1. Color: Color of a building or structure, including trim and other details shall be appropriate to the architectural style of the subject structure and its historic period. Color may be review in the context of a required HPZ review; painting alone shall not be considered though an HPZ review.

Response: The rusted metal ramadas are consistent with fences and gates on property. The BBQ surround will be stucco and painted white to match the house.

2. Landscaping: Plantings and other ornamental features shall reflect the historic period of the subject structure. Landscaping may be reviewed in the context of a required HPZ review; alone shall not be considered through an HPZ review.

Response: No landscaping is proposed.

3 Enclosures: Fences, walls, or other physical features used to enclose open space or provide privacy shall be compatible with the architectural style of the subject structure and with contributing properties within the development zone and shall reflect the historic period of the JZ and with within the and shall reflect the historic period of the HPZ.

Response: No enclosures are proposed.

4. Utilities: New aboveground power and telephone line installation and new utility connections shall be reviewed for appropriateness and compatibility, especially the use of electric utility boxes pm front facades.

Response: No aboveground utility installation is proposed.

M. Signs: The appearance, color, size, position, method of attachment, texture of materials, and design of signs within an HPZ shall be in keeping with the collective characteristics of the located within the appropriate development zones

Response: No signage is proposed.

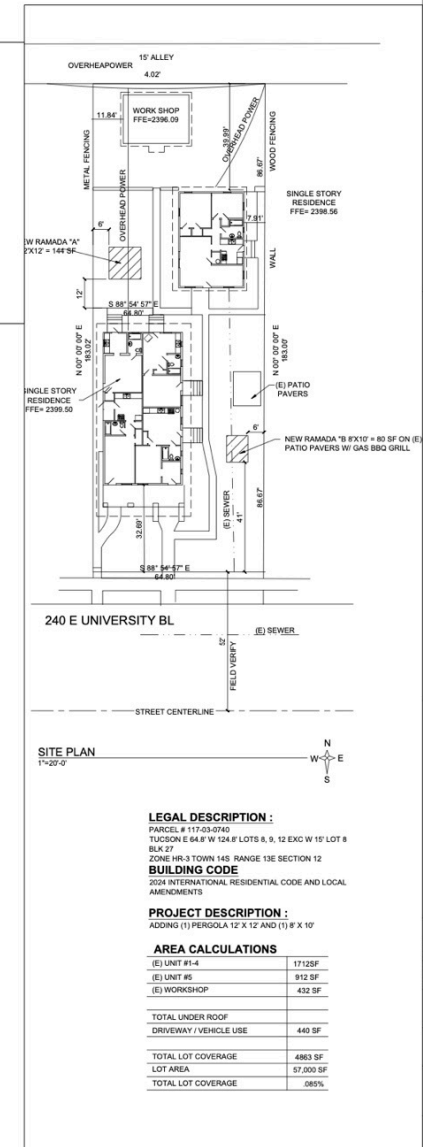
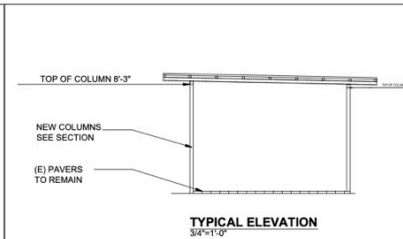
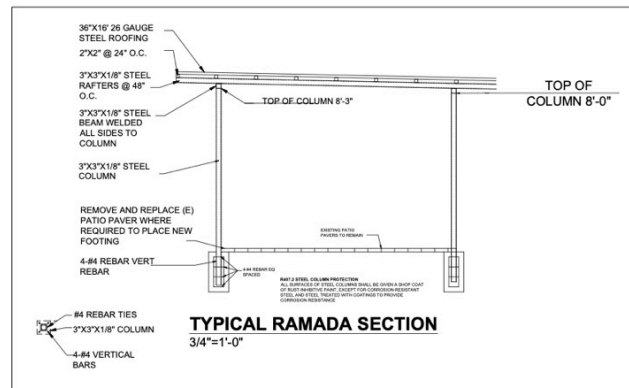
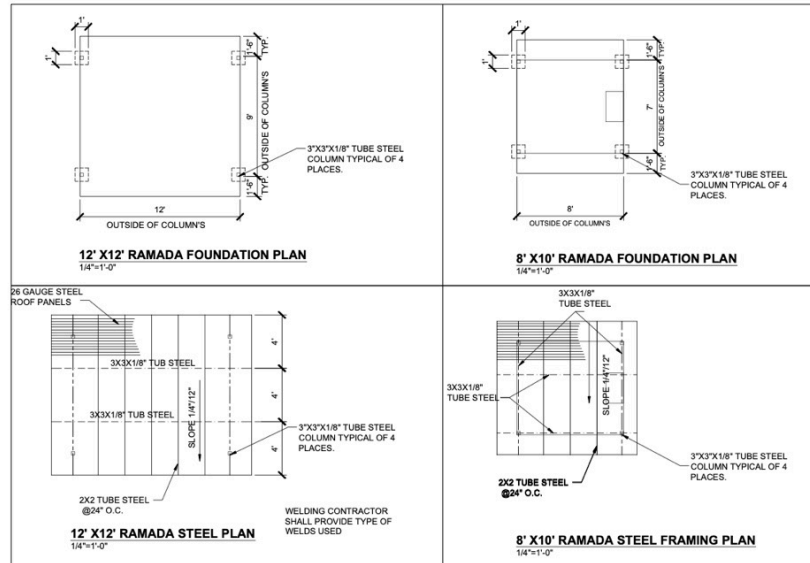
N. Motor vehicle and Bicycle parking areas. Parking in accordance with Section 7.2.4 Motor Vehicle

Response: No motor vehicle or bicycle parking areas are proposed.

Aerial Photograph of 243 E. University

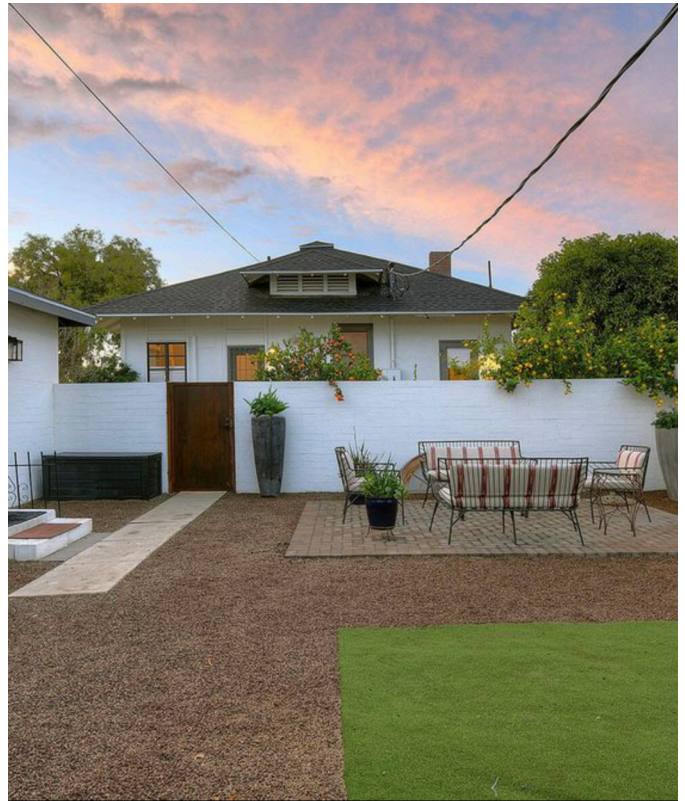


Site Plan



Photographs of Project Site Existing Conditions: Area where larger ramada, BBQ surround, and natural gas fire pit are proposed

This is a walled in area behind the four-plex. Not visible from street, alley, or to neighbors.

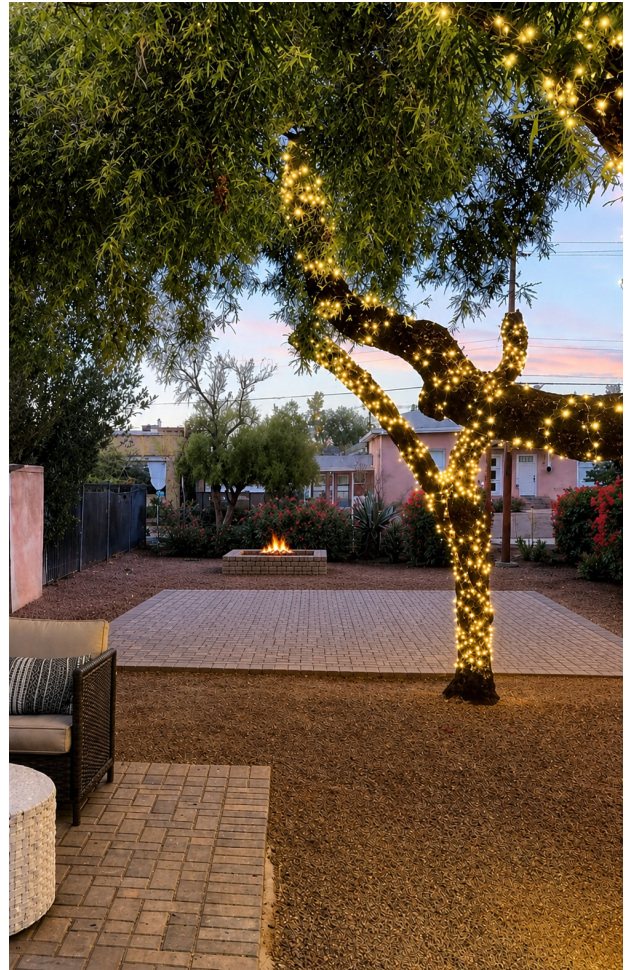


Photographs of Project Site Existing Conditions: East side of four-plex where smaller ramada is proposed

This is farther back from University Blvd. than the front of the four-plex.



Looking north toward main house and alley.
Four-plex is west of the existing patio.

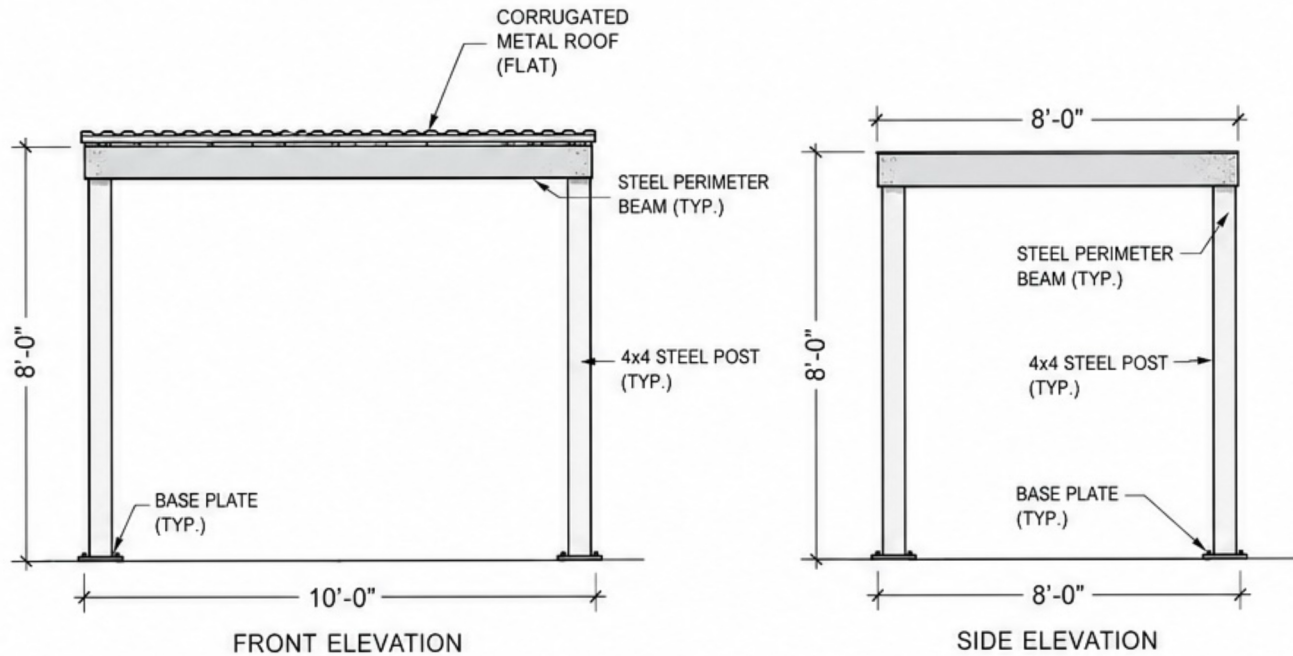


Looking south toward University Blvd.

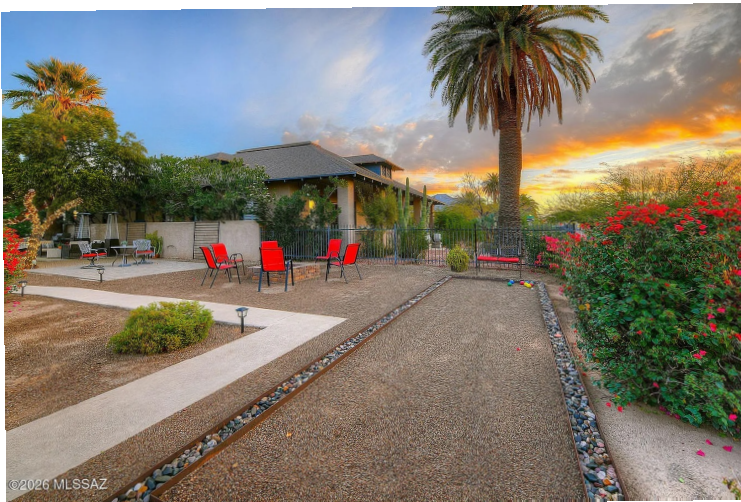
Photos of Surrounding Area



Elevation Small Ramada



NOTES:

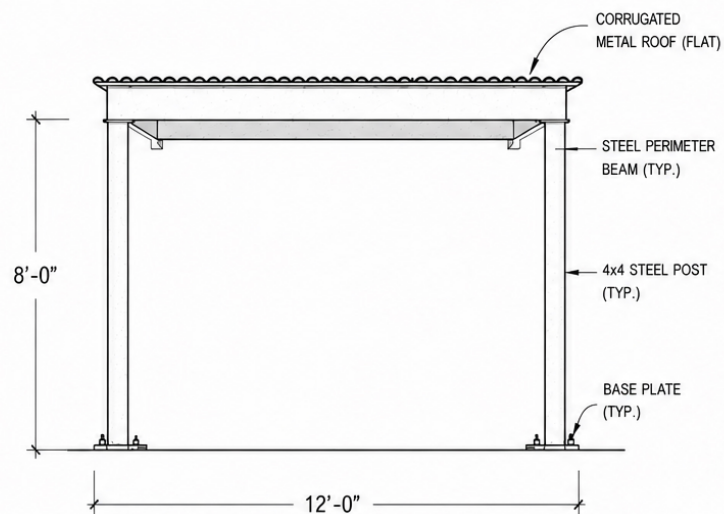


Elevation Large Ramada

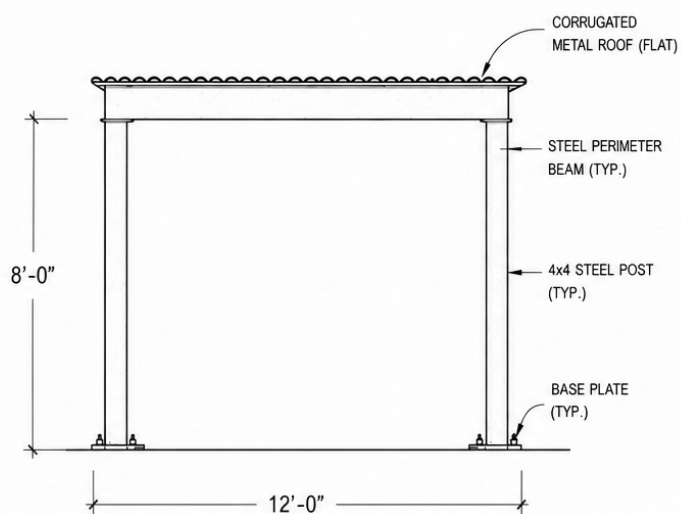
12'x12' RAMADA – 8' HIGH

SCALE: 1/2" = 1'-0"

FRONT ELEVATION



SIDE ELEVATION

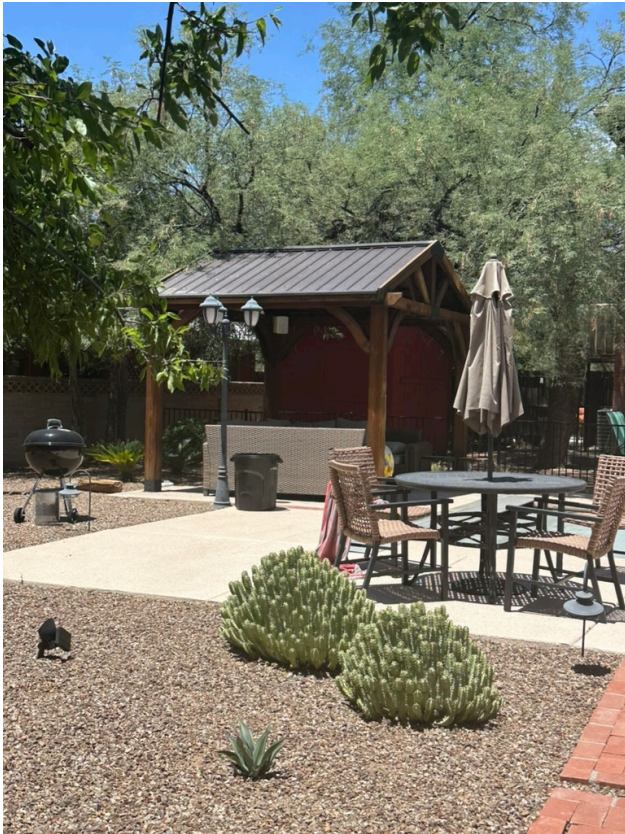


Development Zone Map



Precedent Examples

Photographs taken June 1, 2026 within a 1.5 block radius of 243 E. University Blvd.



307 E. University Blvd.



239 E. University Blvd.



219 Arizona St.



903 E. 2nd Street



240 E. University Blvd.



329 E. University Blvd.



Arizona Street



301 4th Street

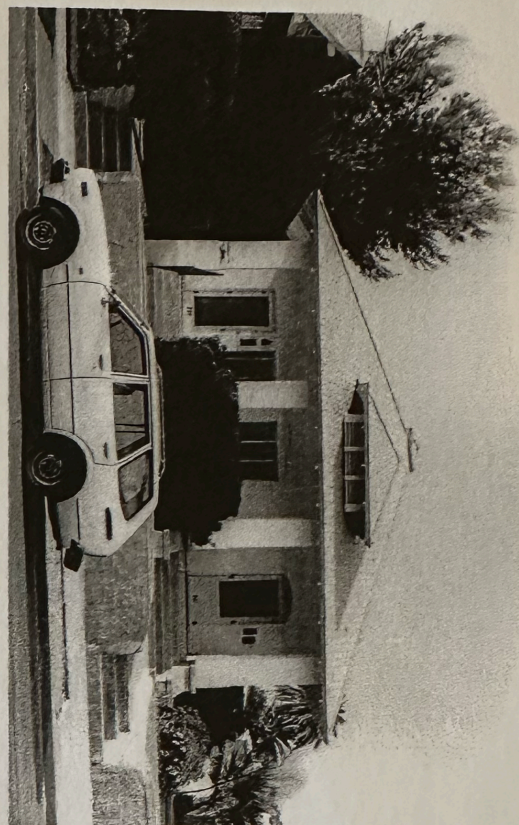
ARIZONA STATE HISTORIC PROPERTY INVENTORY

Document courtesy of Michael Taku

PROPERTY NAME	
LOCATION 239 & 243 E. University Blvd.	
CITY/TOWN/VICINITY Tucson, AZ	COUNTY Pima
OWNER Fred A. Smalling	
OWNER'S ADDRESS 245 E. University Blvd. Tucson, AZ 85705	
FORM COMPLETED BY Isabel S. Fathauer	
ADDRESS 1915 E. Camino Miraval Tucson, AZ 85718	
PHOTO BY Dave Eschhofen	DATE 7-79
VIEW Front	
PRESENT USE Duplex	ACREAGE
STYLE OR CULTURAL PERIOD American Victorian, neo classic influent	
SIGNIFICANT DATES 1906	

Block 27

WU-121
Lot 9



PHYSICAL DESCRIPTION

One story duplex, stone foundation, brick walls painted white, yellow trim, 4 pillar porch across front, pyramid type hip roof with ~~front~~ *front* gable, brown asphalt shingles, 2 chimneys, good condition, little change.
corner

STATEMENT OF SIGNIFICANCE

Significant because it was constructed during the territorial era.

C

VERBAL BOUNDARY DESCRIPTION

Tucson E 64.8' of W 124.8' of Lot 8, 9 & 12 exc. N 15' of Lot 8, Block 27

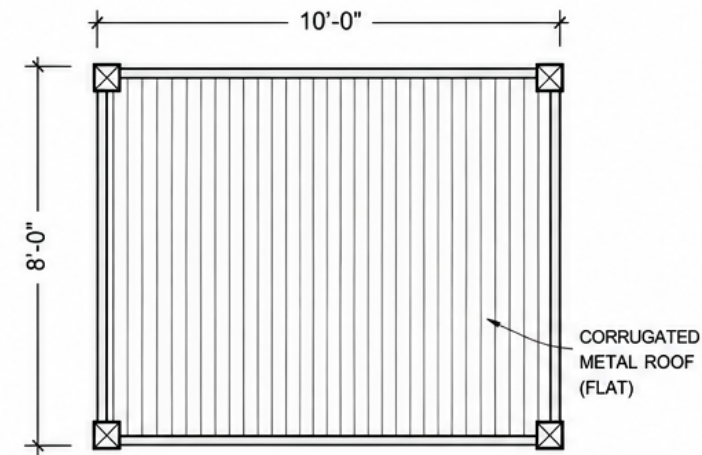
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WU-5-225

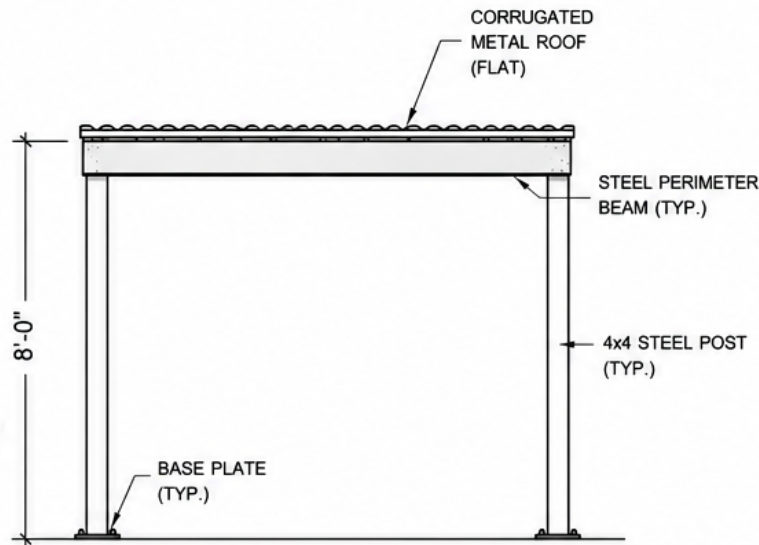
8'x10' RAMADA – 8' HIGH

SCALE: 1/2" = 1'-0"

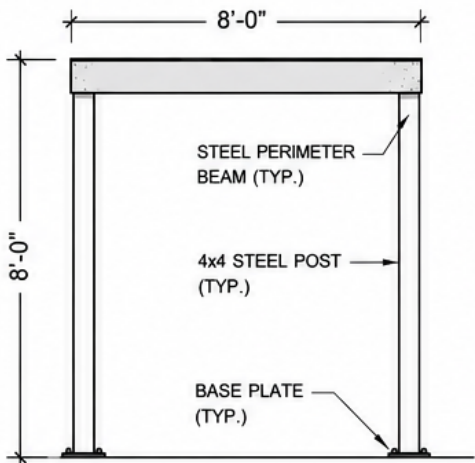
Renderings



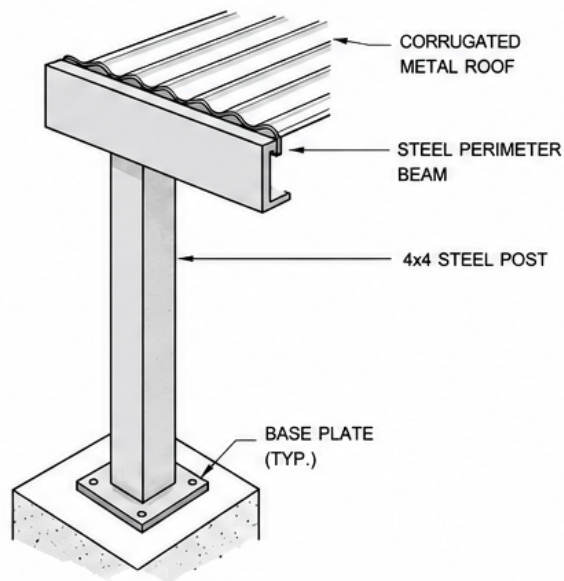
PLAN VIEW (ROOF)



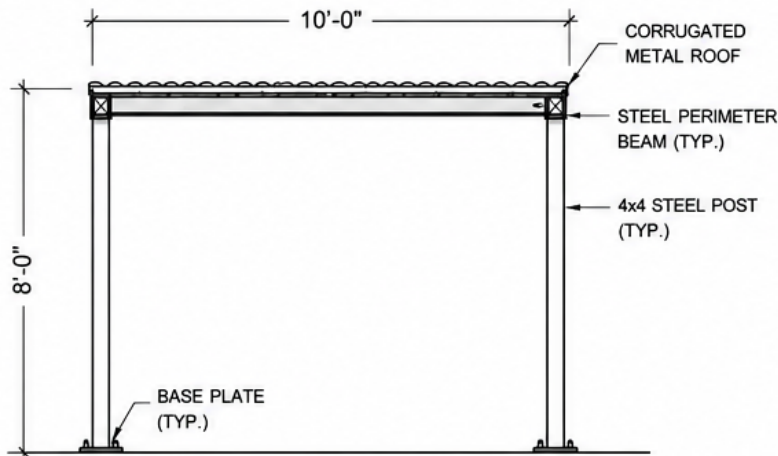
FRONT ELEVATION



SIDE ELEVATION



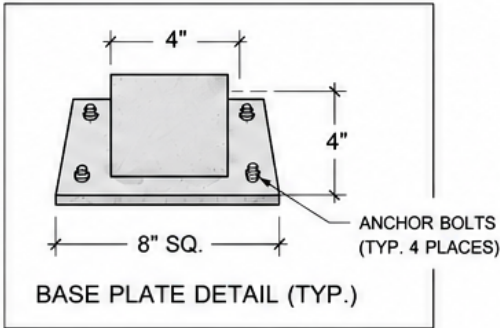
CORNER CONNECTION DETAIL



SECTION (LOOKING THROUGH 10' SIDE)

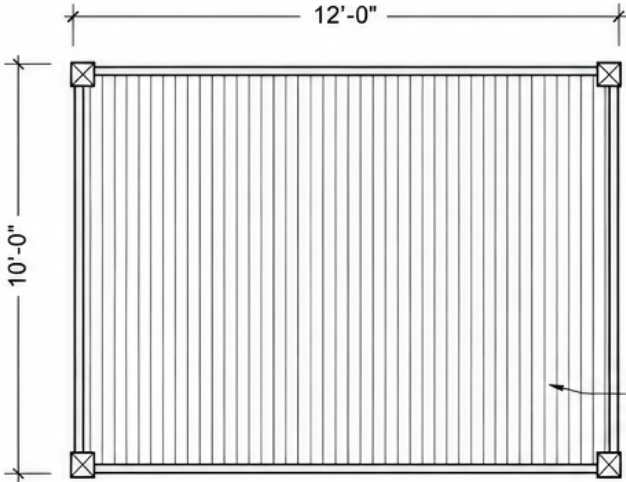
NOTES:

- POSTS: 4x4 STEEL TUBE
- PERIMETER BEAMS: STEEL (SIZE TO BE DETERMINED BY ENGINEER)
- ROOFING: CORRUGATED METAL PANEL (FLAT), FASTEN TO BEAMS
- FINISH: RUSTED/WEATHERED STEEL FINISH
- ANCHOR BASE PLATES TO CONCRETE OR PAVERS WITH APPROPRIATE ANCHORS

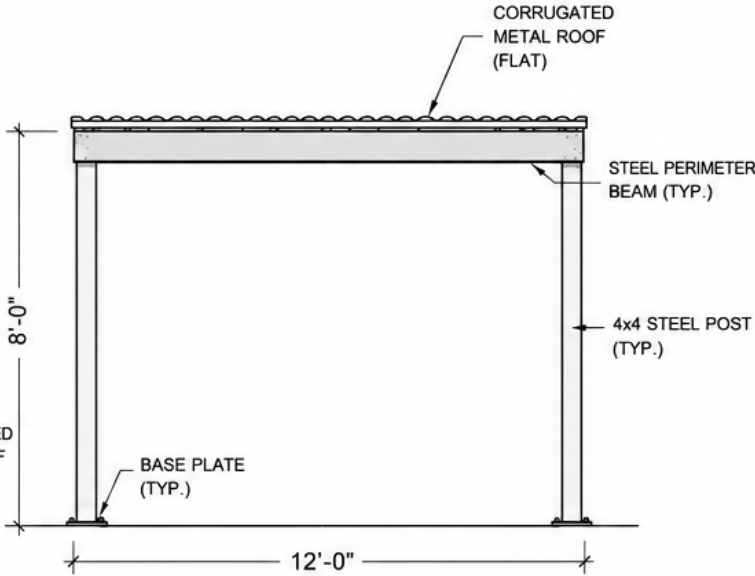


10'x12' RAMADA – 8' HIGH

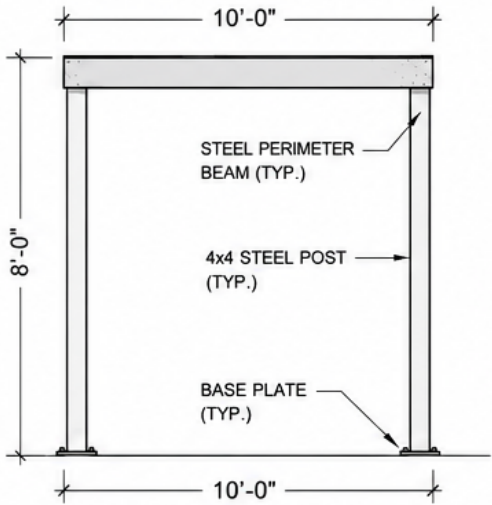
SCALE: 1/2" = 1'-0"



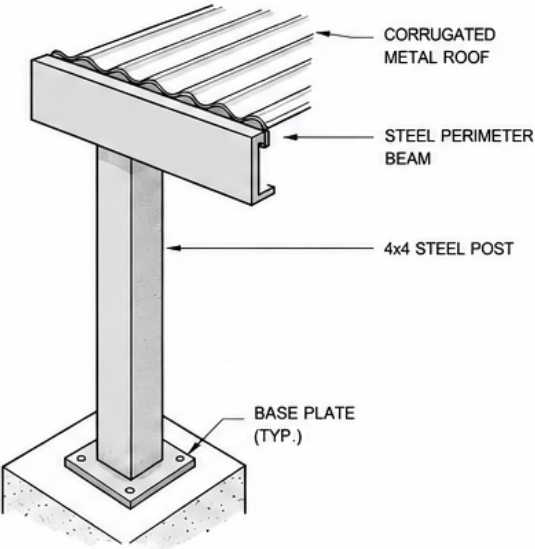
PLAN VIEW (ROOF)



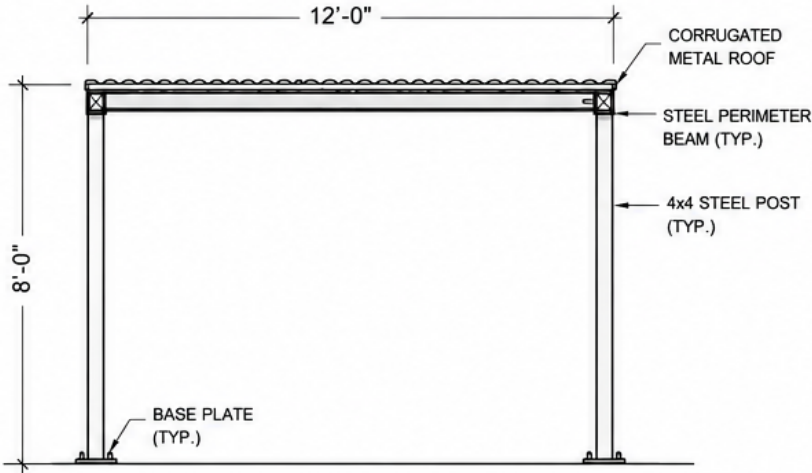
FRONT ELEVATION



SIDE ELEVATION



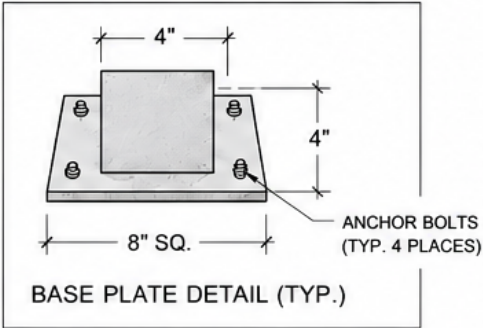
CORNER CONNECTION DETAIL



SECTION (LOOKING THROUGH 12' SIDE)

NOTES:

- POSTS: 4x4 STEEL TUBE
- PERIMETER BEAMS: STEEL (SIZE TO BE DETERMINED BY ENGINEER)
- ROOFING: CORRUGATED METAL PANEL (FLAT), FASTEN TO BEAMS
- FINISH: RUSTED/WEATHERED STEEL FINISH
- ANCHOR BASE PLATES TO CONCRETE OR PAVERS WITH APPROPRIATE ANCHORS



BASE PLATE DETAIL (TYP.)

GAS FIRE PIT – 40” DIAMETER

SCALE: 1/2" = 1'-0"

SPECIFICATIONS:

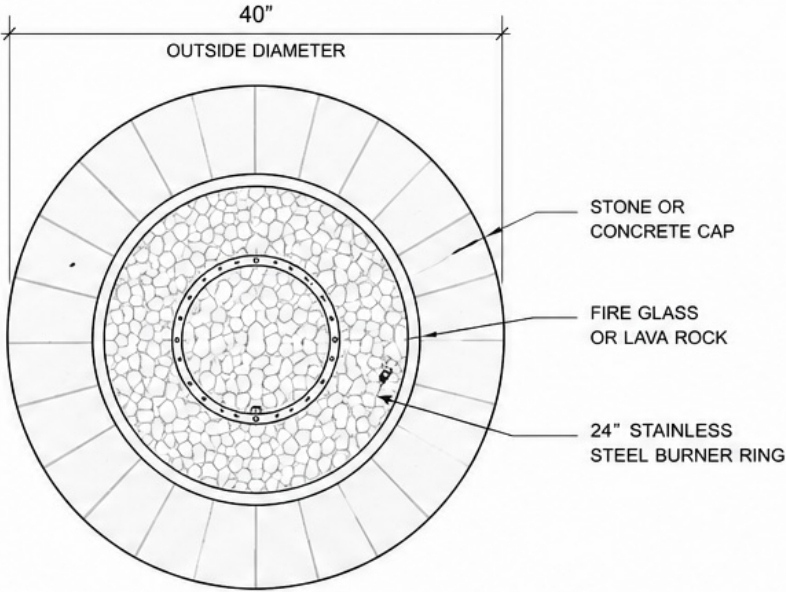
- SHAPE: ROUND
- OUTSIDE DIAMETER: 40"
- OVERALL HEIGHT: 19"
- BURNER: 24" STAINLESS STEEL RING
- FUEL: NATURAL GAS
- IGNITION: MATCH LIT
- FINISH: BRICK VENEER
- CAP: STONE OR CONCRETE

NOTES:

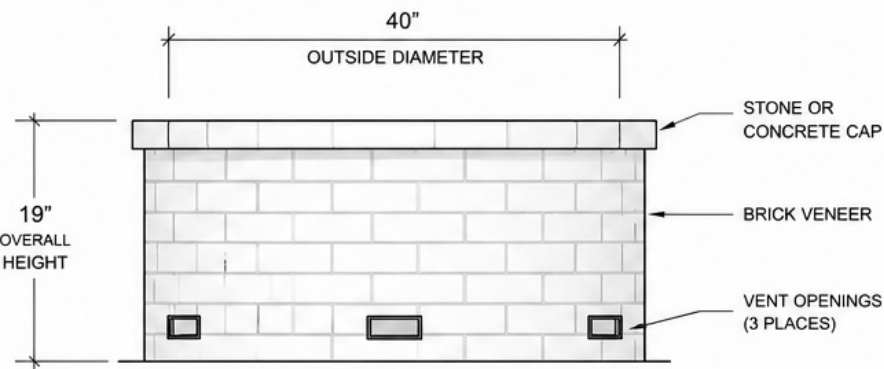
- INSTALL PER MANUFACTURER'S INSTRUCTIONS AND LOCAL CODES.
- GAS LINE BY LICENSED PLUMBER.
- PROVIDE VENTILATION OPENINGS AS SHOWN.
- MINIMUM CLEARANCE TO COMBUSTIBLES: 24" ALL AROUND.

NOTES (CONT.):

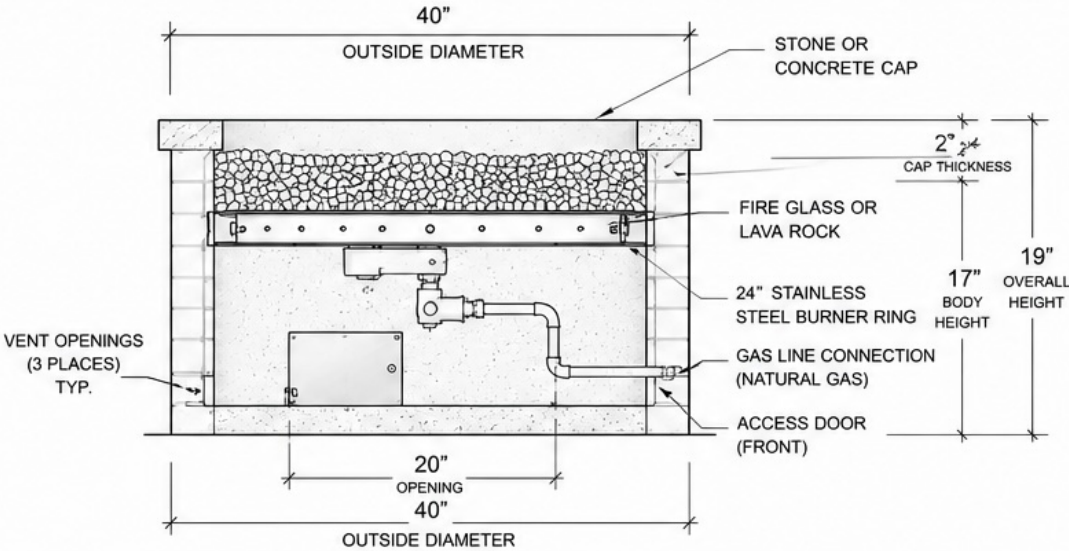
- FIRE GLASS/LAVA ROCK TO COVER BURNER COMPLETELY.
- ACCESS DOOR REQUIRED FOR GAS VALVE AND CONNECTION.
- USE ONLY OUTDOOR RATED GAS COMPONENTS.



PLAN VIEW (TOP)



FRONT ELEVATION



SECTION VIEW