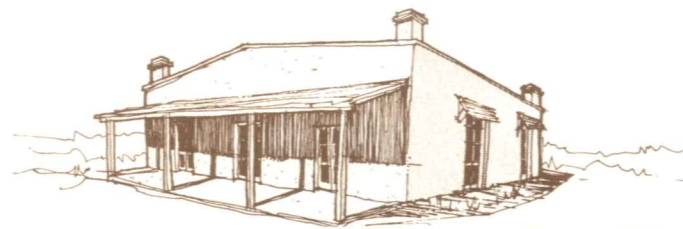




FORT LOWELL
HISTORIC PRESERVATION ZONE
DESIGN REVIEW GUIDELINES

Revision approved by the
Fort Lowell Historic Preservation Zone Advisory Board
January 27, 2004



Sonoran-Military

HISTORY

The Fort Lowell Historic Preservation Zone nestles near the confluence of the Pantano Wash and Tanque Verde Creek, which form the beginning of the Rillito River. Over more than 1,000 years, the area has evolved from a prehistoric Hohokam community to the site of an army fort in 1873, the village of El Fuerte in 1910, and today, a historic neighborhood on the edge of a bustling metropolis. "Fort Lowell" became a historic zone in Pima County in 1976. A substantial part of the Historic Preservation Zone was listed in the National Register of Historic Places in 1978. In 1982 the nearby San Pedro Chapel became the first historic landmark designated by the City of Tucson.

PURPOSE

The Historic Preservation Zone protects and perpetuates the cultural heritage of a unique part of Tucson. This is achieved by maintaining the historic integrity through retention and preservation of early buildings and settings as well as guiding new development to maintain or enhance the character of the neighborhood. The Fort Lowell Historic Preservation Zone Advisory Board has established design guidelines and reviews all projects within the Historic Preservation Zone. The members are appointed by the Mayor and City Council and are composed of landowners, residents and specialists in history, architecture, archaeology or other related fields.

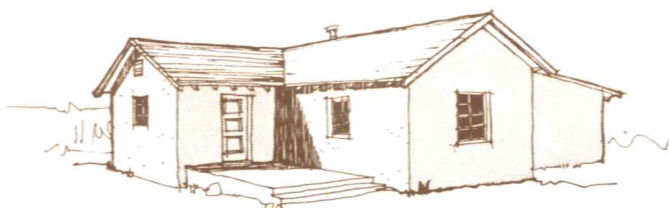
APPLICABILITY

These guidelines are intended as a general framework for review. Specific requirements, described in the City of Tucson Development Standards (9-02.0.0 - 9-03.1.3 & 9-03.2.4) and Land Use Code (Article 2, Div. 8, Sec. 2.8.8), can be acquired from the City of Tucson Development Services Department.

All new construction, alteration, addition to, and demolition of any structure must be reviewed by the Fort Lowell Historic Preservation Zone Advisory Board and the Tucson-Pima County Historical Commission and approved by the City of Tucson Development Services Director.

PROCESS

The City staff is eager to make the review & development process smooth and enjoyable. It is a good idea to meet with the Development Services Department for an early consultation to determine if your project will be a part of the Full Review or the Minor Review.



Bungalow Vernacular

FULL HPZ REVIEW

Full review is required for most improvements and generally for all new construction.

1. Presubmittal – Meet & discuss proposal with Development Services Department HPZ staff, Development Services, 201 N. Stone Avenue, 2nd floor. 791-4571
2. Zoning Compliance Review – Submit site plan & elevations to the Zoning Review Counter, Development Services, 201 N. Stone Avenue, 1st floor, for review, comments and referral for HPZ review.
3. Submittal – Submit Historic Preservation Zone (HPZ) Review Application with nine (9) copies of plans and zoning compliance comments, Development Services, 201 N. Stone Avenue, 2nd floor.
4. Fort Lowell Historic Preservation Zone Advisory Board Review.
5. Tucson-Pima County Historical Commission Plans Review Subcommittee.
6. City of Tucson Development Services Director issues decision.
7. Apply for building permit if approved with no appeals.

MINOR HPZ REVIEW

This fast track review is allowed for minor or emergency repairs that use identical or historically accurate replacement materials, identical sign replacement, and generally for any alteration that does not require a permit but which affects the exterior appearance of an existing structure, including fences and walls. See Development Standard 9-02.2.3 and Land Use Code V.4.3.11 for more information and process.

CLASSIFICATIONS

There are five classifications of structures within the Historic Preservation Zone. They are Historic Landmark, Contributing-Historic, Contributing-Nonhistoric, Noncontributing, and Intrusion. Requirements for additions, alterations and demolition vary greatly depending on the classification of the structure and the buildings in the development zone (see Development Standard 9-02.1.3 and Land Use Code VI.2 Development Zone).

TYPES OF IMPROVEMENTS

NEW CONSTRUCTION

Neighborhood patterns and relationships (buildings and landscape), as well as architectural styles and associated details, combine to form the historic preservation zone's character. New construction should be designed in a compatible architectural style without imitating existing buildings.

ADDITIONS

Expansion should maintain the style, height, proportion and mass of the building and surrounding buildings within the development zone.

DEMOLITION

The removal or relocation of any structure is not allowed without prior approval. Ease of approval and the acquisition of a permit depend on the classification of the structure.

ALTERATIONS

Changes should conform to the intrinsic and unique character of the building. This character and architectural style should be compatible with Contributing Properties located within the development zone.

DESIGN CRITERIA

STYLE

Buildings in the Historic Preservation Zone generally reflect a simple vernacular style with design roots in the Sonoran tradition. Styles include Sonoran Military, Sonoran Ranch, Santa Fe-Sonoran Ranch, and Bungalow Vernacular. The area's rural and low-density residential development resulted in an organic rather than planned growth. This informality is also found in the Zone's landscaping. Architecture, site and landscape form the symbiotic relationship that exists between the natural and cultural environment. The question to ask is whether the work fits within the historic character of the Historic Preservation Zone or dilutes that historic character.

SITE UTILIZATION & SETBACKS

Sites are informal, semi-rural and low-density. There is great variety in front setbacks. Projects should conform to the general character or pattern of front and interior perimeter yard setbacks within the development zone.

HEIGHT & PROPORTION

North of Fort Lowell Road – one (1) story is permitted not to exceed 16 feet. South of Fort Lowell Road – one (1) story is permitted not to exceed 14 feet. Generally, the length is greater than the height. Walls often have an irregular profile.

PATTERN & RHYTHM

Solid walls predominate over voids. Openings should be a minimum of two (2) feet from building corners. Symmetry is not characteristic.

ROOFS

"Flat" roofs with parapets are characteristic. Sloping porch roofs may be shingle or metal. Mission tile is incompatible. Mechanical equipment, skylights, satellite dishes or any other roof-mounted equipment are not allowed to be seen from public areas or adjacent properties.

TEXTURE & COLOR

Use stucco (lime or mud plaster) with smooth or sand finish. Exposed sun-dried adobe is also common. Colors should be soft earth tones of light to middle value. Avoid very dark colors and stark primaries. Blue window trim is common. In the case of repainting, color is reviewed only in conjunction with a full HPZ Review.

PROJECTIONS

Canales, shading devices, and porches should be in scale with the buildings on which they occur.

ARCHITECTURAL DETAIL

Existing architectural details should be preserved during rehabilitation. The following details are appropriate for new construction.

Doors – Frame-and-panel or plank type wooden doors are most common. Doors are placed toward the inside face of the wall. French doors are not historic but can be used if not visible from streets or adjacent properties.

Windows – Double-hung or casement wood frame windows are most historically correct. Painted steel casement windows with divided lights are acceptable. The vertical dimension should be greater than the horizontal. Windows are placed toward the outside face of the wall.



Sonoran Ranch, with additions

Arches and Lintels – Arched openings over the main entrance may be appropriate, although rows of arches characteristic of Spanish Colonial or Mediterranean architecture would be inappropriate. Exposed wooden lintels over openings are common.

SITE ELEMENTS

LANDSCAPING

Original vegetation should be retained as much as possible. Landscaping should be informal and favor native desert plant materials. Storm water runoff is best retained and absorbed on site. In the case of Historic Landmark properties, plantings and other ornamental features shall reflect the historic period of the subject structure.

ENCLOSURES

Fences, walls or other physical features used to enclose open space or provide privacy must be compatible with the architectural style of the subject structure and the historic character of the development zone. Generally adobe, stone, stuccoed masonry, ocotillo and wrought iron are acceptable.

PARKING

On-site parking should be located to the rear of buildings and out of view from the public right-of-way. Screening of parking areas may be required to protect the character of the historic preservation zone.

SIDEWALKS

Concrete sidewalks are not compatible, although dust control and safe walking surfaces are encouraged.

MAILBOXES

Boxes and presentation should be compatible with the style of the building.

SIGNS

The appearance, color, size, position, method of attachment, texture of materials, and design of signs must be in keeping with the collective characteristics of the structures located within the development zone.

UTILITIES

Above ground utilities in new construction are strongly discouraged. Connections should be placed in areas not visible from the public right-of-way.



Santa Fe - Sonoran Ranch

CITY CONTACTS

City of Tucson Development Services Department,
201 N. Stone Avenue, (520)791-4505

City of Tucson Historic Preservation Officer,
McArthur Building, 345 E. Toole, (520)791-4505

City of Tucson, Tucson-Pima County Historical Commission
(TPCHC) Chairperson, (520) 791-4213

Fort Lowell Historic Preservation Zone Advisory Board,
Contact HPZ Staff, (520) 791-4571

NEIGHBORHOOD CONTACTS

City of Tucson Department of Neighborhood Resources,
P.O. Box 27210, Tucson, AZ 85726-7210, (520) 791-4605

Old Fort Lowell Neighborhood Association (OFLNA),
(520)318-0219

LITERATURE

*Tucson's Historic Districts: Criteria for Preservation &
Development*, City of Tucson, 1972.

Historic Preservation Zones, Planning Department, City of
Tucson, Arizona.

Tucson Preservation Primer: A Guide for the Property Owner,
edited by Robert C. Giebner [A Class Project of the College of
Architecture, University of Arizona], 1979.

Neighborhood Plan, OFLNA, City of Tucson, Pima County,
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Old Fort Lowell Gazette, edited by David A. King, Tucson, July
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"Fort Lowell, A.T., Army Post during the Apache Campaigns,"
Thomas H. Peterson, Jr. *The Smoke Signal*, No. 8, Tucson
Corral of the Westerners, Tucson, Fall 1963, Rev. 1976.

"Life at Post Fort Lowell, Arizona Territory 1873-1891,"
David T. Faust and Kenneth A. Randall. *The Smoke Signal*,
No. 74, Tucson Corral of the Westerners, Tucson, Spring 2002.

Fort Lowell Historic District... A Sense of Time and Place,
Edward H. Spicer. In, *Portfolio II*, Fort Lowell Historic District
Board, Tucson, 1979, Rev. 2004.

The People of Fort Lowell, Teresa Turner with Edward H. and
Rosamond B. Spicer, Tucson, 1982, Rev. 1990.

VIDEO/DVD

"South of the Rillito, West of the Pantano: The Centuries of a
Unique Neighborhood With a Promise For the Future,"
OFLNA, Inc., Tucson, 1993 (VHS); 2004 (DVD)

OTHER RESOURCES

Arizona Historical Society
University of Arizona Library, Special Collections
University of Arizona, College of Architecture
www.oflna.org

On Cover: Bronze Bugler by Dan Bates, Photograph by
Haskell Photography