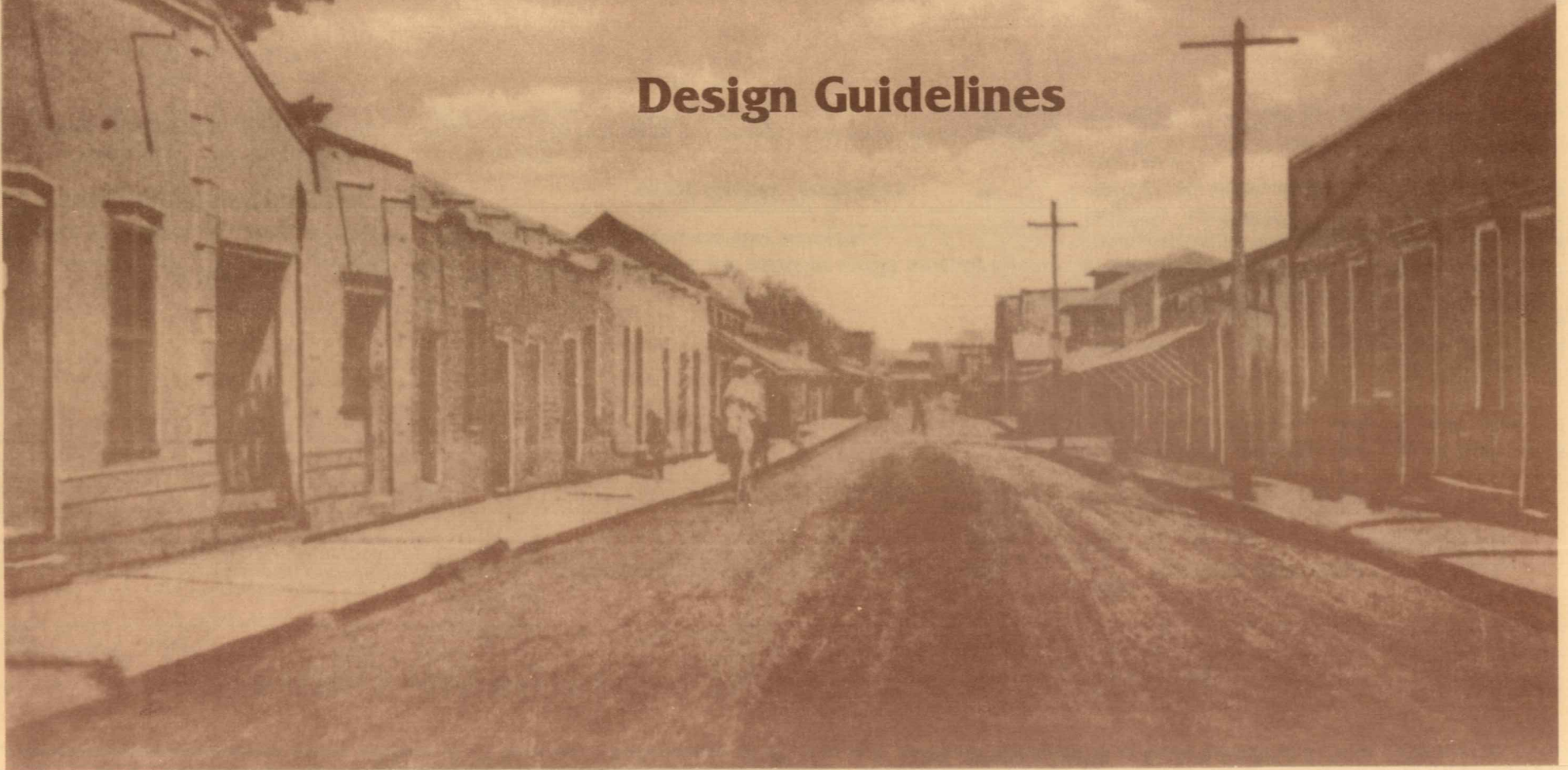


BARRIO HISTORICO HISTORIC DISTRICT

Design Guidelines



BARRIO HISTORICO ARCHITECTURAL GUIDELINES

For specific questions about tax certification for historic renovations, applicants are always advised to refer to the Secretary of the Interior's Standards For Rehabilitation and Guidelines For Rehabilitating Historic Buildings. This document is available for review at the City of Tucson Planning Department, telephone 791-4541, or write to the National Parks Service for a copy of your own. (See address in the Bibliography).

TYPES OF CONSTRUCTION

New Construction / Additions

For design and construction within the Historic District, context is the primary consideration. New construction should complement surrounding buildings with regard to scale, setback, roof form and detail, stem wall height, patterning of windows and doors, projections, architectural details, materials, and site elements.

(Specific historic characteristics are identified below)

Keep additions simple and appropriate to the existing structure and the surrounding structures.

Place additions at the rear of the existing building whenever possible, in keeping with the existing historic streetscape.

Alterations Of Existing Buildings

Exterior alterations visible from the street side(s) should be kept to a minimum.

Original elements such as scale, roof form and detail, windows and doors, projections, architectural details, materials, and site elements should all be maintained.

Alterations should be compatible with the building's original design and that of surrounding structures.

New materials should be appropriate to the building and to the neighborhood.

Openings, including windows, doors, and porches should not be infilled. The original sizes and shapes should be maintained.

Demolition

The Barrio Historico Advisory Board does not advocate or encourage the demolition of any historic structure within the historic zone. Failure to comply with the City of Tucson Historic Zoning Ordinance regarding demolition may result in strict fines. Proposed demolitions require the review and approval of Mayor and Council. If the demolition of a structure is warranted by means of the City review process, the Advisory Board advocates IMMEDIATE replacement construction of a historically compatible infill house that meets the requirements of the Architectural Guidelines.

Buildings should not be allowed to deteriorate - Demolition By Neglect

HISTORIC BUILDING CHARACTERISTICS

HEIGHT AND PROPORTION

All new construction or alterations of existing buildings should be compatible in height and proportion to surrounding and/or existing structures.

SETBACK

New construction and additions should maintain the prevailing street and alley setbacks.

ROOF FORMS / ELEMENTS

The roof forms and elements vary within the Historic District. New construction should reflect primarily the main adjacent roof forms, or the prominent roof form from the neighborhood.

Alteration of an existent roofline is discouraged.

Mechanical equipment (i.e., swamp coolers, air conditioners, satellite dishes) when placed on the roof should not be visible from the street.

PORCHES

Materials and details vary within the Historic District.

Existing porches should be retained with as much of the original details and ornamentation as possible.

Existing porches should not be enclosed. New porches should maintain the character and footprint of the original porch design.

EXTERIOR WALL MATERIALS

Use the same or similar materials to repair or replace brick, stucco or stone. Match as closely as possible the color, texture and composition of the original walls.

Acceptable materials are exposed adobe block, exposed brick, stucco or stone. Unacceptable materials include exposed or painted concrete block or slump block as a substitute for brick or adobe; plywood or T-111 plywood.

Stucco textures such as "dashed", "sand floated", and "steel troweled" are the most common and are encouraged. "Spanish lace" and "skip troweled" textures are not allowed.

Expansion joints in stucco finishes are not allowed.

DOORS AND WINDOWS

New and/or replacement doors and windows shall match the characteristic of the neighborhood, and should conform to the original size, style, and materials (eg., double hung wood windows and solid wood panel doors).

Windows are generally vertical in proportion.

Maintain the original doors and windows or replace with replicas; maintain the same size, shape, and placement of the openings.

Flush mounted doors and sliding glass doors are not appropriate; do not use aluminum windows, doors, or screen frames.

HISTORIC SITE CHARACTERISTICS

SITE ELEMENTS

Retain original masonry, adobe, and stone walls along the streetscape, wherever and whenever possible.

New walls and fences should be appropriate to the style and age of the house. Unacceptable materials include: chain link, unpainted redwood, rough cedar, post and rail, or unstuccoed concrete block as wall or fence material for the street and/or alley side(s) of a property. Appropriate materials include: stuccoed masonry, adobe, stone, cast iron, corrugated tin and wood picket.

The height of the wall or fence should not obstruct the public view of the building, particularly the principal street facades.

Though not encouraged, carports and driveways should be located at the side or rear of the property whenever possible.

Off street parking should not be visible from the street. All off street parking lots must be screened and landscaped. Consult the Advisory Board and the Planning Department for appropriate landscaping for the block.

Mailboxes should be compatible with the style of the building and surrounding neighborhood.

LANDSCAPING

Landscaping should respect the historic period of the neighborhood as well as the architectural style of the structure, and should not obstruct the public view of the building.

SIGNS

Signs should be compatible with the historic context of the neighborhood.

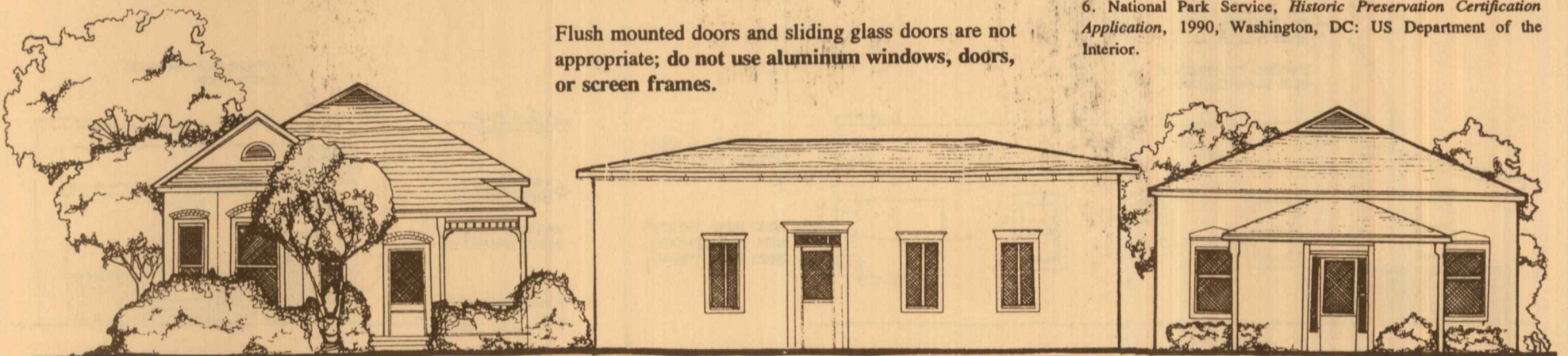
Signs should be mounted on the wall of the building, rather than free standing.

Signs must conform to the City of Tucson Sign Code.

Consult the City of Tucson Planning Department for specifics.

SUGGESTED BIBLIOGRAPHY

1. National Park Service, US Department of the Interior, *Preservation Tax Incentives for Historical Buildings*, 1990. Western Regional Office, National Park Service, 600 Harrison Street, Suite 600, San Francisco, CA 94107-1372.
2. National Trust for Historic Preservation, *The Economics of Rehabilitation*, 1991, San Francisco, CA: Western Office, National Trust for Historic Preservation.
3. National Park Service, US Department of the Interior. *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, 1990, Washington, DC: National Park Service, US Department of the Interior.
4. State of Arizona, House of Representatives, *House Bill 2402*, 1992, Phoenix, AZ: House of Representatives, State of Arizona. (Tax incentives for both commercial and residential properties).
5. Pima County Tax Assessor's Office, *State Historic Property Assessment Application*, 1992, Phoenix, AZ: State of Arizona. (Available at the Pima County Assessor's Office).
6. National Park Service, *Historic Preservation Certification Application*, 1990, Washington, DC: US Department of the Interior.



INTRODUCTION

The Barrio Historico Historic Zone and the Barrio Libre National Register District were created in 1978, and comprise portions of four distinct neighborhoods (Barrios): Elysian Grove (El Hoyo), El Membrillo, Santa Rosa e Histórico (Viejo). Each has its own boundaries and characteristics that are used by residents, both past and present, to identify where they are from.

The National Register District and the Barrios were first settled in the mid to late 1800 by residents who began building homes and businesses beyond the original Presidio walls, south of the central business district and around the Plaza de la Mesilla. The real growth occurred during the Territorial Period, and development accelerated with the arrival of the Southern Pacific railroad in 1880.

While the Barrios were primarily working class Mexican neighborhoods, the residents enjoyed a surprising diversity of ethnic backgrounds, including Chinese, African Americans, Anglo and Native Americans. The working men and women of the Barrios labored in a wide variety of professions, usually right within the areas in which they lived. This resulted in not only an identity for the residents, but also provided a complete economic base within the confines of the neighborhood. Many residents rarely left their neighborhoods to shop, since local merchants and craftsmen provided all that was needed, including credit.

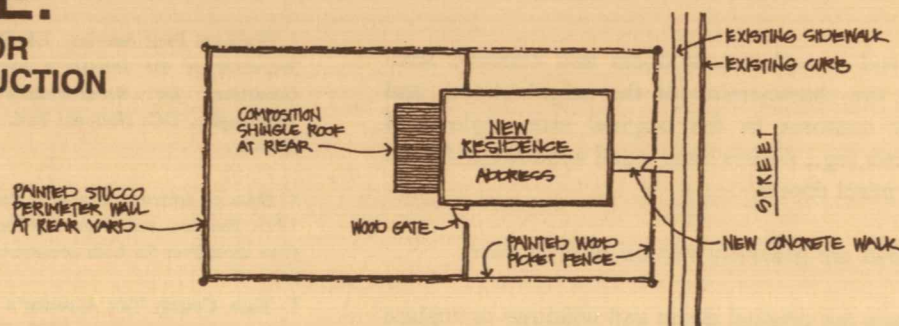
As the Arizona Territory grew with the influx of Anglo soldiers, ranchers, businessman, and craftsmen, the Barrios grew as well, but managed to remain relatively unchanged in their cultural and architectural heritage. The distinctive architectural and cultural traditions of the past is what characterizes the present Barrio Libre National Register District.

In the late 1960's, urban renewal programs led to the demolition of nearly half of the Barrios. Arising in its place were the Tucson Convention Center and parking lots, La Placita, and the City, County, and Federal municipal buildings. During the 1970's, the Butterfield Freeway plan threatened many of the remaining buildings, and the first real attempts at preservation were initiated, ultimately leading to the creation of the present National Register District.

Today, the Barrios and the National Register District face continued preservation challenges, in the form of demolitions of historic buildings, either through neglect or intentionally; and by private and/or governmental development, which is often incompatible with the history and integrity of the neighborhood. The guidelines embodied in this brochure are a continuation of the preservation efforts begun in the 1970's, which encourage the revitalization of the Barrio through sympathetic and sensitive rehabilitation, restoration, adaptive reuse, and compatible infill housing construction, which strives to maintain the architectural integrity, values, and heritage of these neighborhoods that make the Barrios such a unique place to live and work.

The Barrios were and are primarily composed of small one story adobe and brick residences and commercial buildings. Architecturally speaking, Sonoran, Transformed Sonoran, Spanish Colonial Revival, Victorian, and Craftsman Bungalow styles are all represented. Two distinct architectural areas are apparent in the National Register District: Barrios Historico (Viejo) and Santa Rosa are characterized by Sonoran, Transformed Sonoran, Spanish Colonial, and Craftsman Style Bungalows, although other styles may be found. The second area, Elysian Grove (El Hoyo) and El Membrillo, have no single predominant style; rather, they are an eclectic blend of architectural styles, with many of the residences exhibiting characteristics of Craftsman-like bungalows and Spanish Colonial Revival styles.

SAMPLE: SUBMITTAL FOR NEW CONSTRUCTION

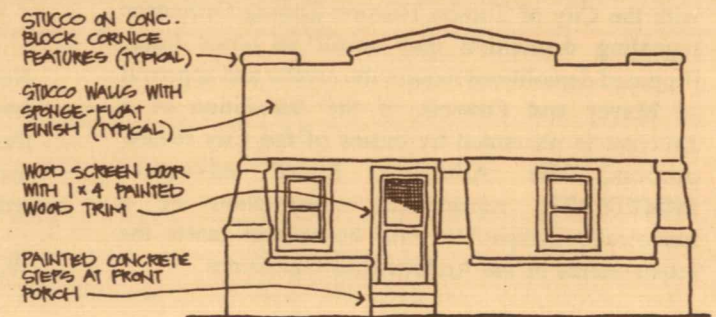


SITE PLAN

SCALE:

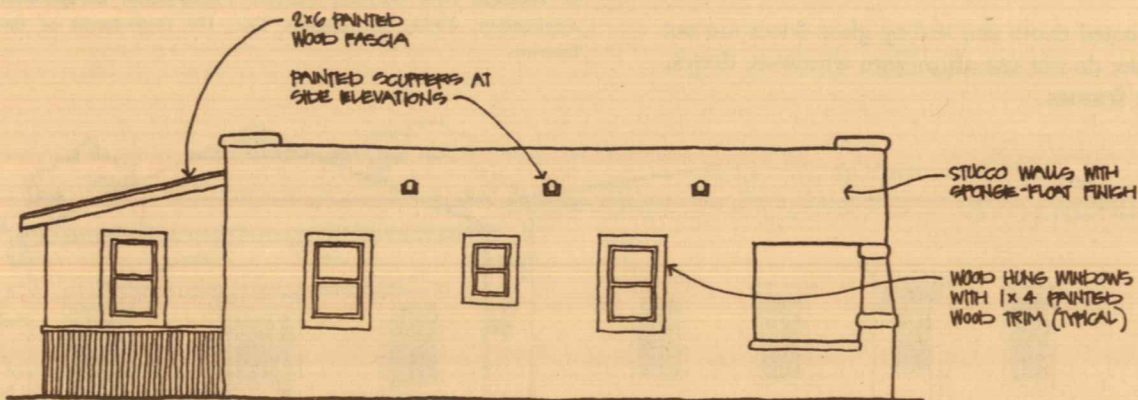


NORTH



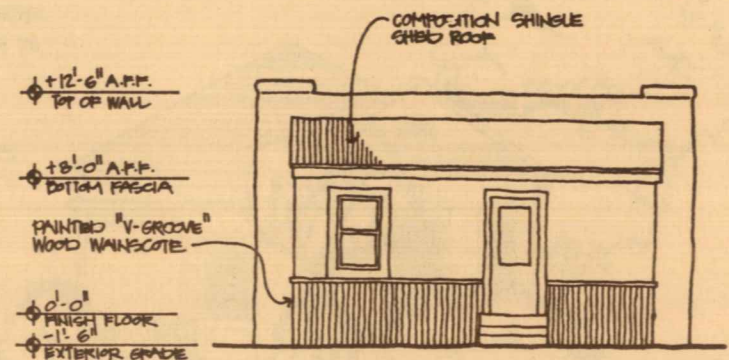
EAST ELEVATION

SCALE:



SOUTH ELEVATION

SCALE:



WEST ELEVATION

SCALE: