

January 23, 2024

Dear City of Tucson Mayor and Council,

Please find attached the proposed Rincon Heights/Piel Allen Proposed Neighborhood Preservation Zone (NPZ) Design Manual.

Why we want an NPZ: Proximity to the University of Arizona and UA's suspension of on-campus dormitory construction has stimulated inappropriate high-rise and high-density development, including Mini dorms and group dwellings. These degrade the integrity of Rincon Heights and Pie Allen National Register Historic Districts. They also compromise the quality of life for longstanding owner-occupiers, who have begun fleeing the neighborhood, destabilizing safety, and security for all residents. The NPZ will provide guidance to the development of higher density while preserving the quality of life and the diversity of housing types and residents.

In 2019, Rincon Heights and Pie Allen Neighborhood Associations were awarded a \$12,343 grant by the Southwestern Foundation for Education and Historical Preservation to develop the Rincon Heights/Piel Allen Proposed Neighborhood Preservation Zone (NPZ) Design Manual.

TIMELINE

2019

Starting in mid-2019, Rincon Heights and Pie Allen Neighborhood Associations undertook an effort to educate, inform, and promote the proposal for a Neighborhood Preservation Zone (NPZ) to neighborhood and property owners within those areas. The intention of this effort was to make sure there was broad enough public support and understanding of the rezoning before bringing it forward to the Mayor and Council.

For the first effort, Rincon Heights Neighborhood Association (RHNA) hosted a public meeting on September 12th, at the Ha:šań Preparatory Academy, 1333 E. 10th St Participants were invited by neighborhood list services and phone bank. This meeting was also advertised by going door-to-door and leaving door hangers at properties in Rincon Heights. Nearly 150 tracts were distributed this way. The meeting was also announced by a short article featured in the RHNA official newsletter a few weeks before the date of the meeting. Although the exact number of participants was not recorded, there were approximately thirty people present, including members of the COT, Planning and Development Services (PDSD) who gave a presentation and answered questions, the Ward 6 office, and neighbors from both Rincon Heights and Pie Allen.

After an invitation was sent on October 21st, a "Next Steps" follow-up meeting was held November 18th, at the Ward 6 office, with members of their staff and members of Planning and Development Services as well as RHNA and PANA members. In October, RHNA president, Lee Marsh announced that grants had been awarded for the NPZ effort from the Tucson Historic Preservation Foundation and the Southwestern Foundation for Education and Historical Preservation. See attachment A, grant application.

Interest in pursuing the NPZ project was confirmed at regularly scheduled neighborhood association meetings and a joint Working Group formed that met 2 to 3 times a month in person beginning in December 2019,

extending into February 2020. The Working Group consisted of approximately eight members representing their respective neighborhoods and knowledgeable about their community's needs. They worked to develop a series of neighborhood goals to be achieved in part through the NPZ effort and planned various actions to continue promoting the NPZ. The statement of goals and aspirations was shared and reviewed by other active members of both neighborhood associations. Logan Simpson Design was hired to create the Design Manual using the statement of goals as a guide. See attachment B, statement of goals.

Throughout the development of the Design Manual from 2019-2023, frequent email communications were exchanged between the members of the Working Group, Logan Simpson and Planning and Development Services as issues were clarified.

2020

Due to COVID, the Working Group resumed its work mid-year, by frequent online meetings, lobbied all City of Tucson Council members and created the Webinars to be presented on Zoom for the following Spring.

2021

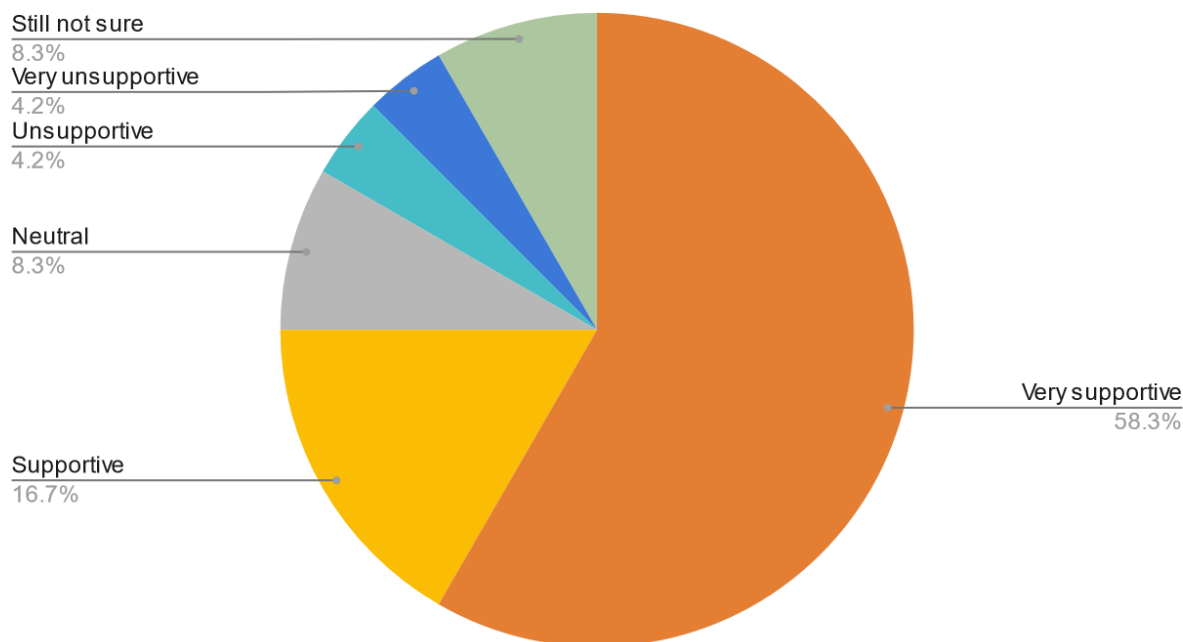
The Working Group intensified its online and email work planning the next inclusive, neighborhood webinar on Zoom co-hosted with Planning and Development staff. The webinars consisted of identical formats, a short presentation followed by Q&A style discussion, and were held March 4th, 5th and 6th with live neighborhood presenters and questions from real-time participants plus written inquiries. Times were set to accommodate as many potential participants as possible. As each participant pre-registered, they were asked to rate their knowledge/support of the NPZ proposal as well as any questions they might have.

The webinars were advertised through several channels. Full-color invitation postcards, with meeting information and registration instructions, were sent to all residents by PDSD. This included approximately 2,200 addresses and included a phone number and email to provide directions for submitting verbal or written questions or suggestions prior to the webinars. In addition, notifications were sent by neighborhood phone banks, list services, and a series of direct emails, which included the postcard graphic and event slides. The meeting information, slides, official PDSD handouts on NPZs, and a "story map" honoring the neighborhoods were posted on the Rincon Heights website to help inform registrants. The Ward 6 newsletter also announced these meetings. All property owners, numbering 569, were mailed an additional postcard to reach landlords who live outside of the neighborhoods. Neighborhood members posted 50 signs at intersections advertising the event. The neighborhoods also used paid promotion services on Facebook and Nextdoor social media websites to advertise these webinars, which reached an additional 982 people.

Each of the webinar meetings lasted sixty to ninety minutes, depending on the length of time spent answering questions and discussing the proposal. 41 individuals registered for the event, of whom 30 attended at least one of the events.

From the survey data, we learned that most people found out about the sessions from the postcard or by word of mouth. The majority were residents/homeowners. Participants were also asked to rate how well they understood what an NPZ is on a scale of 1-10 both before and after the meetings. The average rating increased from 5.8 to 7.8 after the presentation and Q&A sessions were completed. 75% of all participants said they were either "supportive" or "very supportive" of the NPZ. Efforts were made to clean the dataset of repeat entries and remove responses from public officials or presenters.

Support for Neighborhood Preservation Zone in Rincon Heights & Pie Allen



After the meeting, five emails were submitted by participants asking for more information or to submit additional comments and questions. After the webinars, on March 16th, the Working Group posted recordings of the meetings on YouTube with an announcement on the Rincon Heights website. The development of the Design Manual and the rest of the rezoning process continues to be open to public input and feedback. The City of Tucson Mayor and Council officially initiated the NPZ proposal on April 20th. See attachments C and D, postcard invitation to webinars, and summary of outreach efforts.

2022 Logan Simpson sent a working draft of the Design Manual to PDS for review and comment on 3/25. The Design Professional, Corky Poster, sent his feedback in May.

After COVID, to renew interest in the NPZ and build community spirit, a Block Party was held on Park Ave, on the border between RHNA and PANA, on April 10th from 1-5 pm. To engage the residents, the afternoon party included free food and beverages, fun activities, and music, as well as an interactive NPZ information booth. PDS sent a postcard invitation to all residents, signs were posted at all intersections, information was posted on the Ward 6 newsletter, and notification was sent on both neighborhood list services and email lists. Over 100 attendees took the opportunity to sign a sign-in sheet and were given a ticket to claim the free food we provided. See attachments E, F, and G, review by Design Professional, postcard invitation and sign-in sheet.

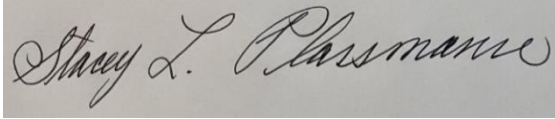
2023 The revised draft of the Design Manual, incorporating and responding to Corky Poster's feedback, was provided by Logan Simpson in March, and was posted on the Rincon Heights website.

Members of the Working Group and neighborhood officers met online with PDS staff to plan the official Neighborhood Meeting and the final steps to apply for the NPZ on May 15th.

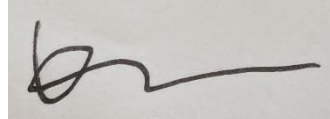
Members of the Working Group and neighborhood officers met with the staff of Ha: sañ School, 1333 E. 10th St., and a rental contract was signed on Sept. 18th for space to hold the official Neighborhood Meeting on Oct.

28th. In preparation, PDSD mailed an invitation postcard to all residents with a link to the Design Manual and information on how to attend online and send in questions or feedback. The Ward 6 newsletter announced the event. The same information and requests for feedback were sent to residents by neighborhood list serves and email lists. Fifteen attendees signed a sign-in sheet at the meeting, and 4-5 people attended virtually. See attachments H, I, and J, the revised Design Manual, postcard invitation, and sign-in sheet.

On November 17th, members of the Working Group and neighborhood officers met online with PDSD to review feedback and confirm next steps.



Stacey Plassman, President
Rincon Heights Neighborhood Association



Kevin Bitten, President
Pie Allen Neighborhood Association

Attachments:

- Proposed Rincon Heights/Pie Allen Neighborhood Preservation Zone (NPZ) Design Manual
- 2019 Southwestern Foundation for Education and Historical Preservation Grant Proposal
- 9/12/2019 Neighborhood Meeting Door Hangers
- February 2020 Neighborhood Goals
- 3/4/2021, 3/5/2021, and 3/6/2021 Webinars Mailer
- 4/10/2022 Block Party Posters and Sign in Sheet
- 5/23/2022 Design Professional Review
- 10/28/2023 Neighborhood Meeting Mailer, Presentation, Sign In & Meeting Notes



RINCON HEIGHTS - PIE ALLEN NEIGHBORHOOD PRESERVATION PROPOSAL

Mission Statement: It is the joint mission of the Rincon Heights and Pie Allen Neighborhood Associations to work with the City of Tucson to develop a Neighborhood Preservation Zoning (NPZ) ordinance to protect these historic neighborhoods from destructive developments that threaten the historic and cultural integrity of those neighborhoods and to maintain the overall scope, scale, and design of the neighborhood.

Location and Significance: Rincon Heights and Pie Allen are two adjacent neighborhoods, directly South of the University of Arizona, loosely bound by 6th St on the North, Campbell Ave on the East, Broadway Boulevard on the South, and Euclid on the West and have been significant neighborhoods in Tucson, developing around the university and the railway respectively since the late 1880s.

Rincon Heights represents the establishment of one of Tucson's earliest mixed-use suburban nodes, developed in association with early Tucson public transportation. Rincon Heights is unique among this first-tier suburban development for its adjacency to the University of Arizona whose proximity highlights the institution's impact on community expansion and the evolving

relationship between the campus and the city. Rincon Heights Historic District is also considered significant for its elongated build-out period and consists of three distinct periods of development and representative architectural expression: post-railroad (1881-1918); inter-war (1918-1945); and post-World War II (1945-1970). The neighborhood is comprised of single- and multi-family residential building types and architectural styles reflecting the budding cultural values of each period. The combined factors of an elongated build-out period for the neighborhood, changing housing trends, the evolving relationship between the automobile and housing types, and the reaction to the needs for university student housing, make Rincon Heights the most architecturally diverse neighborhood in Tucson.

The Pie Allen neighborhood came into existence in response to three interrelated forces: first, the arrival of the Southern Pacific Railroad Co. in 1880 - which required its massive workforce to live close by; second, the immediate proximity of the District's virgin land, which was held by speculators willing to continually develop for a captive rental market; third, the enormous population growth facilitated by this one railroad company which in turn demanded ever increasing logistic support.

The Pie Allen neighborhood is significant for its role in the social history of the City of Tucson. The District was an enclave for the wealthiest of the Road Section railroaders. A high-tech, highly respected class of people with their own socio-cultural characteristics which were unique and distinctly different from not only the general populace, but from other railroad workers as well.

Target Audience: The primary audience are the residents and property owners of Rincon Heights and Pie Allen who are committed to the preservation of these historic neighborhoods, as well as anyone in these neighborhoods interested in fostering a community and environment that is equally welcoming to both families and transient renters.



Sustainability: The intention of this project is to put into place a mechanism, in perpetuity, to encourage and entice property owners to embrace the historic qualities of Rincon Heights and Pie Allen. As it stands, based on preliminary data, even facing the imminent demolition of a

number of historic structures along the Northern side of Broadway Boulevard, the neighborhoods maintain a majority of contributing historic structures.

The neighborhood association, which will be the primary party responsible for most of the work involved, is an active and growing community that will continue to be cohesive, even after the objectives of this project are achieved.

Project Request:

Objective I - Survey Existing Historic Resources

As per the Tucson City Code, one of the requisite materials required to establish an NPZ within an area of the city is to author a companion “design manual” which describes the architectural styles, streetscapes, and scale of development of the area.



During this phase of the project, architectural styles present within the district will be noted and a brief description of the physical appearance of these buildings and structures and their significant architectural features will be recorded. These characteristics will provide the basis for creating a list of the district’s character-defining features that will guide development of design guidelines.

The survey team will also conduct a visual inspection of historic streetscapes located within the survey area to determine which aspects of each area’s streetscape constitutes a contributing element to the character of these districts. Streetscape documentation will make special note of building setback, landscaping and vegetation, sidewalks, curb and gutter treatment, and roadway width and condition. The streetscape assessment will also include general descriptions of signage, lighting, and street

furniture. All field reporting will be in compliance with Arizona State Historic Preservation Office (SHPO) documentation standards. Photographs will include representative images of architectural styles and landscape features.

Objective II - Prepare & Present Design Manual and Guidelines

Project members will include Logan Simpson, a Tucson-based architectural firm. They will be primarily responsible for completing stand-alone design guidelines that can later be incorporated into the local NPZ zoning overlay. The guidelines will include a title page; table of contents; introduction describing the project's location, purpose, architectural styles, general street patterns, and basic building features, followed by a brief historical background of these districts. The guidelines will also present the unique characteristic of Rincon Heights and Pie Allen historic districts that should be protected through the identification of character-defining features of its buildings, streetscape, and landscape. A description of the review process will be provided for property owners, as well as processes for new construction and demolitions. Design guidelines shall include details for windows, transoms, doors, facades, external walls, and awnings. The guidelines will also address secondary buildings and street features, such as lighting, signage, and furniture. Lastly, the document will also contain sufficient illustrative and supportive maps, figures, and photographs to make the guide user friendly.

Objective III - Public Outreach & Demonstrating Public Support

City of Tucson officials including city council members, the mayor, planning and development services, and other decision makers need evidence of an outcry of public support for this type of rezoning, above and beyond the request of the neighborhood association. For this reason, a major component of the project will be communicating the goals and aspirations of this effort to the broader community, as well as educating people on the benefits and consequences of the rezoning. This will happen through a number of media. This will, in large part, depend upon growing the involvement and interest of residents in the neighborhood association and our community.

The neighborhood association used to write and mail a regular newsletter to all properties within Rincon Heights, during the time those newsletters were subsidized by the City of Tucson. We will restore that regular neighborhood newsletter mailing, in part from funding from the city, as well as through our own funds. We will use this as a means to invite members of the neighborhood to meetings where we'll have an opportunity to communicate, en masse and in detail, the ramifications of the NPZ rezoning. We will document support from participants at these meetings.

As necessary, we will also conduct a door-to-door survey to petition support of neighbors in the Rincon Heights and Pie Allen neighborhoods. We may also take this petition online to demonstrate support from the broader Tucson community.

Also, as necessary, we will mail educational materials to non-resident landlords and include a form which they will be able to sign and return to demonstrate their support.

Additionally, once the rezoning is initiated there will be several meetings, hosted by the City of Tucson, to solicit public input and questions on the proposed rezoning.

Proposed Budget

Title	Description	Cost						
Professional Fees	This bulk of this proposal is hiring an architect to capture the character of the neighborhood and to write the design manual. The project may also require legal consultation.	\$9,819.00						
Meeting Supplies and Materials	We will host a minimum of two meetings to educate and/or update neighbors on the nature and status of the project and to demonstrate public support. These costs include workshop materials such as stationary and printed handout materials as well as provided food and refreshments as to encourage attendance to these meetings.	<table border="0"> <tr> <td data-bbox="1052 1119 1203 1247">Meeting supplies (pads, pens, etc.)</td> <td data-bbox="1289 1119 1349 1146">\$200</td> </tr> <tr> <td data-bbox="1052 1276 1203 1373">Workshop Materials @ \$0.33/page</td> <td data-bbox="1289 1276 1349 1304">\$200</td> </tr> <tr> <td data-bbox="1052 1402 1203 1461">Refreshments</td> <td data-bbox="1289 1402 1349 1430">\$500</td> </tr> </table>	Meeting supplies (pads, pens, etc.)	\$200	Workshop Materials @ \$0.33/page	\$200	Refreshments	\$500
Meeting supplies (pads, pens, etc.)	\$200							
Workshop Materials @ \$0.33/page	\$200							
Refreshments	\$500							
Mass Mailings	At least two mass mailing to notify people of meetings and of the project status. This will include two Every Door Direct Mailings to contact residents and renters and two first-class	<table border="0"> <tr> <td data-bbox="1052 1680 1203 1776">EDDM Mailing @ \$0.187/piece</td> <td data-bbox="1289 1680 1349 1707">\$374</td> </tr> <tr> <td data-bbox="1052 1835 1192 1862">First Class</td> <td data-bbox="1289 1835 1349 1862">\$300</td> </tr> </table>	EDDM Mailing @ \$0.187/piece	\$374	First Class	\$300		
EDDM Mailing @ \$0.187/piece	\$374							
First Class	\$300							

	bulk mailings to notify out of state landlords.	Bulk Mailing @ \$0.55/piece Printing Materials @ \$0.33 / page \$495
Administration	The fiscal agent to handle the grant money requires a 4% administrative overhead	\$475.72
Total		\$12,343.72

Please see Appendix A for a further breakdown of project costs.

Importance of the Project:

Rincon Heights and Pie Allen are sister neighborhoods that have thrived on diversity throughout their rich history as cornerstone Tucson neighborhoods. These barrios are an eclectic spattering of architectural styles spanning decades of build-out, shaped over the years into a unique illustration of how urban development has evolved over time.

While the stunning architectural designs and historical structures are a tangible, defining characteristic of the area, arguably more important are the people and cultural norms that helped define what makes Rincon Heights and Pie Allen a distinctive asset to the City of Tucson. Through the 1940s, it was prevalent throughout America, including Tucson, for neighborhoods to impose oppressive deed restrictions and property covenants barring minority ethnic and religious people from owning property. Rincon Heights never took part in the abhorrent practice and has always presented a varied and welcoming culture that persists still. Rampant commercial growth, fueled by speculative development, threatens to unweave the cultural fabric that makes these neighborhoods a significant part of Tucson and its history.

An NPZ in Rincon Heights and Pie Allen will afford those neighborhoods several new and important protections. By statute, new construction and major modifications to historic structures will undergo a review process to ensure that they are in keeping with the style and scope of the neighborhood. Additionally, as has been observed in other neighborhoods with NPZ protection, the added cost in time and materials to construction projects will have a chilling effect on aggressive developers pursuing gosh, disruptive projects. Finally, the hope is that in garnering support for this project, we'll also build a stronger, more cohesive neighborhood community.

NPZ rezoning ordinance is a limited tool but it is the one that city officials have presented as a means to protect the neighborhood. The neighborhood association is prepared to be a steward to this cultural and historic patchwork, to the extent that we are able with this rezoning. This project will bolster that community and equip it with the tools it needs to defend itself in posterity and preservation.

1722 E. 7th St



Ca. 2011



Current

1121 E 8th St



Ca. 2016



Current

Figure 1: Examples of defaced and demolished historic structures

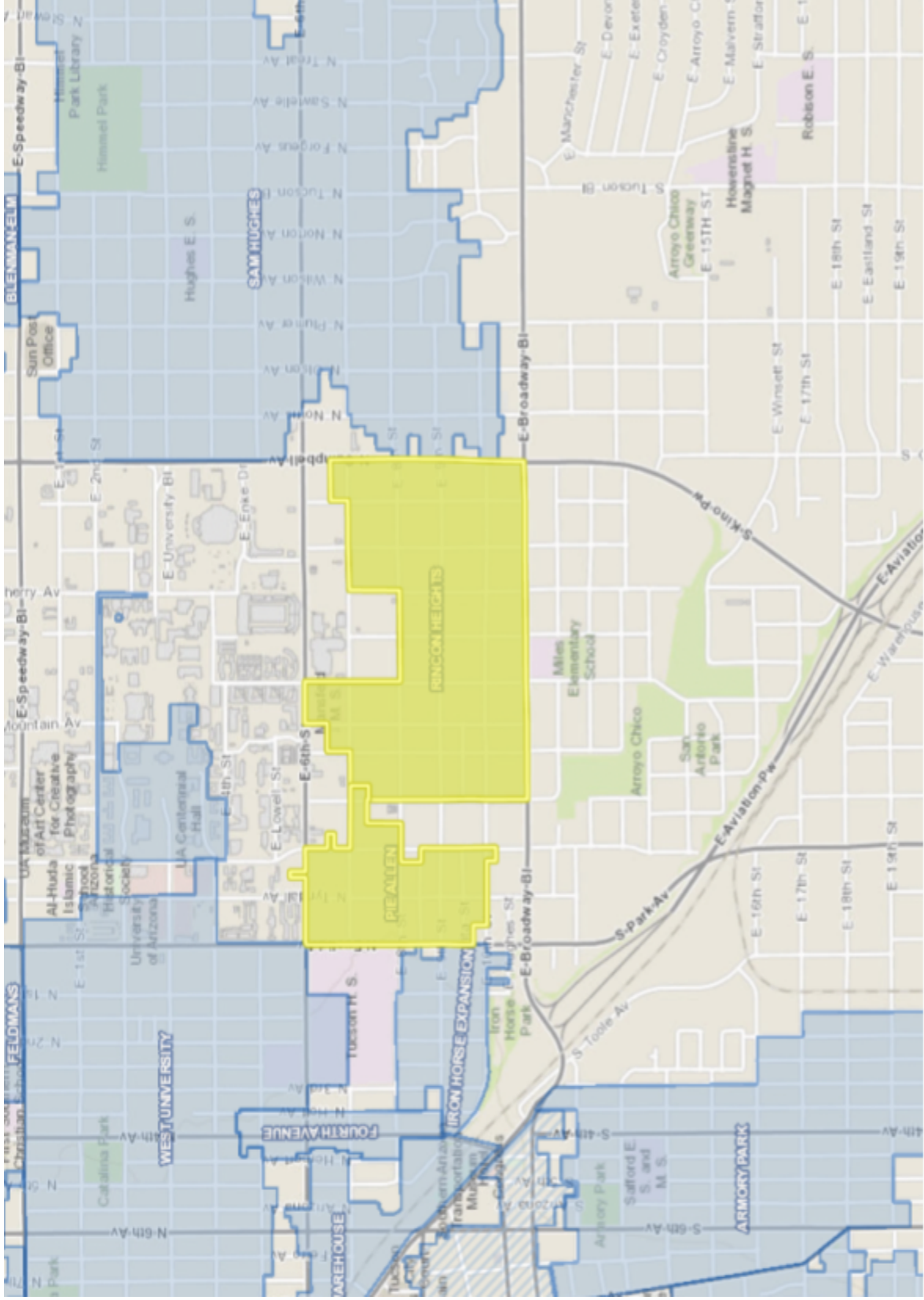
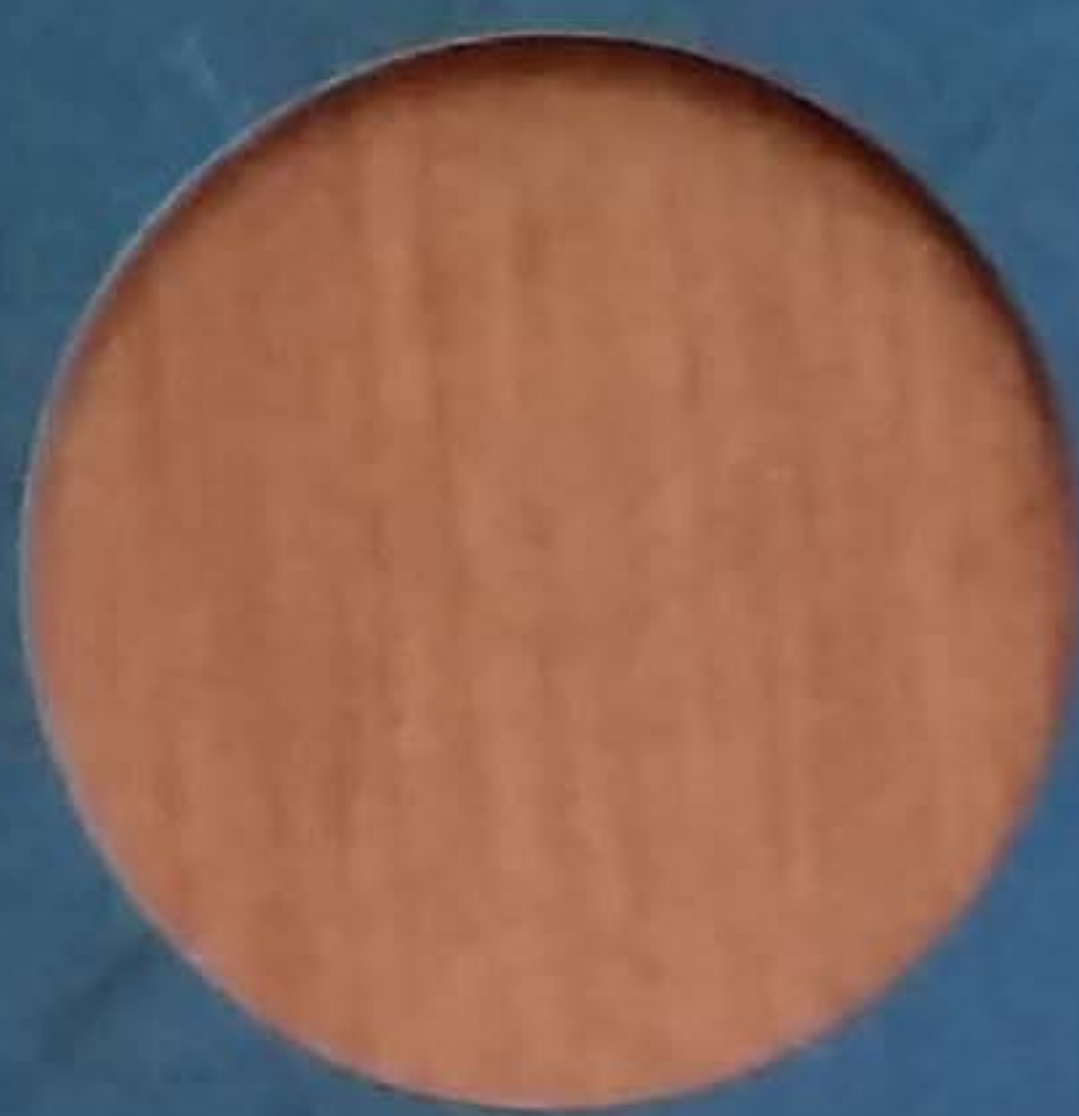


Figure 2: Map of Rincon Heights and Pie Allen Historic Districts

9/12/2019 Neighborhood Meeting
Door Hangers



JOIN THE CONVERSATION



*Let's protect our
neighborhood!*

When: Thursday, September 12 at 6:00 PM
Where: Hasan Preparatory & Leadership School
1333 East 10th Street, Tucson

The Rincon Heights Neighborhood Association, along with City of Tucson officials, is working to promote Neighborhood Preservation Zoning in our neighborhood.

Neighborhood Preservation Zoning is a special rezoning that would help preserve the historic nature and scale of the Rincon Heights and Pie Allen neighborhoods.

Don't miss this opportunity to ask questions and express concerns about how this rezoning will potentially affect property owners and residents of the area.

Food and refreshments will be provided.

Neighborhood Goals for the Rincon Heights/Pie Allen NPZ

Rincon Heights and Pie Allen are adjacent historic neighborhoods, located directly South of the University of Arizona that have contended with a pattern of development that has had a negative impact on the historic and cultural value of the area. Whereas previous activity has created quality of life issues for residents and threatened the historic and cultural integrity of the area, it is the joint mission of the Rincon Heights and Pie Allen Neighborhood Associations to work with the City of Tucson to develop Neighborhood Preservation Zoning (NPZ) ordinance to instead protect these historic neighborhoods, improve quality of life for residents and encourage additional compatible infill. This document outlines specific changes we hope to achieve from enacting the NPZ ordinance.

Encourage Diversity

The neighborhood has a long history of welcoming all kinds of people; folks from different walks of life are drawn to different styles of housing. The NPZ should help the neighborhood maintain and build a diverse and affordable housing stock to appeal to and accommodate different uses for different people.

Examples

- Incentivize living units that can be easily adapted for multiple purposes; for example student housing dwellings that can easily be converted to single-family or multi-family units appealing to other demographics.
- Encourage density in a thoughtful way

Design Safe Space

Buildings that are oriented towards the street with windows or outdoor seating areas put more “eyes on the street” thereby helping create safer neighborhoods. These types of architectural features allow neighbors to see what’s happening outside of their front doors and provide a mechanism for informal, natural surveillance. Conversely, buildings that turn their back to the street with windowless facades or high walls obstruct the view of the street, potentially diminishing safety or perceived sense of security. Appropriate lighting can also make people feel safer at night and improve traffic safety by increasing nighttime visibility. Additionally, adding housing that is likely to be populated year-round provides a contiguous sense of community presence, deterring crime that depends on a lack of vigilance.

Examples

- Promote pedestrian-scale, appropriately-bright and dark sky-friendly lighting in public space to enhance safety while minimizing glare and light pollution
- Discourage architectural elements (such as walls) that block visibility from the street, so that neighbors can watch out for each other

Creating Green Space

Trees and vegetation make our neighborhoods more livable. They provide shade, improve air quality, mitigate the urban heat island effect, and reduce stormwater runoff. They're also good for the mental and physical health of neighborhood residents. Mature street trees create attractive streetscapes, boost property values, and help bring down traffic speeds. Increasing tree canopy coverage especially through front yard trees and street trees, coupled with water harvesting practices (such as curb cuts and depressed basins/rain gardens) would help create a greener, more walkable, and sustainable urban environment in our neighborhoods. Rincon Heights and Pie Allen both have a long history of neighborhood tree planting and green infrastructure efforts. The NPZ will enhance these efforts by incentivizing adding more trees and green space in the neighborhoods.

Examples

- Incentivize or require new development to add trees/ landscaping in the public right-of-way
- Encouraging residents to install water harvesting basins in open spaces

Maintain Historic and Cultural Fabric

Pie Allen and Rincon Heights are both historic districts listed on the National Register of Historic Places. They both have grown up around the University and have been established as a quiet, respectable home for students of the school as well as other denizens of Tucson. This rich history of architecture and culture are both jeopardized by non-conforming development and worthy of preservation. The NPZ should provide protection for the historic facades of the streets and make use of the built environment to encourage the cultural norms of community, inclusion, and civility that have been established by long-time residents.

Examples

- Provide architectural context for new construction, seeking inspiration from historical buildings as well as other neighborhoods having historic designations
- Set guidelines for consistent building massing and penetrational rhythm
- Discourage demolishing historic structures by providing incentives for historic preservation in the fashion of IID zoning overlays

- Discourage non-conforming college dormitory housing by requiring a ratio between common and private square footage within structures, possibly through progressive brackets based on the overall lot size
- Require minimum useable yard, minimum square footage & minimum least dimension
- Encourage front yards to be open and unobstructed

Support Space to Encourage Informal Interaction and Walkability

Certain built environment characteristics such as sidewalks, curb ramps, streetlights, traffic calming features (speed humps, neighborhood traffic circles, etc.), trees, vegetation, and attractive streetscapes enhance neighborhood streets to be friendlier for walking. Residential properties with front yards, porches, stoops, or other similar semi-private transitional spaces (as opposed to garages or blank walls) provide a visual connection between the residences and the adjacent sidewalk, while creating opportunities for spontaneous interaction among neighbors. Multi-story buildings with active ground floor uses such as shops, restaurants, cafes - or even transparent lobby spaces/community rooms, albeit to a lesser extent - contribute to a more inviting and welcoming experience for people walking. These types of places also make neighborhoods more walkable by providing destinations for people to shop, eat, meet friends, relax or people watch. The NPZ will help encourage the kinds of development, built environment features, and architectural elements to make Rincon Heights & Pie Allen neighborhoods more walkable and promote opportunities for informal interaction among the residents.

Examples

- Require new development/major renovation of existing development to build sidewalks and help create continuous sidewalks
- Integrate commercial space at the ground floor of larger developments
- Preserve existing porches and front yard walkways
- Require new development to have appropriate transitional space, e.g. porches, front yards, stoops, etc.
- Require walls or fences to be penetrable or visually permeable
- Limit the height and or total length of fences/walls around the exterior of properties
- Reduce parking requirements, perhaps by rewarding additional bike parking - above and beyond what's in the current UDC

Maintain Curb Appeal

The aesthetics of a neighborhood play a large role in setting the tone and ambience for an area and help provide a "sense of place". Rincon Heights and Pie Allen have an established history of charming and unobtrusive homes and apartments. The NPZ should create a neighborhood

that is pleasant to walk through, beautiful, and uncongested; buildings that are harmonious with and unimposing on one another will reflect the community that occupies those structures.

Examples

- Require building heights and setbacks to be compatible with adjacent buildings / area
- Require or incentivize public art for large developments
- Ban front yard pools
- Discourage garages that dominate the facade of the structure, i.e. garages that are the foremost plane in the structure or garages taking up the majority of the facade's total area



JOIN US ONLINE FOR A SPECIAL VIRTUAL PRESENTATION!

PROPOSED NEIGHBORHOOD PRESERVATION ZONE

for

RINCON HEIGHTS & PIE ALLEN NEIGHBORHOODS

Join the discussion at one of the three upcoming meetings, learn what is happening, and get involved!

- Learn about the community's efforts so far to preserve these great, historic neighborhoods
- Find out how this tool could affect property owners
- Join the discussion and ask questions

SEE REVERSE SIDE FOR MEETING DATES AND
REGISTRATION INFO

www.rinconheights.com

 facebook.com/RinconHeights



THURSDAY, MARCH 4TH @ 7:00 PM

FRIDAY, MARCH 5TH @ 10:00 AM

SATURDAY, MARCH 6TH @ 10:00 AM

**Register online: <http://bit.ly/NPZmeeting>
(or scan QR code below)**



*Email rinconheightsnpz@gmail.com or call (520) 261-5689
for questions or if you need help joining the meeting.*

The City of Tucson, its officers and employees, its Planning and Development Services Department, and all other offices neither agree nor disagree with the views expressed or implied in this communication or any referenced websites and are therefore not responsible. The distribution requester is solely responsible.



Planning and Development Services Dept.
P.O. Box 27210
Tucson, AZ 85726-7210

4/10/2022 Block Party Posters and Sign in Sheet

Rincon Heights/Pie Allen Proposed NPZ Design Manual										
4/10/2022 Block Party Sign In										
Name	Address	Resident	Property Owner	Rincon Heights	Pie Allen	Email	Phone	Add to Email List	People Count	Notes
Mark S Homan	1619 E 8th	X	X	X		mbhoman@msn.com		already added		
Rose Veneklasen	129 N Warren Ave	X	X	X		trvene@gmail.com		already added		
Paula Rivera	129 N Warren Ave	X		X		tatis_riv@yahoo.es		No longer in Tucson		
Jack Isselin	1328 E 9th	X	X	X		windsorlux@gmail.com		X		
Benjamin Not legible	933 E 7th St	X	X		X	benjaminitzol@yahoo.com		X		
Ricardo Gomez	1128 E 10th St	X		X		gomezrick308@gmail.com		x		
Martha Taylor	3410 E Golondrina		X		X	marthagabositaylor@gmail.com		x		
Matthew Taylor	103 N Park #101		X		X	matthew@screwbean.com		x		
Maritza Lopez	1151 E 10th St	X		X		zita_0688@hotmail.com		x		

TIME TO CELEBRATE ! TIME TO CELEBRATE !

MEET YOUR NEIGHBORS
EAT, DRINK, AND BE MERRY
BE PART OF LIVING HISTORY

APRIL 10 1 - 5 PM
BLOCK PARTY AT THE
SOUTHEAST CORNER OF
PARK AVE. & 9TH ST.
NEXT TO THE ROCK

SPONSORED BY:
PIE ALLEN & RINCON HEIGHTS
NEIGHBORHOOD ASSOCIATIONS



THE
ROCK



FREE FOOD & DRINKS
LEARN ABOUT ONGOING WORK RELATED TO
ENHANCING THE HISTORIC PROTECTIONS OF
OUR NEIGHBORHOODS AND LEARN HOW
YOU CAN GET INVOLVED.



SCAN ME

MEET YOUR NEIGHBORS
EAT, DRINK, AND BE MERRY
BE PART OF LIVING HISTORY

APRIL 10 1 - 5 PM
BLOCK PARTY AT THE
SOUTHEAST CORNER OF
PARK AVE. & 9TH ST.
NEXT TO THE ROCK

SPONSORED BY:
PIE ALLEN & RINCON HEIGHTS
NEIGHBORHOOD ASSOCIATIONS



THE
ROCK



FREE FOOD & DRINKS
LEARN ABOUT ONGOING WORK RELATED TO
ENHANCING THE HISTORIC PROTECTIONS OF
OUR NEIGHBORHOODS AND LEARN HOW
YOU CAN GET INVOLVED.



SCAN ME



POSTER
MIRTO
McDONALD
ARCHITECTURE
PLANNING
PRESERVATION

DATE: May 23, 2022

TO: Koren Manning, Planning Administrator
Planning & Development Services Department
City of Tucson
201 N Stone Avenue
Tucson, AZ 85701

FROM: Corky Poster, Architect/Planner (AICP)
City of Tucson On-Call Design Professional

RE: Rincon Heights and Pie Allen, Neighborhood Preservation Zone Design Manual

As per your request of April 27, 2022:

We are hoping each of you would be able to assist in reviewing this Design Manual to offer feedback on any areas you think need clarification, where you see design choices that they neighborhood may want to consider further, standards you suggest modifying, etc. I am sharing a version that has staff comments so that you can see some of our feedback. As you can see, we do not have as many comments on the design standards themselves, and are interested in your feedback in that area. Since you would be utilizing this manual for design reviews, we want to make sure it's clear and understandable for the Design Professional, as well as property owners within the district.

As additional context, once this Design Manual has been revised to incorporate our feedback, and other comments the neighborhood receives, the next step would be to hold a formal neighborhood meeting on the proposal. After that, the NPZ would be established through a rezoning procedure, to change the zoning to an NPZ overlay. This would mean a Zoning Examiner Public Hearing, and ultimately M&C consideration. During that process, we may ask for a formal recommendation/review from one or both of you that would be part of the public record. At this point, we are looking for feedback to improve the usability and clarity of the Design Manual.

In terms of the deliverable, it may be easiest to compile feedback in a separate document rather than as comments within the Design Manual, but I leave that up to you. Since this is the first complete draft of the Manual, it would be helpful to have feedback on any areas that need additional consideration/refinement, design issues that may warrant further discussion, or areas that you think could use clarification in order to make the Design Manual more usable for Design Professionals and property owners.

Below is my assessment if the draft NPZ that I received. I have also included a less formal mark-up of the document in red.

Overall issues:

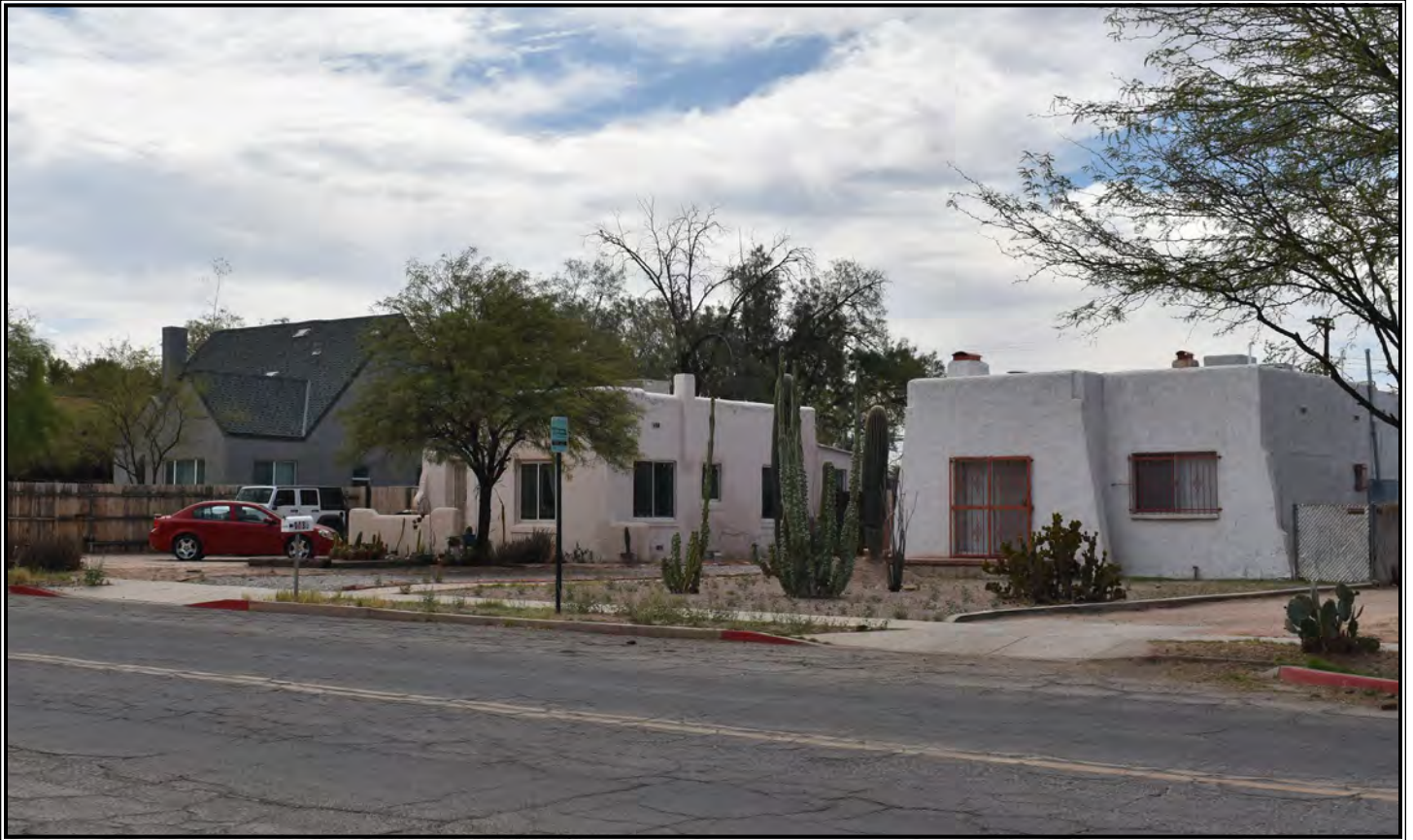
1. The NPZ should clarify the logic behind the modifications of the Historic District boundaries as they overlap with the Sunshine Mile District. In the document, there is no explanation as to why the boundaries of the NPZ do not actually correspond with the boundaries of the National Historic Districts. If you put them side-by-side, you understand the exclusion of the Sunshine Mile overlap. But why? An explanation is in order within the NPZ document with both maps shown, including the Sunshine Mile overlap.

2. The existing zoning is a big deal. For the most part, the NPZ proceeds as if the entire area is zoned single-family residential. There is only occasional recognition of the special problems that R-3 (Or NR-3) parcels would have in complying with the Design Guidelines in this document. For starters there should be a recognition of the existing zoning to point out the problem; a map overlaying the zoning within the NPZ boundaries would be helpful. My own feeling is that NPZ's skirt along the edges of Proposition 207 challenges and R-3 zoned property is the most likely to challenge the language in the Design Manual. If the Design Manual makes development of those sites close to their full economic potential too challenging, then I believe it endangers the entire NPZ Design Manual. One approach would be to simply exclude R-3 from compliance. How do you make a three-story building with a substantial parking requirement look like its single family detached neighbors? Another approach would be to have a special section on R-3 zoning that asks for a few concessions to design without the full single-family modeling.
3. I believe the NPZ tries too hard to be an "HPZ-lite". I thought the principal goal of the NPZ was to insure that new development respects the patterns, massing, setbacks, and privacy issues of these historic neighborhoods. Bringing "architectural style" into the equation stifles creativity and begs for a faux-historic design. The NPZ states that it is not trying to do that, but, on many occasions in the document, seems to fall back into that desire. I say that because, one of the most challenging aspects of the actual HPZ's is their reliance on imitative styles and it would be a shame to have the NPZ's fall into that same conflict.
4. The standards apply to building-permitted projects but seem to imply design standards that apply to work that does not require a permit (e.g., replacing all the windows in a house with sliding double-pane windows, or building a six-foot fence or wall on the street, etc.) There needs to be some clarification of that issue.
5. I especially do not understand the alley access requirement. My experience is that the City generally doesn't allow alley auto access unless it is paved, for issues of air quality. How many properties access their site using the alleys? Is it approved or just tolerated. I think a detailed and quantified discussion of alley access would be useful.
6. On page 6, "*Exception: If there are no contributing properties of similar size to the proposed project in the Development Zone, the boundaries of the Development Zone may be extended to include the entire Rincon Heights National Register Historic District and Pie Allen National Register Historic District.*" I am not sure I understand what this means and how it might be applied.
7. I am not sure I understand the incentives at the end. How do they apply? How are they used? Do I only get the incentives if I supply the 207 waiver? Maybe we need a frank discussion of the goals of the waivers and how and why they are being applied to the NPZ.
8. I think the entire "3.4 Regular Review Criteria, A. Architectural Style" section is problematic. As discussed earlier, I think this is a huge source of disagreement and mis-directed preservation effort. Mixing the pages of traditional architectural style into this section, compounds the problem. It clearly sends the message that "style matters most." I would be in favor of moving these style sheets and photographs to the front of the document at about page 3 and page 4 as part of the description of the historic neighborhoods.
9. The rest of the "Regular Review Criteria" is well done and applies well to infill single family units, but perhaps not so much to other levels of density.
10. I think modern materials should be welcomed if used appropriately. Prohibiting certain materials out of hand (like standing seams roofs) is a mistake.
11. I am surprised by the lack of quantitative limits and modifications in this NPZ. As I recall, Jefferson Park made very effective use of variations of lot coverage and Floor Area Ratios, especially as it relates to second story structures. There are very few objective (quantitative) criteria that would make these evaluations simpler for reviewers and submitters.

See also the attached marked-up version (dated May 23, 2022) of the Draft NPZ dated 4-16-22.

Corky Poster Mark-ups 4-23-22 in red

RINCON HEIGHTS PIE ALLEN



NEIGHBORHOOD PRESERVATION ZONE GUIDELINES

ZONE DESIGN MANUAL

Adopted by the Mayor and Council: Date
Ordinance # ___



L O G A N S I M P S O N

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INTRODUCTION

What is a Neighborhood Preservation Zone?

The Neighborhood Preservation Zone (NPZ) is an enabling ordinance that allows National Register of Historic Places (NRHP) designated neighborhoods to be considered for a rezoning to an overlay zone.

Public concerns over the construction of new residences that are architecturally and dimensionally incompatible with their surrounding historic neighborhoods prompted the Mayor and Council to direct staff to prepare the NPZ ordinance, which allows certain NRHP-designated neighborhoods to prepare design manuals that guide new construction to be more compatible with existing development. The purposes of the NPZ are to preserve and enhance the unique character and historical resources of established city neighborhoods and to provide for the creation of neighborhood-specific design manuals for each NPZ district.

What types of projects are subject to the NPZ?

Projects meeting the following criteria are subject to the NPZ:

1. Located within an adopted NPZ;
2. Property is zoned residential (~~RX-1, RX-2, R-1, R-2, R-3, RH, SR, or SH~~);
3. Proposed development or expansion is visible from the street; and,
4. Requires a building permit.

Probably not realistic to include R-3. The standards in the NPZ are single-family standards. They cannot be applied to multi-family without being silly.

I would exclude NR-3 or at least have a whole separate section of NR-3.

Construction of multi-story residences and additions to the upper floor(s) of an existing structure are also subject to the privacy mitigation standards within this neighborhood design manual (see Section 4).

But this could happen without a permit. e.g. replacing windows.

What do these guidelines do?

These guidelines define parameters for the construction of **new buildings** and **additions to existing buildings that require a building permit**, in order to be architecturally compatible with the defining characteristics of nearby contributing properties to the Rincon Heights Historic District and Pie Allen Historic District.¹ Construction that alters character-defining features of the historic district, or that alters character-defining features of existing buildings, can cause loss of historic integrity and risk loss of National Register eligibility.

Compliance with neighborhood-specific dimensional standards, such as building height, that differ from the underlying zoning, may be required if alternative standards are approved by the Mayor and Council at the time the neighborhood is included in the NPZ. The applicant is encouraged to ensure they are aware of all underlying zoning requirements.

What *don't* these guidelines do?

These guidelines *do not* apply to *existing* properties within the historic district, *unless plans involve a significant addition to the exterior of an existing building and require a building permit.*

How and who defines "significant?"
Is it anything requiring a building permit?

What does compatible mean?

Compatibility is a visual consistency of development, achieved by mirroring the prevailing dimensions and **architectural and design characteristics** of the surrounding area. A building is considered compatible when it "blends in" with the buildings in the immediate area. Compatible does not mean "repetition," "copy" or "identical to" existing buildings within the neighborhood. Faux-historic construction can create a *false sense of history* and cause loss of integrity and eligible status for historic buildings and neighborhoods.

This topic is problematic. My understanding of compatible is mass, volume, pattern, etc. Too often lay people use "architectural and design characteristics" to mean making it look like existing buildings.

¹ (See Section 6 for definitions, including *character-defining*, and *historic integrity*).

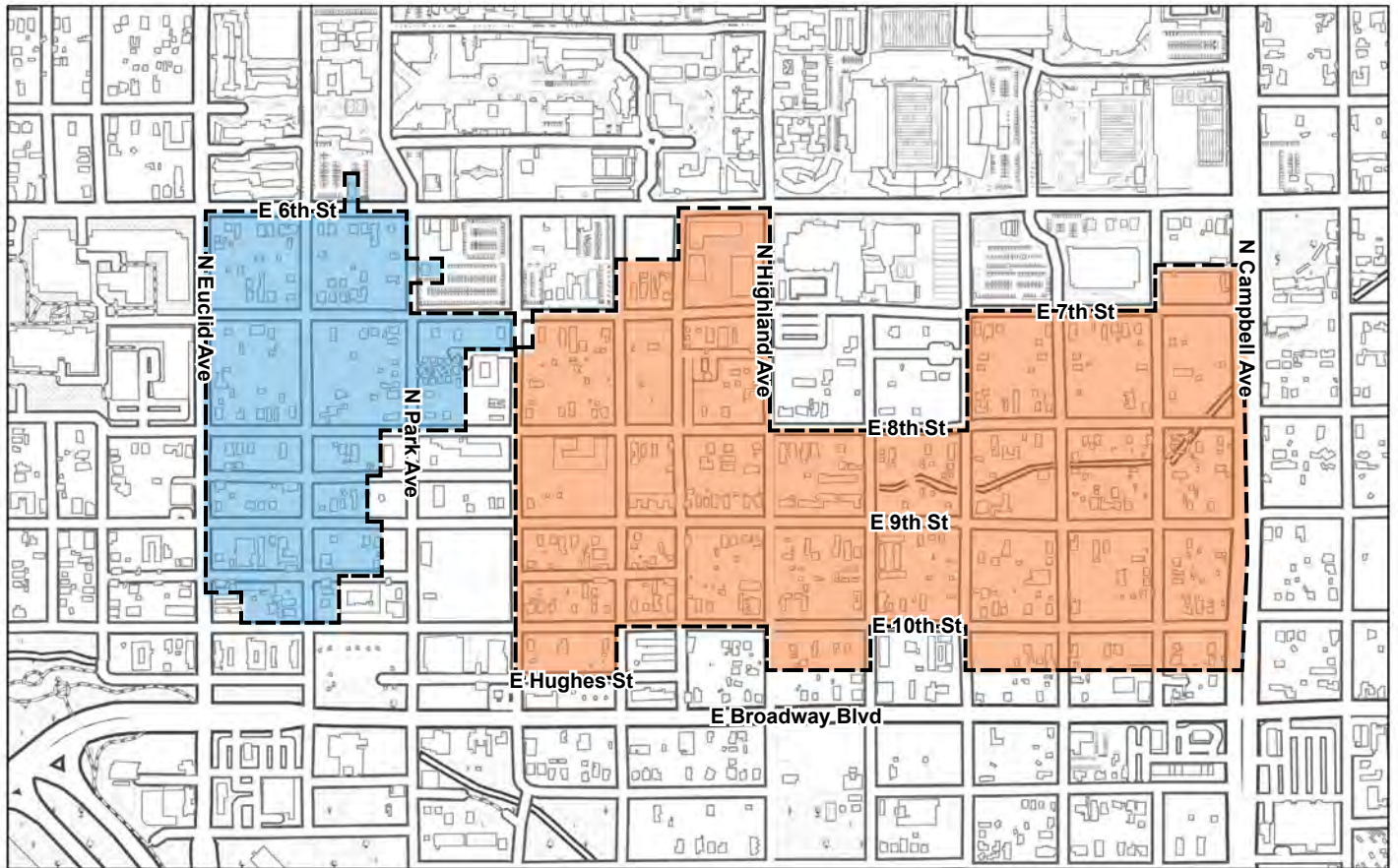
What are the boundaries of the NPZ?

The Neighborhood Preservation Zone (NPZ) is comprised of the historic boundaries of both Rincon Heights and Pie Allen neighborhoods, visible in orange and blue respectively on the map below. The following pages describe the designated boundaries and location of contributing properties in each respective historic district.

This is not an entirely true statement as the City GIS map shows, there are significant portions of the RH and PI Historic Districts that overlap with Sunshine Mile. Discuss the reasons for the apparent exclusion of the overlap.

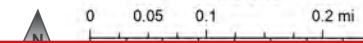
Rincon Heights and Pie Allen Neighborhood Preservation Zone

Please note: this map is for reference only. For an up-to-date verification of property status in the historic district, please consult the City of Tucson Preservation Office at <https://www.tucsonaz.gov/historic-preservation>

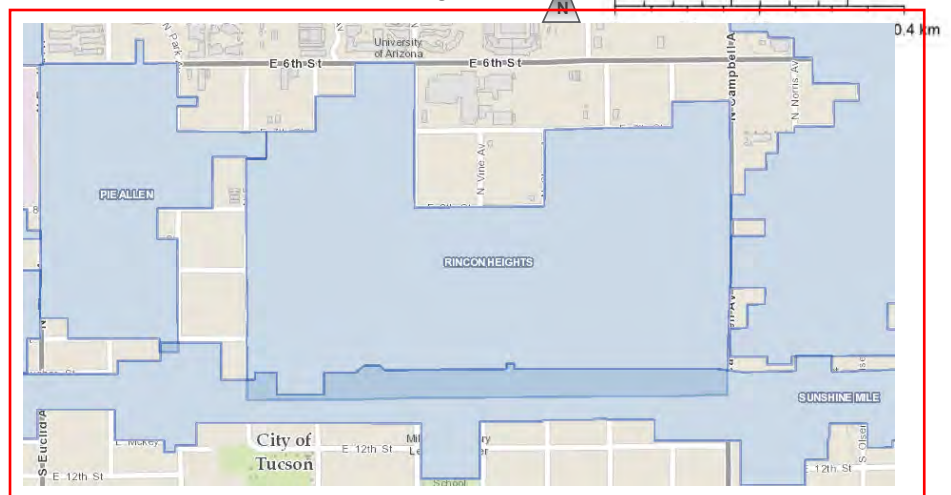


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- Pie Allen Historic District Boundaries
- Rincon Heights Historic District Boundaries



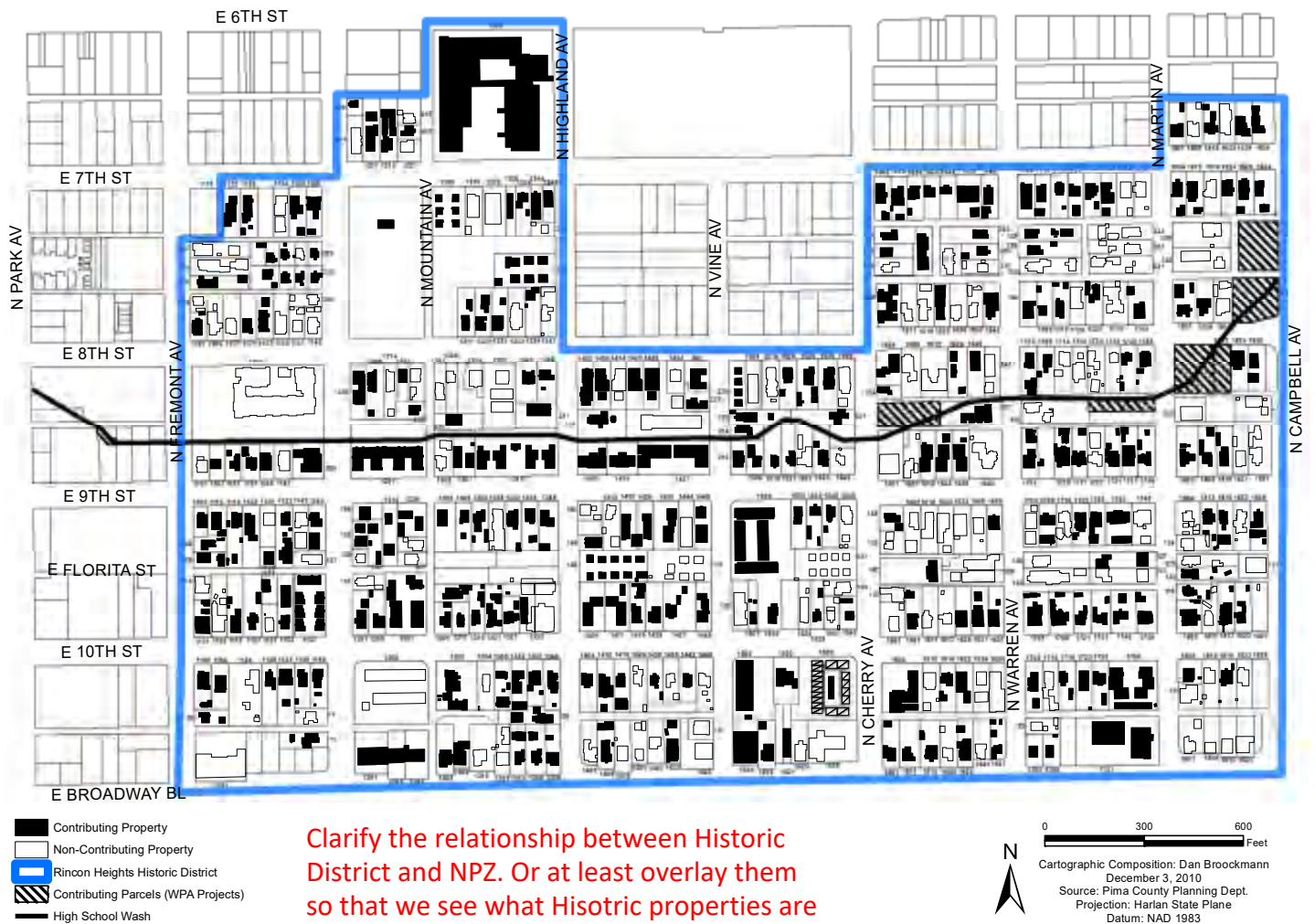
RINCON HEIGHTS HISTORIC DISTRICT

History of Rincon Heights

The Rincon Heights Historic District was listed in the National Register of Historic Places (NRHP) in October 2012. The historic district is primarily a residential neighborhood encompassing five historic subdivisions: Buell's Addition (1881), Drake's Addition (1882), Rincon Heights Addition (1887), Altadina Heights Addition (1902), and the Bingham Addition (1905), which were built out between 1881 and 1962. The name of the neighborhood, Rincon Heights, was created in 1987 when the neighborhood association was established. Within the Rincon Heights Historic District there are 442 properties, of which 288 (65%) are considered contributing properties, and 132 (30%) are considered non-contributing properties.

Rincon Heights Historic District
Map of Contributing and Non-Contributing Properties
University of Arizona, Jeffrey et al 2012

Please note: this map is for reference only. For an up-to-date verification of property status in the historic district, please consult the City of Tucson Preservation Office at <https://www.tucsonaz.gov/historic-preservation>



Clarify the relationship between Historic District and NPZ. Or at least overlay them so that we see what Historic properties are not in NPZ. Also how does Sunshine Mile fit into this? If one opts into Sunshine Mile, are they also subject to NPZ?

PIE ALLEN HISTORIC DISTRICT

History of Pie Allen

The Pie Allen Historic District was listed in the National Register of Historic Places (NRHP) in April 1996. The historic district is primarily a residential neighborhood whose tenants were predominantly Southern Pacific Railroad employees and their families, as well as University of Arizona students and faculty. The contributing properties in the neighborhood were built out between 1870 and 1936, with the majority of contributing properties built between 1905 and 1925. The name of the historic district, Pie Allen, is derived from John Brackett, "Pie Allen" "General" Allen (b.1818-d.1899), a prominent Tucsonan business entrepreneur and developer-builder who served terms as mayor from 1876 to 1878. Around the late 1870's, Allen made a homestead claim on 160 acres which included all of the historic district south of 8th Street.

Within the Pie Allen Historic District there are 242 properties, of which 201 (83%) are considered contributing properties, and 41 (17%) are considered non-contributing properties.

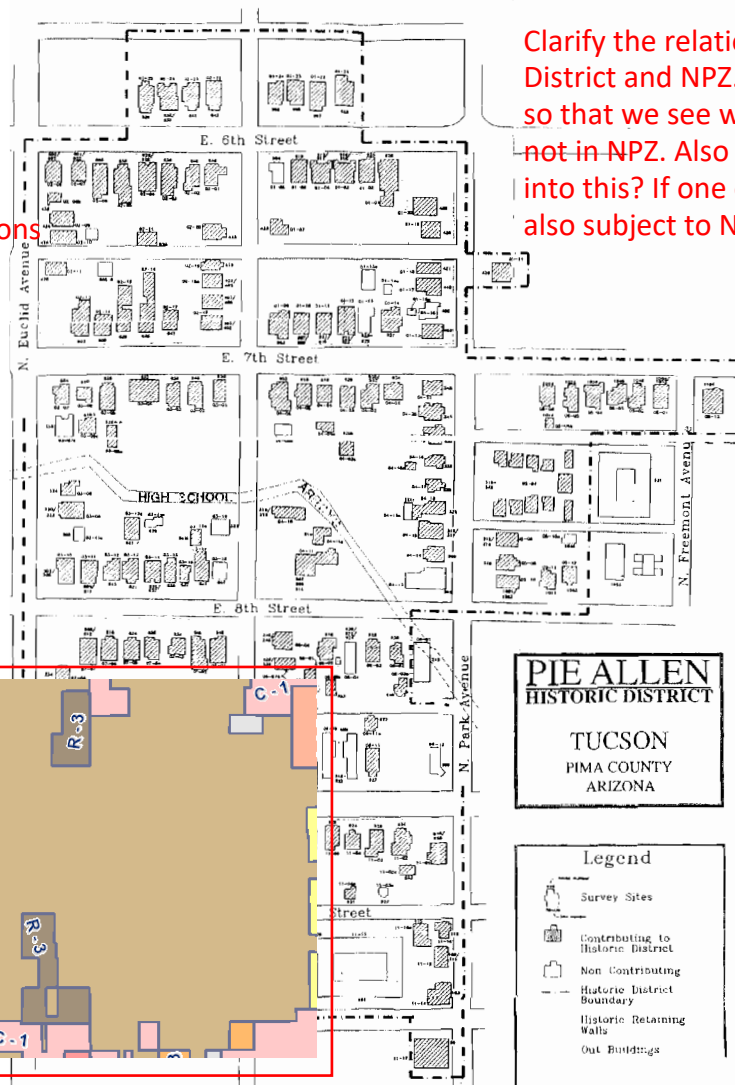
Pie Allen Historic District Map of Contributing and Non-Contributing Properties

Pie Allen Neighborhood Organization 1996

Please note: this map is for reference only. For an up-to-date verification of property status in the historic district, please consult the City of Tucson Preservation Office at <https://www.tucsonaz.gov/historic-preservation>

I think the NPZ Design Manual needs to include and existing zoning map of each district. This NPZ doesn't make a lot of sense unless it deals with the implications of existing zoning.

Clarify the relationship between Historic District and NPZ. Or at least overlay them so that we see what Historic properties are not in NPZ. Also how does Sunshine Mile fit into this? If one opts into Sunshine Mile, are they also subject to NPZ?



1. ~~PRE SUBMITTAL GUIDELINES~~

This manual is organized to assist an applicant in ~~designing a~~ project in compliance with the Neighborhood Preservation Zone (NPZ) requirements. It is recommended that an applicant review the design manual in its entirety prior to implementing a project.

This chapter describes the ~~recommended~~ procedures ~~that~~ applicants should follow prior to designing and submitting their projects. Included in this chapter are requirements pertaining to applicability and establishing the Development Zone.

Following the procedures provided in this chapter will likely reduce the need for project redesign.

1. Do the design manual's requirements apply to my project?

Projects meeting *all three* of the following criteria must comply with the requirements of this manual:

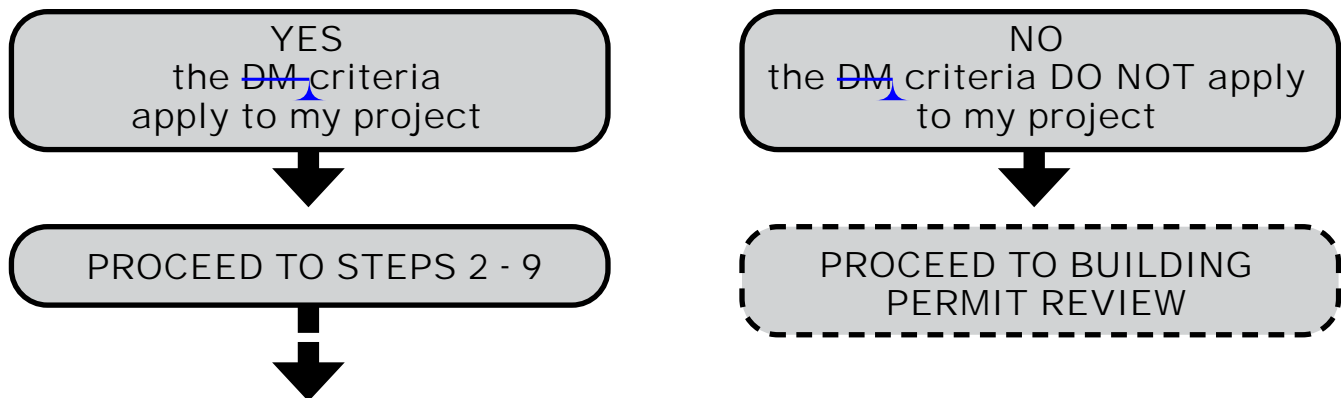
Property is residentially zoned NRX-1, NRX-2, NR-1, NR-2, **NR-3**, NRH, NSR, or NSH

Project requires a building permit.

Find out whether your project requires a building permit at the City of Tucson's website:

www.tucsonaz.gov/dsd/Permit_Review_/Residential/residential.html

Proposed improvement is visible from a street, ~~unless the City's Design Professional determines that the improvement has minimal impact on the appearance of the streetscape~~



2. Review the ~~Compatibility Review Criteria~~

Found in Chapter 3, the Compatibility Review Criteria outlines the defining characteristics of the historic districts as determined by the Rincon Heights National Register Historic District and Pie Allen National Register Historic District nominations. These criteria are used when evaluating a project's compatibility.

Compliance with the Compatibility Review Criteria is required of all projects subject to NPZ review.

Note: The elements of the Compatibility Review Criteria are prescribed by the NPZ enabling ordinance (see Appendix A).

3. Establish the Development Zone

Use the following instructions to determine the Development Zone for your project.

A Development Zone is a certain designated area adjacent to the lot slated for proposed development. Contributing properties in a project's Development Zone are used as a design reference points when evaluating a project's compatibility. Compatibility is achieved when a development is designed in a manner that blends in with the character of structures in the Development Zone.

See Step #4 on the next page for description of a Contributing Property.

Exception: If there are no contributing properties of similar size to the proposed project in the Development Zone, the boundaries of the Development Zone may be extended to include the entire Rincon Heights National Register Historic District and Pie Allen National Register Historic District.

This loophole sounds like trouble to me.

Development Zone for an Interior Lot

(Illustration A).

Where the project site is an interior lot, the Development Zone includes that lot, all lots on either side, and fronting on the same street in the same block, and all those lots on the opposite side of that street, except such portions of the Development Zone which fall outside the boundary of the NPZ district.



Illustration A

Development Zone for a Corner Lot

(Illustration B).

Where the project site is a corner lot, the Development Zone includes that lot, the corner lot diagonally opposite that lot, all lots fronting on the same two (2) streets in the same block, and all lots on the opposite sides of those streets, except such portions of the Development Zone which fall outside the boundary of the NPZ district.



Illustration B

Development Zone for a Boundary Lot

(Illustration C).

Where the project site is located adjacent to a historic district zone boundary, the Development Zone includes that lot, all lots located within the same block, and those lots facing the same street as the subject lot within one block in either direction, except such portions of the zone which fall outside the boundary of the NPZ district.

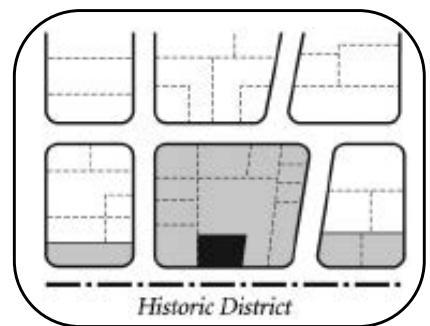
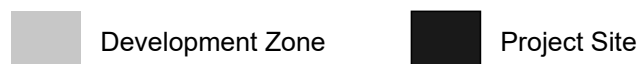


Illustration C



4. Identify Contributing Properties within a Project's Development Zone

A Contributing Property is a building, object, site, or structure that contributes to the historic significance and visual character of a National Register Historic District, and has sufficient integrity to convey that significance through visual character defining features expressed by their location, setting, design, materials, workmanship, feeling, and association.

Contributing properties are identified in their respective NRHP nomination documents, which are available online at: <https://www.tucsonaz.gov/preservation/national-register-historic-districts>

- 1. The defining characteristics of contributing properties within a project's Development Zone shall be used as design references when evaluating a project's compliance or noncompliance with the Rincon Heights and Pie Allen NPZ.**
- 2. Identify the contributing properties that will be used as design references using the map provided on the following page and the Inventory of the Contributing Properties to the Rincon Heights and Pie Allen National Register Historic Districts located in Appendix B and C.**

NOTE: Map 1.3 may be updated administratively to reflect the most current inventory of contributing properties. The City's Historic Preservation Officer has the most recent inventory.

- 3. Conduct a field survey of the contributing properties chosen as design references. The addresses and photographs of the referenced contributing properties will be required at the pre-submittal conference with the Design Professional and as part of the application.**

5. Pre-Application Conference with a Design Professional

The Design Professional (DP) is an architect with historic preservation experience and is responsible for 1) assisting the applicant in submitting a complete application; and, 2) submitting a report with findings and recommendations to the Director of Planning and Development Services Department for consideration of approval.

- 1. Upon completion of Step #4, contact the Planning and Development Services Department at (520) 791-5550 to schedule a pre-application conference.**
- 2. Provide the addresses and photographs of the referenced contributing properties and any other support materials to the Design Professional prior to the pre-application conference.**
- 3. At the conference, the Design Professional will discuss the project with the applicant, answer questions, and suggest ways of achieving compliance with the Design Manual.**

6. Design the Project

Design the project using the information gathered to this point, including information obtained from the DP. Consider the following when designing your project:

- A.** Compatibility is the visual consistency of development by referencing prevailing dimensions, spatial relationships, and architectural and design characteristics of the neighborhood overall and the contributing properties used as design references.
- B.** Compatible does not mean “repetition or copy of” or “identical to” existing buildings within the neighborhood.
- C.** Compatibility is achieved when a development is designed in a manner that blends in with the character of the surrounding area.
- D.** Projects may be developed using modern materials.
- E.** Property owners may develop using the standards permitted by the underlying zoning, but may have to make accommodations in the design of the project for purposes of achieving compatibility.

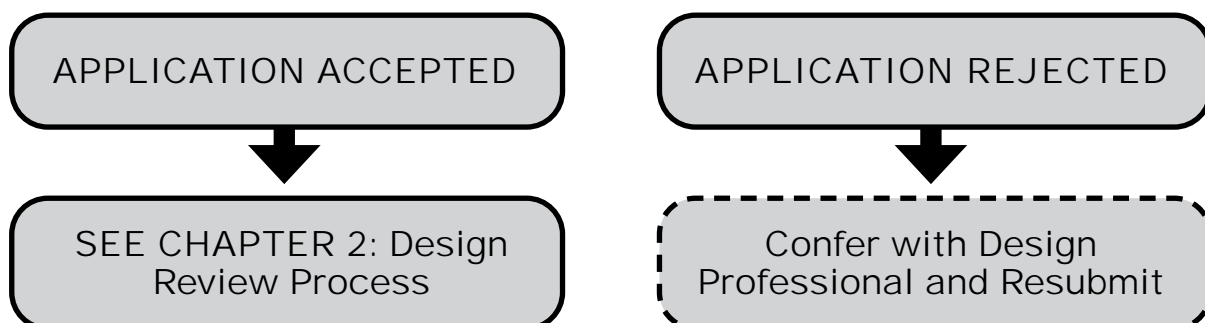
7. Prepare Application

Prepare application to include the following:

- ~~☐ Completed application form~~
- ~~☐ Pre-Application Conference form signed by the Design Professional~~
- ~~☐ Site plan and elevations indicating all proposed changes and demonstrating compliance with the Design Manual~~
- ~~☐ Aerial map showing the project location, Development Zone, and location of contributing properties used as design references~~
- ~~☐ Photographs of contributing properties used as design references~~

8. Submit Application

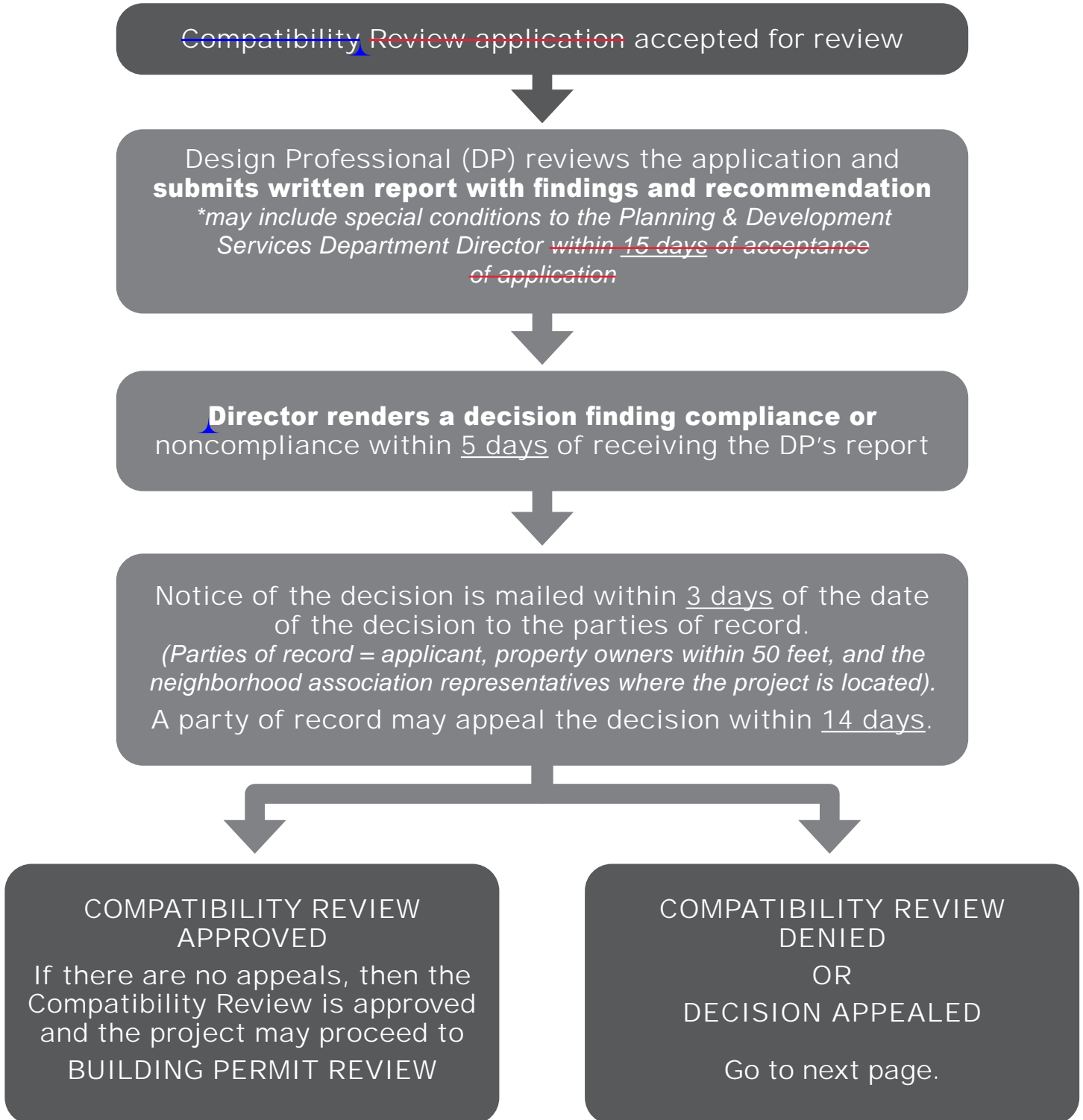
Staff will review the application for completeness. The application shall be accepted or rejected within two (2) days.



2. DESIGN REVIEW PROCESS

2.1: Review and Approval Procedure

Applications are reviewed and considered for approval in accordance with Sec. 23A-32.1 (NPZ Design Review Procedure) as shown in the following diagram.



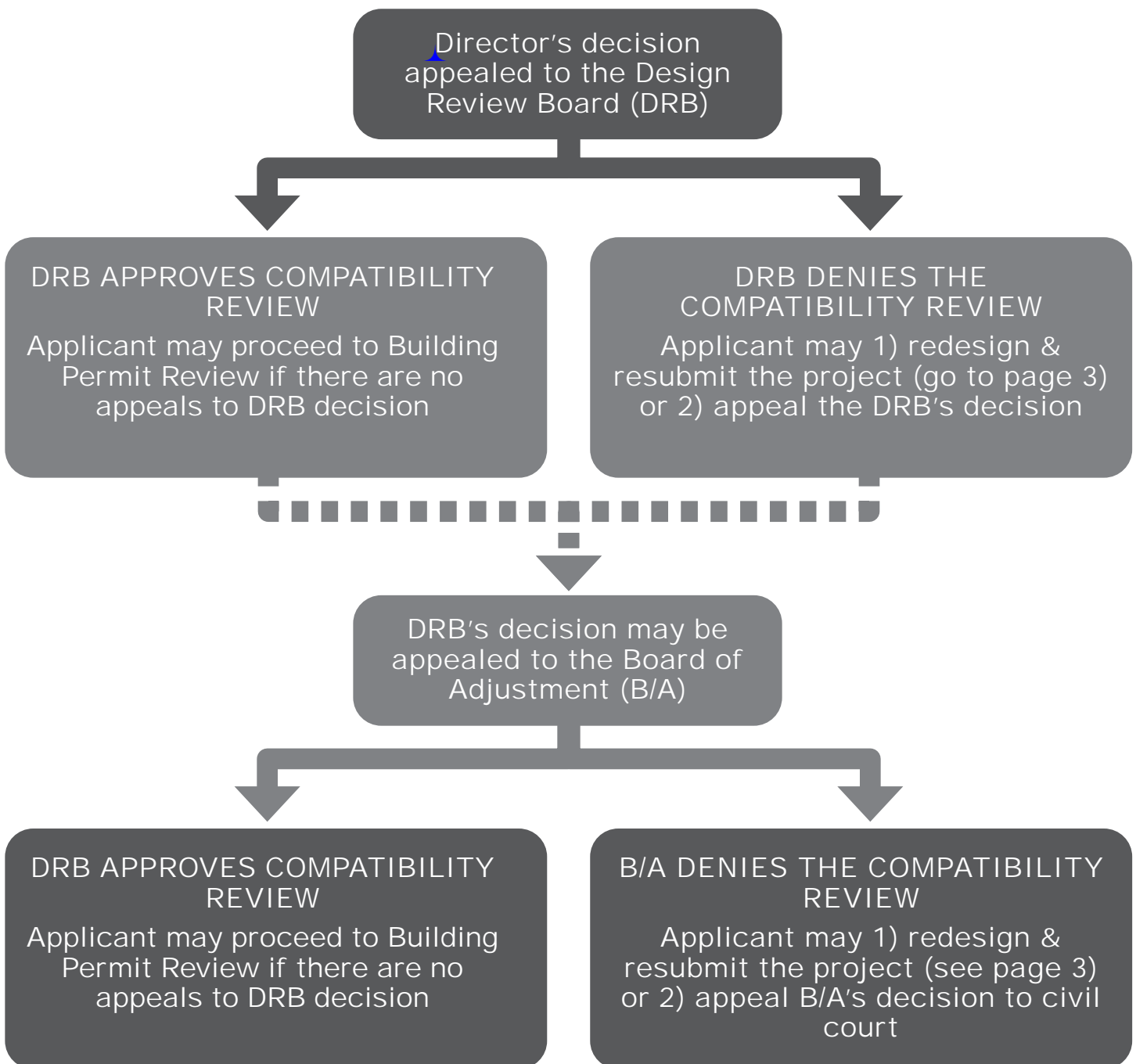
2.2: Compatibility Review Denied – Applicant Options

Option #1: Redesign and Resubmit the Project for Compatibility Review. Applicants may redesign their projects addressing the Director’s findings and resubmit their projects for reconsideration. The application will follow the review and approval procedure described in **Section 2.1 on page 3**.

Option #2: Appeal the Director’s Decision. **See Section 2.3: Appeal Procedures.**

2.3: Appeal Procedure

Applicants, property owners within fifty (50) feet of the project, and designated neighborhood association representatives where the project is located may appeal decisions of the Compatibility Review as follows.



3. COMPATIBILITY REVIEW CRITERIA

3.1 Introduction

The Compatibility Review Criteria are the defining characteristics of the National Register Historic District as determined by the description of residential architectural styles and building types in the Rincon Heights and Pie Allen National Register of Historic Places Historic District nomination forms (Pie Allen Neighborhood Association 1996; Jeffrey 2012). Defining elements of the Rincon Heights and Pie Allen Historic Districts are used when evaluating a project's compatibility. Jeffery

Projects shall be reviewed in accordance with the Compatibility Review Criteria as provided in this chapter. The Priority Review Criteria (i.e. front yards, scale, massing, articulation, rhythm) define key design principles which comprise the streetscape in the Rincon Heights and Pie Allen neighborhoods as identified through the stakeholder process. The Regular Review Criteria define specific design elements which are compatible with the architectural character of both historic districts.

Applicants are strongly encouraged to follow the Pre-Submittal Guidelines described in Chapter 1 of this manual prior to designing their projects.

3.2 Achieving Compliance with the Compatibility Review Criteria

Compliance with the Compatibility Review Criteria is achieved by demonstrating compliance with all applicable criteria. In an evaluation of a proposal, the Design Professional will base the findings and recommendation on the particular circumstances of a proposal and its compliance with all the Priority Review Criteria or a combination of the most applicable Priority and Regular Review Criteria. The requirements of each criterion are included in their respective section.

3.3. Priority Review Criteria. The three criteria listed in this section of the Design Manual are intended to identify the key features of the streetscape in the Rincon Heights and Pie Allen Neighborhood that would ensure compliance with the purpose of the Design Manual. Proposals that are consistent with these criteria are most likely to be in compliance with the Design Manual.

3.4. Regular Review Criteria. The remaining criteria listed in the Compatibility Review Criteria section demonstrate historic features of the Feldman's Neighborhood. For review of a proposal, these criteria represent a secondary set of Feldman's Neighborhood characteristics. All proposals should be reviewed for consistency with these criteria, when they are applicable, in achieving overall compliance with the Design Manual.

3.3 PRIORITY REVIEW CRITERIA

A. Front Yards

The predominant front yard style in Rincon Heights and Pie Allen is a uniform front setback with plantings and low retaining walls when necessary. Multi-family properties are typically single-story, surrounding a pedestrian-friendly courtyard. Parking access and vehicle storage are typically found on the side of lots or the rear of lots via alleys. ~~Predominant vehicle access in the front of lots, pools in the front of lots, and tall or visually impermeable walls are not characteristic of Rincon Heights or Pie Allen front yard style.~~

Can this be quantified. Does the City approve alley access by-right?



Uniform setback with informal planting, allowing for continuous sidewalk access



Pedestrian oriented courtyard



Visually permeable wall, path to front door



Non-uniform setback, front-facing parking, predominant driveway apron



Vehicle-oriented courtyard, predominant driveway apron

Appropriate Treatment

- Uniform setback
- Continuous sidewalk access
- Pedestrian path connecting the sidewalk to front door
- Visually permeable front wall
- Pedestrian-oriented courtyard

This is confusing. Multi-family have courtyards but this seems to apply to single-family.

Inappropriate Treatment

- Non-uniform setback
- Predominant intrusion of driveway apron
- Front-facing parking
- Front yard pool
- Visually impermeable front wall
- Vehicle-oriented courtyard

What happens when an R-3 property tries to build to their allowable density and is trying to meet the required parking and they are prevented from doing so by these guidelines? I think a Prop 207 lawsuit happens.

3.3 PRIORITY REVIEW CRITERIA

B. Scale, Massing, and Articulation

The predominant scale in the Rincon Heights and Pie Allen is single-story, residential. Second-story additions to existing properties should be setback so as to retain the single-story residential character of the historic districts.

For most buildings in Rincon Heights and Pie Allen, the building mass is broken up by varying rooflines or parapet heights, and walls are offset to reduce wall surface area and to avoid a boxy appearance. Both historic neighborhoods are characterized by single-story residential architecture, and new construction should maintain the human scale of the streetscape when visible from the street.

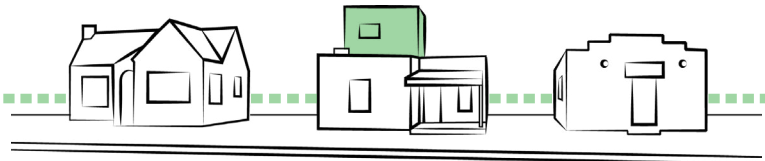
For larger and taller structures such as multi-family developments, articulation techniques **should** be used to help break up building mass and the perceived length of the block face, add visual interest to the street, and promote human scale. Such articulation may consist of minor wall offsets, wall setbacks, height variations to break up long façades, change of building façade plane or material, and projections such as balconies, bays, awnings, pilasters, and other similar features.

Appropriate Treatment



- New construction preserves single-story scale of the streetscape
- Second-story additions to existing historic properties are set back
- Articulation: multi-story rooflines are varied, walls are offset in order avoid continuous wall surface

Uniform spacing between buildings, upper story addition is setback



Second-story addition is setback from street, (visible behind left tree)

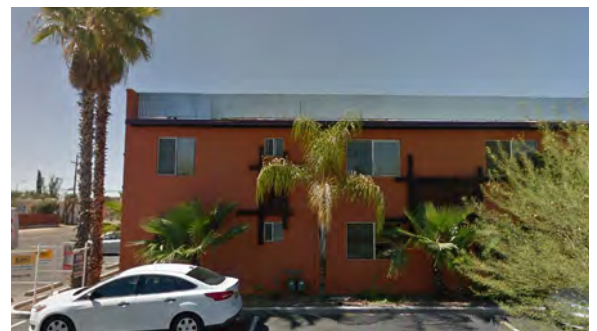
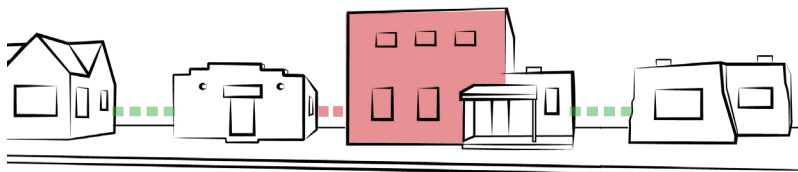


Street-facing details (awnings, wall variations) are articulated to make the building human-scaled

Inappropriate Treatment

- Lack of setback in second-story additions to existing historic properties
- No articulation: wall surface is flat, continuous
- Front yard setback and/or side yard width is visibly different from neighboring lots

Lack of articulation, continuous wall surface, and non-uniform spacing between buildings



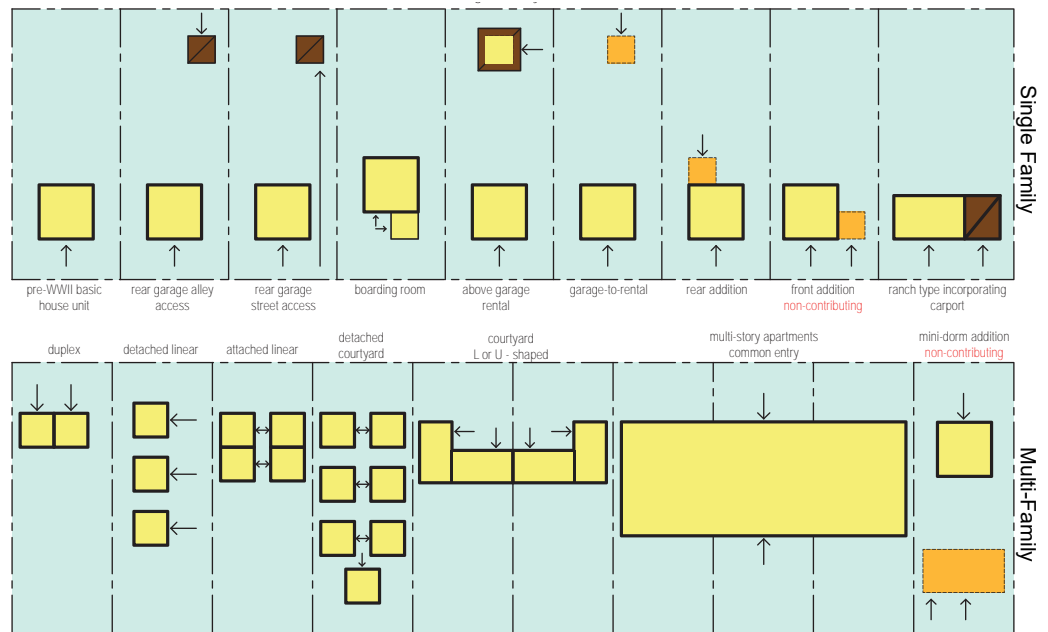
Continuous wall surface, no variation of roofline or wall

3.3 PRIORITY REVIEW CRITERIA

C. Rhythm

Rincon Heights and Pie Allen Historic Districts consist of similarly sized homes regularly spaced along the street. Side yards are generally similar in width, and the front setback is fairly uniform. Typical house spacing also incorporates vehicle storage, out-buildings, and detached additions at the rear of lot, and street-side vehicle access is minimal.

Housing types in Rincon Heights Historic District
(Jeffery et al 2012)



Appropriate Treatment

- Front setback is uniform with neighborhood
- Side yards are similar in width
- Vehicle storage at rear of lot; street-side driveway is single lane
- New development concentrated at rear of lot



Uniform setback, lot placement, and side yard width, street-side vehicle access is minimal

Inappropriate Treatment

- Front setback is visibly different from neighborhood
- Side yards are visibly different width than neighboring lots
- Prominent front-facing vehicle storage
- New development concentrated at front of lot



Second-story addition placed at rear of lot; vehicle access via back alley



Significant difference of setback, prominent front vehicle access and storage

3.4. REGULAR REVIEW CRITERIA

A. Architectural Style

Architectural style is an amalgamation of individual design components (or defining characteristics), which for purposes of this design manual, are represented by the exterior building wall materials, porches and balconies, roofs, and windows.

The predominant architectural styles in Rincon Heights and Pie Allen are Spanish Colonial Revival/Spanish Eclectic, Western Colonial Revival, Vernacular, Tudor Revival, Bungalow/Craftsman, Ranch, and Commercial Panel Brick. These architectural styles are listed below along with a summary of individual design components. In addition to these common styles, there are also properties in the historic districts that are hybrids and incorporate influences from other styles such as Queen Anne, International, and Art Moderne.

Important Note: Architectural styles are included in this manual not to encourage replication of them, but rather as references for the designer of new development in Rincon Heights and Pie Allen National Register Historic Districts. Elements, details, proportions, etc. from contributing properties in the Development Zone can be borrowed and paraphrased in order to for a new development to be *compatible* with its historic surroundings.

General Requirements: **I disagree. This contradicts everything said earlier. It has been said that what matters is rhythm, massing, scale, articulation, frontyards etc. Now "style" becomes the standard. I would use "architecturally compatible."**

1. For additions to existing buildings, the project shall use an architectural style that is compatible with the existing building's style. Complete guidance on rehabilitating or adding on to historic buildings can be found at the Secretary of the Interior's website: <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

2. For new construction, the project shall incorporate elements of any one of the predominant architectural styles used by a contributing property in the project's Development Zone. New construction should not repeat, copy, or be identical to the architectural style of a contributing property, but rather use it as a design reference in order to be visually consistent with the historic character of contributing properties in the historic districts. **I disagree. If it meets the earlier criteria rhythm, massing, scale, articulation, frontyards etc. It should be OK.**

PUEBLO REVIVAL

19th / 20th Century

- Flat roof with stepped parapet and rounded corners
- Stucco covered exterior walls, rounded corners
- Projecting roof beams and *vigas* and *canales* applied ornamentation
- Square or rectilinear window openings with wood lintels, or double-hung or steel casement windows



Single Family



Triplex

SPANISH COLONIAL REVIVAL

19th / 20th Century

- Red tiled gabled roofs or flat roofs with parapets.
- Parapets capped with red tiled or battlements
- Stucco over brick (some half relief is present)
- Arcades
- Limited overhang of eaves
- Porches supported by heavy piers arched at top
- Small red tile shed roofs over portal



Multi-family Attached



Single Family



Duplex

WESTERN COLONIAL REVIVAL

Late 19th / 20th Century

- Hipped or gabled roofs, often intersecting
 - Pronounced front porch and entrances
 - Thin pilasters or columns
 - Front doors with fan lights or side lights
 - Pedimented windows
 - Dormer windows
- Never heard of this. I would call this American Victorian.**



Single Family

VERNACULAR

19th / 20th Century

- Sometimes referred to as National Folk
- Designed mostly for functionality
- Older examples are wood or adobe; more recent ones are stucco or concrete block



Single Family

TUDOR REVIVAL

19th / 20th Century

- Steep gable roof with multiple ridges and dormers
- Constructed primarily of clay brick
- Decorative features including a variety of wooden window types



Single Family

CRAFTSMAN / BUNGALOW

Late 19th / 20th Century

- Wide, low proportions
- Low-pitched, shingled, roof with front-facing gable, dormers, and/or multiple ridges
- Large, covered front porch
- Exposed structural members, natural materials



Single Family



Single Family



Duplex

RANCH *Mid-to-late 19th / 20th Century*

- Long, asymmetrical façade facing street; horizontal emphasis
- Red brick walls; stucco on some examples
- Medium-pitch shingle gable roof, often with a front-facing gable perpendicular to the main roof
- Casement windows, usually a picture window, and often a corner window
- Often an attached carport to the side of the house



Duplex



Single Family



Single Family with Side Carport

COMMERCIAL PANEL BRICK

Mid-to-late 19th / 20th Century

- Hard brick construction
- Definitions of detail by "brick set", corraling
- One or more rectangular panels
- Central or offset entries
- Large windows and entry door(s)



Commercial

3.4. REGULAR REVIEW CRITERIA

B. Exterior Walls

Character-defining exterior wall materials in Rincon Heights and Pie Allen include adobe, brick, concrete block, and natural stone. Character-defining exterior finishes are predominantly stucco and paint. Many stucco walls use simple decorative trim at parapets, window sills, chimneys, and similar locations.

Wood siding is a rare exception, and aluminum or vinyl siding is not characteristic of the neighborhood.

☑ Preferred:



Stucco



Brick



Painted Brick



Natural Stone

⊗ Avoid:



Vinyl or aluminum siding



Wood siding

3.4. REGULAR REVIEW CRITERIA

C. Vehicular Use Areas

Vehicle storage (i.e. garages, carports, or open parking areas) within the Rincon Heights and Pie Allen Historic Districts is characteristically located at the rear of the lot and accessed either from an alley or from a single-lane driveway from the street. Some Ranch style houses have a carport at the side of the house, while some Bungalows have a porte-cochere at the side of the house as an extension of the front porch roof.

Garages and parking areas which occupy the majority of a house's front elevation are not characteristic of the historic streetscape and character of either historic district and should be avoided.

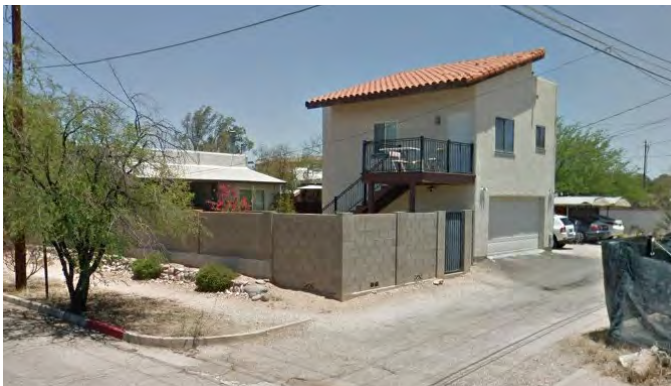
☑ Preferred:



Parking on side of house; garage at back of lot



Carport behind house



Vehicle access and storage via back alley



Carport on side of house, single-lane driveway

⊗ Avoid:



Parking area spans entire front of building



Prominent front facing garage and driveway

3.4. REGULAR REVIEW CRITERIA

D. Landscaping

The landscape in Rincon Heights and Pie Allen was historically comprised of grassy lawns, the use of which is now recognized as an unsustainable practice. Therefore, these design guidelines promote landscaping that supports the Sonoran desert habitat, conserves water, creates shade, and enhances the neighborhood streetscapes. Native or drought-tolerant shade trees and foundational shrubs, decorative rocks and boulders, and mulch or gravel as top-dressing for planted areas are examples of landscaping and plant materials that are appropriate. Integration of basins and other rainwater harvesting elements into front yard landscapes is encouraged.

Front yards composed predominantly of pavement, real or synthetic turf, or barren gravel should be avoided.

 Preferred:



Drought tolerant plant species



Mulch or gravel as top-dressing for planted areas



Limited use of turf (real or synthetic) in combination with vegetation

 Avoid:



Predominant pavement



Barren gravel



Predominant turf (real or synthetic) covering entire front yard

3.4. REGULAR REVIEW CRITERIA

E. Pedestrian Ways

Pedestrian ways in Rincon Heights and Pie Allen are characterized by the existence of continuous sidewalks and connective paths between sidewalks to the front porches of single-family homes. It is characteristic of multi-family residences within the districts to be set around a courtyard for pedestrian use.

Sidewalks that are interrupted by large driveways, and front entrances that lack a connection from the sidewalk are not characteristic of the historic streetscape and character of either historic district and should be avoided.

☑ Preferred:



Contiguous public sidewalk



Single-story units set around a courtyard



Minimal intrusion of sidewalk with driveway apron



Connective path from sidewalk to front door

⊗ Avoid:

This fence and construction would not require a permit.



Substantial intrusion on sidewalk with wide driveway apron



Absence of path from sidewalk to front door

3.4. REGULAR REVIEW CRITERIA

F. Porches

Front porches are characteristic of Bungalows and other Craftsman or Spanish Eclectic style residences within the neighborhood. Porches can vary between full-length porches that are integrated into the roof line across the entire street-facing wall or elevation, or smaller covered entryways that are supported by posts or piers. Character-defining materials are wood posts, plaster, stucco, or adobe.

Decorative elements and building materials other than plaster, stucco or adobe are not character-defining and should be avoided. For historic buildings with character-defining porches, enclosing the porch alters the visual character of the building and risks loss of historic integrity.

☑ Preferred:



Covered entryway and extended porch with wood posts



Full-length porch in painted plaster



Wood and tile covered entryway, stucco side porch

☒ Avoid:



Porch materials and texture are incompatible with the historic district character.



Enclosure has altered the character-defining porch and risks a loss of integrity.

3.4. REGULAR REVIEW CRITERIA

G. Roofs

Roofs must be visually compatible with existing forms among contributing properties in Rincon Heights and Pie Allen. Character-defining roof styles include parapet, gabled, and hip roof. Roofing materials characteristic of the historic districts include shingles, clay tile, prepared roll, and asphalt.

Alternative roofing materials such as metals or slate may be accepted as long as the proposed roof has materials and colors that are visually compatible with materials historically used in the neighborhood. Standing seam roofs are not visually compatible and should be avoided.

☑ Preferred:

I disagree with this overly broad statement. Standing seam has greater life and better water-harvesting capabilities. It looks fine if it is right color.



Flat roof with stepped parapet and asphalt



Gabled roof with red shingles



Hip roof with gray shingles



Flat roof with rounded parapet and asphalt



Cross gable roof with prepared roll



Cross gable roof with clay tile

3.4. REGULAR REVIEW CRITERIA

H. Windows

Properties within the Rincon Heights and Pie Allen Historic Districts are characterized by a variety of window styles, which include single- or double-hung sash windows arranged singularly or in groupings, and multi-light steel casement windows.

For new construction, historic formats such as these can be achieved using contemporary materials like vinyl or aluminum. Sliding sash, single-light fixed picture windows, and glass block windows are not characteristic of the historic districts and should be avoided.

There needs to be a comment regarding existing buildings and additions. My experience is that windows are the most contentious topic. Window replacement doesn't require permit.

☑ Preferred:



Double-hung sash window with bar guard



Grouped double-hung sash windows with decorative wrought iron bar guards

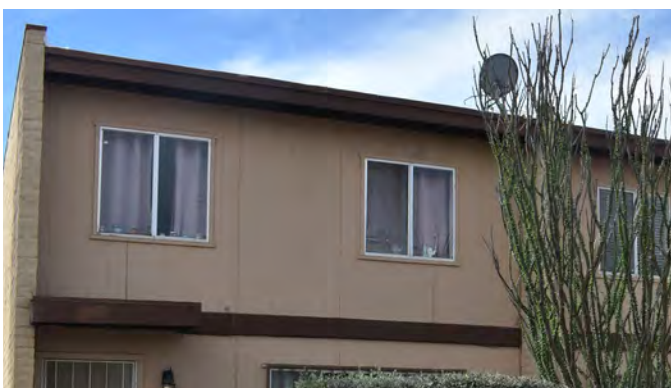


Multi-light casement windows



Multi-light casement window

☒ Avoid:



Sliding sash windows



Single-light fixed windows

4. PRIVACY MITIGATION

4.1 Requirement

Applicants proposing multistory residences must design projects to limit visual and noise intrusion into adjacent properties. While all intrusions cannot be prevented, applicants are required to provide a reasonable level of privacy mitigation, which can be achieved by complying with the requirements of this chapter.

4.2 Applicability

A. Privacy mitigation is required (NPZ Ordinance, Section 2.8.11.9.C.5) when the following types of development are proposed adjacent to existing single-story residences:

- Construction of a multistory residence;
- Addition of a story to an existing residence; or,
- Additions to existing second floor or higher stories.

B. Privacy mitigation is encouraged, but not required, of proposed single-story projects.

C. Where a two-story building is proposed adjacent to existing two story residences, privacy mitigation regarding location and screening of balconies is encouraged, but not required.

4.3 How to Use this Section

Privacy mitigation is divided into four categories: windows, balconies, screening, and lighting. Each category has Requirements and Strategies. Applicable projects must comply with the Requirements of each applicable privacy mitigation section. The Strategies are recommended ways of accomplishing the requirement.

Applicants may propose strategies other than those provided if the objective is met. The Planning and Development Services Director will determine if the alternate strategy meets the requirement's intent.

The Design Professional may require a specific strategy or allow optional strategies when the applicant's design proposal does not comply with a reasonable level of privacy mitigation.

4. PRIVACY MITIGATION

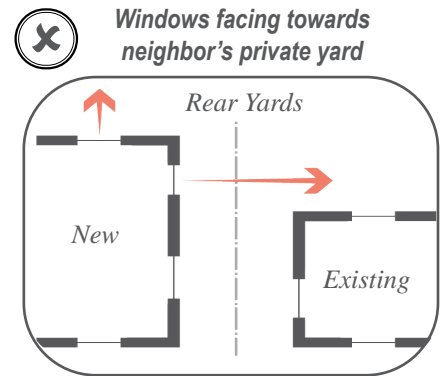
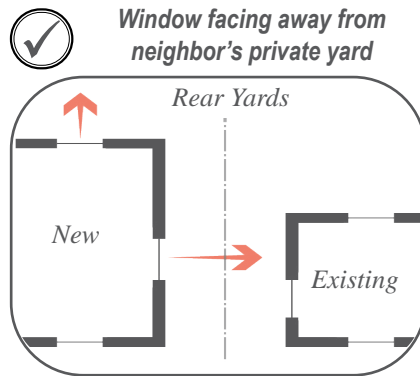
4.4. Windows

Windows can cause intrusion into the privacy of neighboring properties. This can occur in two ways: windows of neighboring properties directly facing each other, and windows of one building facing into the private yard of a neighboring property. Chances of the latter occurring are much greater and more difficult to mitigate in the case of upper floor windows. Types of privacy intrusion from windows and various ways to mitigate intrusions are outlined below.

Requirement

Upper-floor windows must be designed, located, and/or treated to minimize direct views from upper story windows of new multistory development into windows and private outdoor living spaces of neighboring buildings. When the City's adopted Building Code requires an accessible window on an upper floor for safety reasons, the window must be translucent.

Strategy #1:
Orient windows away from neighbors' private yards and windows.

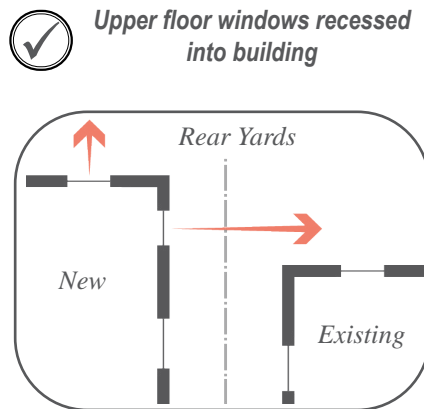


Strategy #2:

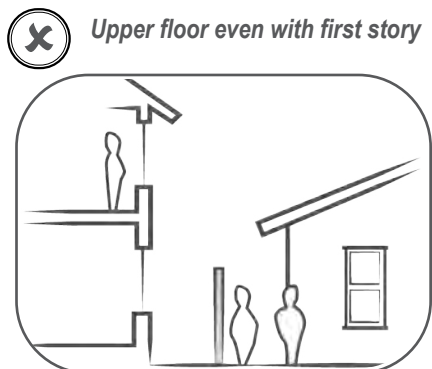
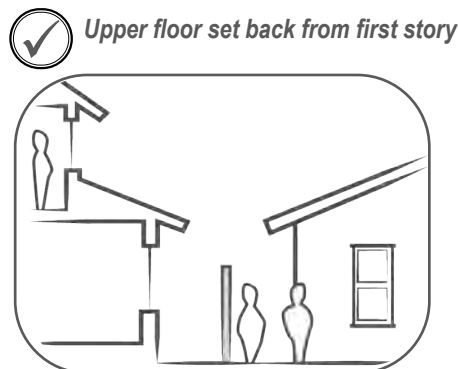
When a new window must face a neighbor's yard, window should be semitransparent or should have the sill at least 34" above the floor. **Does this really accomplish the goal?**

Strategy #3:
Where an existing single story residence exists, adjacent rear-facing, upper floor windows should be recessed into the building to avoid side views into neighbors' private yards.

I'm not sure these few inches accomplishes this goal?



Strategy #4:
Set the upper floors back from the first story to provide greater distance from upper floor windows into neighbors' private yards.



4. PRIVACY MITIGATION

4.5. Balconies

Poorly designed or improperly placed balconies can cause noise and visual intrusions into neighboring properties. This is particularly true in the Rincon Heights and Pie Allen Historic Districts, as they are comprised mainly of single-story houses which provide little protection from views from second-story balconies. Two requirements for balcony privacy mitigation and various ways to mitigate these intrusion are outlined below.

Requirement #1

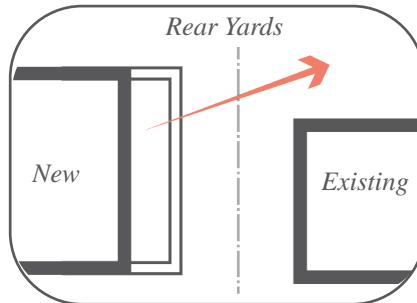
Balconies must be designed, located and/or screened to mitigate the visual intrusion into neighbor's windows and private outdoor living space.

Strategy #1:
Prohibit balconies at the side or corner of a building to prevent views into a neighbor's private yard.

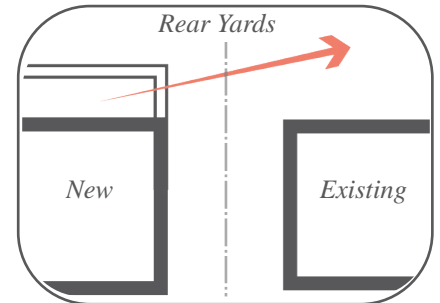
Why is this a positive check?



Side balcony overlooking a neighbor's yard



Corner balcony overlooking a neighbor's yard

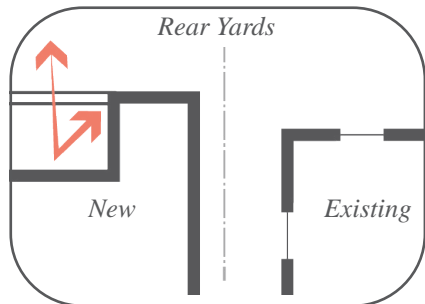


Strategy #2:

A rear-facing balcony should be recessed into the house or provide a six-foot high opaque or translucent screen at the side of the balcony to prevent views into the neighbor's private yard.



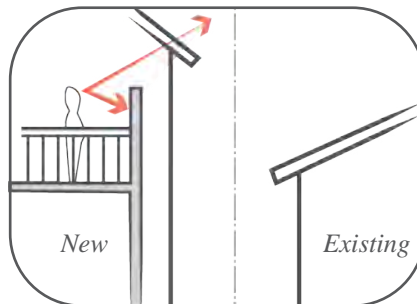
Balcony recessed into the house



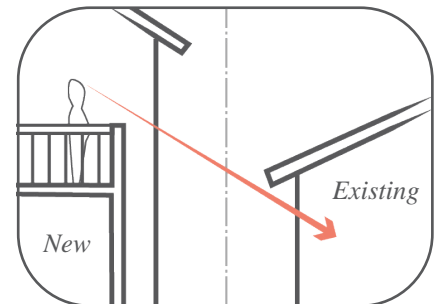
OR



6' high opaque screen to prevent view into neighbor's yard



Open balcony with view into neighbor's yard

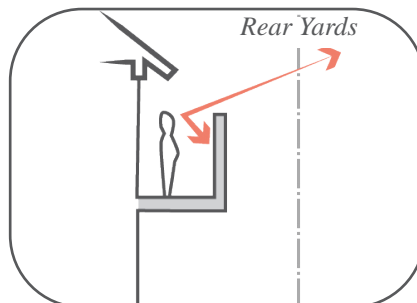


Strategy #3:

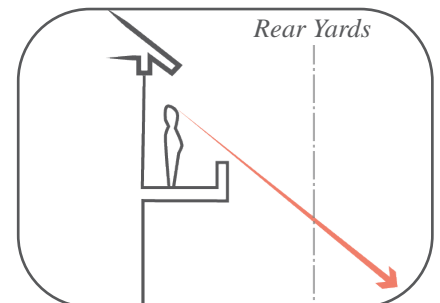
Where a rear-facing balcony overlooks a neighbor's rear yard and is less than 25 feet from the neighbor's rear property line, a six-foot high opaque screen should be provided on the balcony to prevent views into the rear neighbor's private yard.



Balcony with 6' high screen preventing view into neighbor's rear yard



Open balcony with view into neighbor's rear yard



4. PRIVACY MITIGATION

Balcony Requirement #2

Large balconies can serve as noise-producing social gathering areas, and a balcony that faces another balcony across the street or across a property line may encourage balcony-to-balcony conversation, again producing noise. Balconies must be designed, located and/or screened to mitigate for noise levels unacceptable to residential neighbors.

Strategy #1:

Limit the depth of exterior balconies to five feet, measured from the face of the building to the balcony railing.



Maximum 5' deep balcony



Room-sized balcony



Strategy #2:

Balconies facing the street should be predominantly recessed into the building's façade and small in scale so as not to accommodate more than three persons.

Strategy #3:

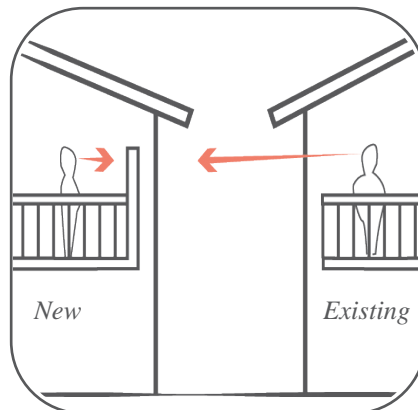
Avoid balconies on the front of the building, particularly when across the street from another balcony.

Strategy #4:

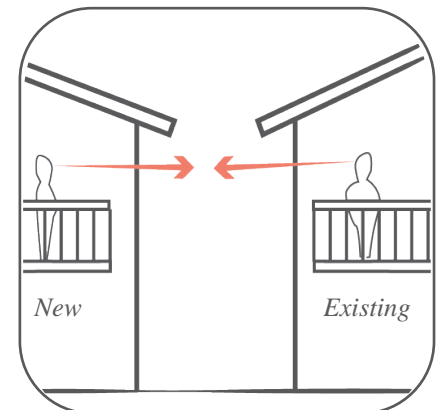
Where a balcony will face another balcony provide a six foot high opaque screen.



Balcony with 6' high opaque screen facing another balcony



Balcony facing another balcony with no visual screen between



4. PRIVACY MITIGATION

4.6. Screening of Front, Side and Rear Yards

Screening of yards with walls, fences and/or vegetation can be an effective method for property owners to avoid intrusions into their privacy. However, in order to preserve the historic character of the Rincon Heights and Pie Allen neighborhoods, such screening should be historically appropriate.

Advisory Guidelines

Follow the guidelines below when providing privacy screening.

1: Front yards in the Rincon Heights and Pie Allen Historic Districts have historically been left open to the street and are not considered private outdoor living spaces.

NOTE: For properties to maintain their status as contributing properties to the historic districts, screening in front yard must not exceed forty-eight inches (48") in height.

2: Side yards: Where screening is desired along property lines between buildings, a hedge or vegetative screen of low water use plants is the preferred method. Walls and fences are also allowed.

See Chapter 4.A: Mitigation of Privacy Intrusions from Windows regarding opaque screening along property lines or in front of windows. In order to protect access to light and air, the Tucson Land Use Code limits the height of screening outside building setback lines to six feet above design grade.

3: Rear yards may be screened by walls, fences or vegetation, with the latter being preferred. Screening is limited in height as described above.

4.7. Exterior Lighting

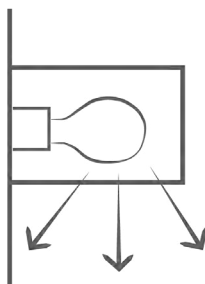
Light shining into windows and/or yards from a neighbor's exterior light fixtures presents an intrusion into the privacy of residential properties. The Tucson Lighting Code specifies that all exterior light fixtures must be of the "full cutoff" type. This type of fixture directs light downward and away from adjacent properties.

Requirement #1

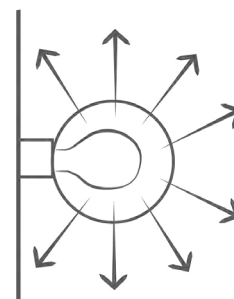
Use only full cutoff type light fixtures for exterior lighting.



Required: Full cutoff exterior lighting fixture



Prohibited: Exterior lighting fixture that allows light to shine out or up

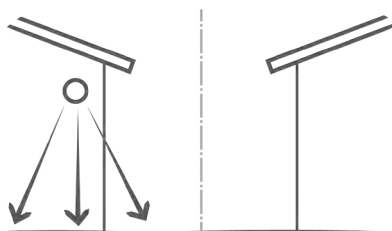


Requirement #2

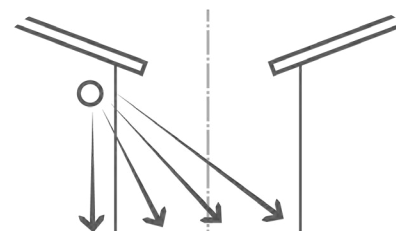
Locate and/or shield exterior light fixtures to prevent light spillage onto neighboring properties.



Required: Exterior fixture lighting only the yard where it's located



Prohibited: Exterior lighting fixtures that shines into a neighbor's yard



5. INCENTIVES

The following incentives are conditionally permitted within the **Feldman's** NPZ for certain dimensional, spatial, and access standards currently applicable in the underlying zones. **In addition to complying with the incentive-specific conditions, applicants are required to execute a Proposition 207 waiver as described below.**

Proposition 207 Waiver Required

In exchange for processing applications requesting an incentive(s) permitted by the **Feldman's** Neighborhood Preservation Zone, landowners must execute a waiver of any right or any potential claim(s) under **Proposition 207** [The Private Property Rights Protection Act (A.R.S. §12-1134 et. seq.)] arising from his/her development of the property as permitted by A.R.S. §12-1134 et. seq. The waiver must be executed prior to approval of the application and shall be in a form approved by the City Attorney. The waiver applies only to the action requested and does not diminish any other landowner rights that may exist prior to the request.

5.1: Alley access

Incentive:

1. Alleys historically providing access to rear parking areas for residential development may continue to be used for access
2. Access to residential properties from alleys less than 16' wide is permitted.
3. Alleys may be used for access and maneuvering

Condition:

Surfacing may be required when it is determined that dust pollution will increase or be created by the proposed project. The Design Professional in consultation with the City's **Department of Transportation** will make a recommendation on the extent to which surfacing should be required. They will take into consideration the type and intensity of the project and the project's proximity to the nearest roadway. At a minimum, surfacing will be required between the project's lot lines.

5.2: Modification of Lot Coverage Requirement

Incentive: Applicants may request one (1) of the following:

- To exclude driveways from the lot coverage calculation; or,
- To increase by up to ten percent (10%) the lot coverage permitted by the underlying zoning.

Condition: See below

5.3: Modification of Side Perimeter Yard Setback Requirements

Incentive: Applicants may request a reduced side perimeter yard setback to the extent permitted by the City's Building Code.

Condition: See below

5. INCENTIVES

5.4: Modification to Side Perimeter Yard Setback Requirement (as a Function of Building Height)

Incentive: Applicants may request a modification to the side perimeter yard setbacks without requiring the setback to be a proportion of building height.

Condition: See below

Conditions for Incentives 5.2 – 5.4

A modification shall:

- Attempt to retain the contributing status of a building whenever practicable
- Not reduce compatibility with the Priority Review Criteria
- Comply with the Privacy Mitigation standards
- Not create a nuisance, such as excessive dust, noise, glare, vibration, or similar problem, for adjacent residents and property owners.

5.5: Modification of Parking Requirements

Incentives:

1. On-street parking located between the project's lot lines along the same side of the street may count toward meeting a project's parking requirements if it does not obstruct garbage pickup activity.
2. Access and maneuvering for an on-site parking area may occur in the right-of-way if the Design Professional in consultation with the City's Department of Transportation determines it can safely occur.

5.6: Water Catchment Systems

Incentive: Side perimeter yard setback and separation requirements between dwelling units and accessory structures may be modified to accommodate water catchment systems.

Condition: The exterior surface of the catchment container shall be designed to not create a nuisance for the adjacent property owner, including having a non-glare treatment.

5. INCENTIVES

5.7: Rezoning Adjacent to Arterial & Collector Streets

It is recognized that private covenants by property owners to restrict future development and preserve historic character are a very important means to maintain the historic character of **Feldman's** NPZ. It is further recognized that to maintain a balance in the future development of the area, new development of greater density or intensity should be along the arterial and collector streets rather than within the interior of the neighborhood in conformance with policies of the University Area Plan. Thus, the policies of this overlay zone and of the University Area Plan may be satisfied by the transfer of development rights from the interior to the surrounding arterial and collector streets properties or the recording of a covenant or similar instrument aimed at preserving contributing properties within the interior of the **Feldman's** Neighborhood.

Therefore, where a property owner wishes to rezone property within the **Feldman's** Neighborhood Preservation Zone that is immediately adjacent to one of the arterial/collector streets of Speedway Boulevard, Euclid Avenue, and Park Avenue the property owner may establish compliance with the University Area Plan by submitting to the Planning and Development Services Department certain documentation as follows.

The documentation must show that the owner has, through binding private covenants, transferred development rights or similar instruments, permanently restricted the potential for development of a property or properties within the interior of the **Feldman's** NPZ and ensured the retention of a maintained contributing property status in the National Register Historic District.

Conditions:

1. Where there is a recording of transfer of development rights, it shall secure a reduction of development rights affecting interior properties that approximates the increase in development rights that would be approved for the rezoning property adjacent to an arterial or collector street.

Where there is a recording or a covenant or similar instrument, the recording must preserve a contributing property of approximately the same status as the contributing property that is lost on the arterial or collector street.

2. The covenant, transfer of development rights or other instrument restricting the development of the interior property shall be in a form and quantity that is acceptable to the City.

3. The interior property and the rezoning property are subject to the design provisions of this manual except to the extent as may be approved by the Mayor and Council in an approved rezoning.

6. DEFINITIONS

Balcony: A platform that projects from the wall of an upper floor of a building and is enclosed by a railing or parapet.

Board of Adjustment: A local body, appointed by the Mayor and Council, whose responsibility is to hear appeals from decisions of the Planning and Development Services Department Director (typically) to consider requests for variances to the City’s Land Use Code. In relation to the Neighborhood Preservation Zone, the Board of Adjustment considers appeals from decisions of the Design Review Board.

Character and Character-defining: Character refers to all those visual aspects and physical features that comprise the unique identity and appearance of a historic building at the time of its period of significance (see definition of Period of Significance). Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, and can include aspects of its site and environment.

Compatibility: Visual consistency, achieved by referencing and blending with prevailing dimensions, spatial relationships, and architectural and design characteristics of the overall neighborhood and referencing the Contributing Properties within the Development Zone. The term “compatible” does not mean “repetition or copy of” or “identical to” existing structures within the neighborhood.

Compatibility Review Criteria: The defining characteristics of the historic district as determined by both Rincon Heights and Pie Allen National Register Historic District applications and are used when evaluating a project’s compatibility.

Contributing Property: For the purposes of this document, a building, object, site, or structure that is listed as a contributing property in a designated National Register Historic District or in an Eligibility Assessment document for the district. Under the National Register definition, a contributing property adds to the historic and architectural significance of a district, and has sufficient integrity to convey that significance and those visual character defining features (see definition of Integrity).

Complete guidance on rehabilitating or adding on to historic buildings can be found at the Secretary of the Interior's website: <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

Design Professional: A registered architect with historic preservation experience employed by or under contract with the City. For projects located within adopted Neighborhood Preservation Zones (NPZ), the Design Professional reviews applications for compliance with the NPZ ordinance and the applicable neighborhood-specific design manual. The Design Profession forwards a recommendation to the Director of the Planning and Development Services Department for a decision.

Design Review Board: A local body, appointed by the Mayor and Council, established to review proposed buildings, structures, landscaping, architectural features, development plans, and site plans. In relation to the Neighborhood Preservation Zone, the Design Review Board hear appeals from decisions of the Planning and Development Services Department Director.

Development Zone: A certain designated area adjacent to the lot to be developed. Contributing historic properties within the Development Zone shall be considered when evaluating proposed development.

Eave: The portion of a roof that overhangs the exterior wall of a building.

Historic District: A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development, that is significant for historical, architectural, archaeological, engineering, or cultural values. Historic Districts are nominated and listed on the National Register of Historic Places (see definition of National Register of Historic Places).

Integrity: The ability of a property to convey its historical significance and contribute to a historic district. A property must retain most if not all aspects of integrity to be eligible for listing in the National Register of Historic Places. There are seven recognized aspects of integrity: Location, Setting, Materials, Design, Workmanship, Association, and Feeling.

Landscaping: Alterations to the land made by planting trees, shrubs, or grass, altering the contours of the ground and/or introducing benches, low walls, water features, areas of pavement, etc.

Massing: The arrangement of the elements of a building to compose its overall shape.

Mitigate: To lessen in force or intensity; to moderate to make less severe; to make milder or gentler.

National Register of Historic Places: The official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources.

For more information, visit www.nps.gov/nrl/.

Neighborhood Character: The combination of various defining characteristics of Contributing Properties and existing development within a Development Zone that creates and conveys the historic significance and visual character of a neighborhood. These characteristics include scale and proportion, architectural style and detail, open spaces, spatial relationships, and landscaping.

Parapet: A wall extending vertically past the roofline of a building.

Pedestrian Ways: Public sidewalks along streets and private sidewalks that lead from the public sidewalks to building entrances.

Period of Significance: The length of time when a property was associated with important events, activities, or person, or attained the characteristics that qualify it for listing on the National Register of Historic Places.

Perimeter Yards: An area to separate buildings from adjacent property or streets.

Porte-Cochere: A porch roof built over a driveway at the entrance to a building to accommodate a vehicle, to provide shelter for those getting in or out of the vehicle.

Privacy: The state of being free from unsanctioned intrusion or disturbance in one's private life.

Privacy Mitigation: Measures taken to prevent visual intrusion from a proposed project onto an adjacent property.

Rhythm: The patterned, recurring alternations of contrasting elements, as in the alternation of houses and yards along a street.

Scale: The relative size of buildings along the street frontage.

Setback: The distance by which a structure or an addition to a structure must be separated from a parcel line, natural feature, other structure, road, right-of-way, or easement.

Translucent: Allowing light to pass through, but diffusing it so that objects on the other side cannot be clearly distinguished.

Vehicular Use Areas: Any area of a site or structure used for the parking, storage, or standing of motor vehicles. The vehicular use area includes access drives, maneuvering areas, refuse collection locations, loading spaces, and any landscaping and screening within ten (10) feet of these areas.

APPENDIX A:

Neighborhood Preservation Zone Ordinance

5.10. NEIGHBORHOOD PRESERVATION ZONE (NPZ)

5.10.1. PURPOSE

Preserving and enhancing Tucson's established neighborhoods is critical to conserving the cultural and historic heritage of the City . The purposes of the Neighborhood Preservation Zone (NPZ) are:

- A. To provide a process for the establishment of NPZ districts to preserve, protect and enhance the unique character and historical resources of established City neighborhoods; and,
- B. To provide for the creation and establishment of a neighborhood-specific design manual for each NPZ district, containing architectural and design standards and guidelines to ensure that development is compatible with the neighborhood character overall, as well as with the character of the applicable Development Zone .

5.10.2. ESTABLISHING AN NPZ

A. Establishment or Dissolution of, or Amendment to a Neighborhood Preservation Zone

1. An NPZ is initiated by the Mayor and Council at their sole discretion.
2. An NPZ is established, amended, or dissolved by the Mayor and Council by ordinance in accordance with Section 3.5, *Rezoning (Change of Zoning) Procedure*.

B. Eligibility and Applicability

1. The NPZ is an overlay zone superimposed over the development standards of the underlying zoning. The land uses permitted within the NPZ district are those permitted by the underlying zoning;
2. Neighborhoods listed on the National Register of Historic Districts, include a National Register Historic District, or are eligible to be listed on the National Register of Historic Districts and have completed a National Historic District Nomination or Eligibility Assessment application are eligible for the NPZ; and,
3. An NPZ applies to residential zones only.

C. Design Manual

1. The Design Manual is created upon initiation of the NPZ district and shall, at a minimum contain the following:

a. NPZ District Neighborhood Character

- (1) Identification of Contributing Properties within the NPZ District;
- (2) Identification of the defining characteristics of the NPZ district. Such identification may include excerpts or references to those portions of the National Register nomination or eligibility document that summarize the defining characteristics of the district ; and,
- (3) Illustrations and narratives describing (1) and (2) above.

b. NPZ District Map

The Design Manual shall include a map of the boundaries of the NPZ district showing the Contributing Properties and the boundaries of the National Register District or area eligible for a National Register District.

c. Compatibility Review Standards

The Compatibility Review Standards determine a proposed development 's compatibility with the contributing properties in the development zone . The basis for the Compatibility Review Standards is the defining characteristics of the National Register Historic District as identified in the district 's nomination or eligibility document. A description and examples of each of the following elements shall be provided in the Design Manual:

- (1) Scale and proportion , such as height, bulk and massing, and number of stories;
- (2) Architectural style and detail, such as roof types, projections and recessions (e.g., porches, awnings, overhangs, steps, and entrances), window sizes and spacing, materials, and surface texture and colors;
- (3) Spatial relationships and site utilization , such as spacing between adjacent buildings , front and rear side setbacks , open spaces , attachments (e.g., carports and garages), and outbuildings; and,
- (4) Landscaping . Landscaping shall only be reviewed for compatibility when a project proposes a comprehensive change to the streetscape such as the construction of a new residential unit.

d. **Privacy Mitigation Measures**

The Design Manual shall recommend specific privacy mitigation measures to be considered in a NPZ Design Review in accordance with Section 5.10.3.A.2. Examples of privacy mitigation include vegetative or other screening or siting elements, walls, siting of buildings or windows, and eliminating balconies or similar features to reduce views towards the existing dwellings.

e. **Other Standards**

Dimensional, spatial, and access standards, if adopted by Mayor and Council as mandatory in accordance with Section 5.10.2.C.2, shall be included in the Design Manual.

2. **Dimensional, Spatial, and Access Standards**

The Design Manual may contain dimensional, spatial, or access standards, subject to the following:

a. The dimensional, spatial, and access standards may differ from the standards in Article 6 and Article 7 of the UDC . Such standards may be more or less restrictive than those of the underlying zone provided they comply with the following:

- (1) Do not create a nuisance or intrude on the privacy of adjoining or surrounding properties;
- (2) Create a more historically compatible setting, accommodate energy efficiency or, ensure enhanced resource conservation greater than current standards; and,
- (3) In the case of alley access standards, specify mitigation measures to ensure safe access.

b. The Mayor and Council may adopt dimensional, spatial, and access standards as mandatory requirements upon a finding by the Director of PDSO that the proposed standard complies with this section.

c. Dimensional, spatial, and access standards not adopted as mandatory requirements shall be advisory for purposes of a compatibility review.

D. **Districts Established**

1. NPZ districts are established upon adoption of a rezoning ordinance for a neighborhood. The Design Manual created in accordance with Section 5.10.2.C is a condition of the NPZ district.

2. Adopted NPZ districts shall use the following format: "NPZ-1" - NAME OF DISTRICT - Adopted on XXX, by Ordinance No. XXX.

E. **Zoning Maps**

To identify each of the NPZ districts on the City of Tucson Zoning Maps , the preface "N" is added to the assigned residential zoning designation, i.e., R-1 becomes NR-1.

5.10.3. **NEIGHBORHOOD PRESERVATION ZONE (NPZ) DESIGN REVIEW PROCEDURE**

The purpose of the NPZ Design Review Procedure is to ensure compliance with the requirements of this ordinance and the applicable NPZ.

A. **Applicability**

1. An NPZ Design Review is required of all development that:
 - a. Is zoned NRX-1, NRX-2, NR-1, NR-2, NR-3, NRH, NSR, and NSH;
 - b. Requires a building permit; and,
 - c. Is visible from a street that is not classified as an alley , unless the PDSD Director makes a finding that a proposed development 's visibility from the street is so minimal as to be immaterial for purposes of the application of this section.
2. Compliance with the privacy mitigation standards of the applicable design manual is required when the following types of development are proposed adjacent to existing single story residences:
 - a. Construction of a multistory residence;
 - b. Addition of a story to an existing residence; or,
 - c. Additions to existing second or higher stories.
3. An NPZ Design Review is not required of the following:
 - a. Interior renovations or construction within the interior of a building ;
 - b. Building maintenance, repairs, or painting or minor building alterations , such as window or door alterations or replacements, or minor additions to an existing residence that do not affect the external appearance of the structure as seen from the street ; or,
 - c. Exterior development that is not visible from the street , except the Privacy Mitigation Measures, Section 5.10.3.A.2, apply to any proposed development that exceeds the height of residential structures on adjacent properties.
4. Where there is a conflict between the standards of the applicable Historic Preservation Zone (HPZ) and the standards of the NPZ, the standards of the HPZ prevail.

B. **Pre-Application Conference**

A pre-application conference between the applicant, the PDSD, and the Design Professional is required when projects are required to be reviewed in accordance with the NPZ Design Review Procedure. The purpose of the pre-application conference is to review the project and identify all applicable requirements, including the Compatibility Review Standards, and whether privacy mitigation is required.

C. **Application**

Submittal of an application to the PDSD is required in order to process the request. Applications are reviewed for completeness. If an application is rejected, the applicant may resubmit the application.

D. **Review**

Accepted applications are forwarded to PDSD staff and the Design Professional . The PDSD staff reviews the application for compliance with applicable UDC requirements. The Design Professional reviews the application to determine compliance with the neighborhood specific design manual.

1. Contributing Properties within a project 's development zone as determined by Section 11.4.5 (*Definitions - D*) shall be used when identifying the Compatibility Review Standards.
2. If the development zone for the proposed development does not contain Contributing Properties , the development zone shall be expanded in every direction until the development zone includes at least one Contributing Property .

3. The Design Professional shall consider the relative impact and intensity of the proposed development when reviewing the application and in rendering his or her findings and recommendations.

4. Approval of proposed development may be subject to special conditions to provide for compliance with the Compatibility Review Standards.

E. Findings and Recommendation

The Design Professional shall submit a written report that includes the Compatibility Review with findings and a recommendation to the PDSD Director .

F. PDSD Director Decision

The PDSD Director shall review the application and render a decision finding compliance or noncompliance with the NPZ and the neighborhood specific design manual within five days of receiving the Design Professional 's report.

G. Notice of Decision

Notice of the decision shall be mailed to the applicant, property owners within 100 feet of the subject site , and to the neighborhood association that includes the subject site within three days of the date of the decision.

H. Appeal to the Design Review Board (DRB)

A party of record may appeal the PDSD Director 's decision on NPZ Design Review applications. Appeals are considered by the Design Review Board in accordance with Section 3.9.1, *Design Review Board (DRB) Appeal Procedure*. A notice of intent to appeal must be received y the PDSD within 14 days of the effective date of the Director 's decision. The complete appeals material must be filed within 30 days of the effective date of the decision. An appeal under this section shall be based upon an error in the Director 's decision finding compliance or noncompliance with the neighborhood specific design manual and compatibility review standards.

I. Appeal to the Board of Adjustment (B/A)

A party of record may submit an appeal of the DRB's decision to the B/A in accordance with Sections 3.10.1 and 3.10.2, *Board of Adjustment Appeals Procedure*. A notice of intent to appeal must be received by PDSD within 14 days of the effective date of the DRB's decision. The complete appeals material must be filed within 30 days of the effective date of the decision.

(Am. Ord. 11732, 2/19/2020)

APPENDIX B:

Inventory of Contributing Properties to the Rincon Heights National Register Historic District

perceptual boundary. In addition, the gerrymandered eastern boundary the Pie Allen Historic District has also encroached the perceptual neighborhood boundary of Park Avenue on the west. The proposed Rincon Heights Historic District boundary (see Figure 2, Additional Information), reflects the 1985 Memorandum Of Understanding (MOU) between the University of Arizona and the Rincon Heights Neighborhood Association, defining the campus' southern boundary as part of its comprehensive campus plan. Between Sixth Street and this boundary are a number of potentially eligible properties not included in this nomination. The University is actively purchasing these properties either for immediate demolition for new construction, or for temporary occupation until new construction projects demand their eradication. In addition, the western boundary of the Rincon Heights Historic District at Fremont Avenue reflects an optimal delineation between the perceptual neighborhood boundary and the designated boundary of the Pie Allen Historic District. Eventually, the properties currently within the Pie Allen Historic District between Park and Fremont Avenues should be reassigned to the Rincon Heights Historic District to maintain consistency between the perceived and codified boundaries of the two districts.

Methodology

The City of Tucson Historic Preservation Office provided a grant to the Preservation Studies program of the University of Arizona's College of Architecture and Landscape Architecture to assist in the preparation of the National Register nomination for Rincon Heights. The Preservation Studies program used its service-learning (ARC 597j) course during 2007 and 2008 to conduct fieldwork and to write up the nomination, with the assistance and participation of members of the Rincon Heights Neighborhood Association.

During the information-gathering phase of the project, the class met with officials from the City of Tucson and the University of Arizona Campus & Facilities Planning to review the evolution of the current MOU that defined both the neighborhood boundary and the often contentious relationship between the neighborhood and the University. The team also attended neighborhood association meetings, and, with the assistance of neighborhood volunteers, was able to solicit valuable information on the history of, and significant persons associated with, the neighborhood. Although several persons of local significance lived in the Rincon Heights neighborhood, this nomination is focused on Criteria A and C as the strongest rationales for National Register designation.

The class received assessor's information on all the properties and a base GIS map from the Pima County Assessors Office. All properties listed in the Pima County Assessors records with addresses, including vacant ones, were inventoried.

The student team created an Excel database for each of the data fields in the Arizona SHPO inventory form into which all the field, archival, and assessment data was entered. One member of the student team who was simultaneously taking a GIS data mapping class, created an additional map layer of shape files for each of the properties' structures over the Pima County GIS property layer map as part of his class project. This layer was linked to the inventory data to create an invaluable analytical tool to determine patterns of significance whose maps are included in this nomination.

Within the Rincon Heights Historic District there are 442 properties, of which 288 (65%) are considered contributing properties, 132 (30%) are considered non-contributing properties, and 22 (5%) are vacant that are neither contributing nor non-contributing (see Table of Properties). The properties that are considered potentially contributing but were built after the established period of significance (i.e. ineligible due to age) are marked "NC" then "Age" under Reason not Eligible. Properties constructed outside the period of significance and are not associated with the established themes of significance are marked "NC" and "Integrity – Association" under Reason not Eligible. inconsistently sequential Site Inventory #s due to later revisions to HD boundaries and inventory redundancies

Table of Properties

Properties are ordered by street address. Inconsistent sequential Site Inventory numbers are due to later revisions to historic district boundaries and inventory redundancies. For clarity, those Site Inventory numbers not used are listed at the bottom of the table. Site Inventory numbers marked with an asterisk (*) indicate a corner site with 2 addresses on 2 different streets. For clarity, both street addresses are listed separately in this table, but only counted once in the C/NC property count. A key to residential building types (TYPE) is listed after the table.

SITE INV #	ADDRESS		STREET	DATE	STYLE	TYPE	C N	Reason not Eligible
089	1300	E	6th St.	1929	Spanish Colonial Revival	Other	C	
128	1116	E	7th St.	1952	No Style	DUPLEX	C	
093	1122	E	7th St.	1930	Bungalow/Craftsman	SFR	NC	Wall

Rincon Heights Historic District

Name of Property

Pima County, Arizona

County and State

094	1128	E	7th St.	2007	No Style	SFR	NC	Integrity – Association
095	1134	E	7th St.	1951	Bungalow/ Craftsman	SFR/ADD	NC	Incompatible additions
129	1140	E	7th St.	1948	No Style	DUPLEX	C	
130	1146	E	7th St.	1934	Spanish Colonial Revival	DUPLEX	C	
096	1204	E	7th St.	1973	No Style	Other	NC	Integrity – Association
131	1207	E	7th St.	1960	Modern Movement: Ranch Style	SFR	C	
097	1215	E	7th St.	1941	Modern Movement: Ranch Style	SFR/DO	C	
098	1221	E	7th St.	1941	Bungalow/ Craftsman	DUPLEX	NC	Incompatible additions
099	1300	E	7th St.	1940	Spanish Colonial Revival	MFR/DC	C	
100	1316	E	7th St.	1984	No Style	SFR	NC	Integrity – Association
101	1322	E	7th St.	1969	No Style	MFR/AL	NC	Age; Wall & fence
102	1328	E	7th St.	1953	No Style	MFR/AL	C	
103	1334	E	7th St.	1935	Other	SFR/DO	C	
104	1344	E	7th St.	1924	Bungalow/ Craftsman	SFR	C	
105	1348	E	7th St.	1933	Bungalow/ Craftsman	SFR	C	
090	1602	E	7th St	1943	Bungalow/ Craftsman	SFR	C	
106	1610	E	7th St.	1930	Spanish Colonial Revival	SFR/DO	C	
091	1616	E	7th St	1938	Spanish Colonial Revival	SFR	C	
107	1624	E	7th St.	1926	Bungalow/ Craftsman	SFR	C	
108	1628	E	7th St.	1928	No Style	SFR	C	
109	1638	E	7th St.	1953	Modern Movement: Ranch Style	DUPLEX	C	
110	1648	E	7th St.	1926	Spanish Colonial Revival	SFR/DO	C	
133*	1700	E	7th St.	1950	Modern	SFR/ADD	C	
111	1710	E	7th St.	1926	Spanish Colonial Revival	SFR	C	
112	1716	E	7th St.	1922	Bungalow/ Craftsman	SFR	C	
113	1722	E	7th St.	1941	Spanish Colonial Revival	SFR	C	
114	1728	E	7th St.	1940	Modern Movement: Ranch Style	SFR	C	
115	1734	E	7th St.	1954	Modern Movement: Ranch Style	DUPLEX	C	
116	1738	E	7th St.	1999	No Style	SFR	NC	Integrity – Association
117	1740	E	7th St.	1999	No Style	SFR	NC	Integrity – Association

Rincon Heights Historic District

Name of Property

Pima County, Arizona

County and State

118	1801	E	7th St.	1927	Bungalow/ Craftsman	SFR	C	
119	1804	E	7th St.	1943	No Style	SFR	C	
120	1809	E	7th St.	1927	Bungalow/ Craftsman	SFR	C	
132	1810	E	7th St.	1949	Modern	DUPLEX	C	
121	1815	E	7th St.	1932	Spanish Colonial Revival	SFR	C	
122	1816	E	7th St.	1936	Bungalow/ Craftsman	SFR	NC	Additions
123	1823	E	7th St.	1976	No Style	SFR	NC	Integrity – Association
124	1824	E	7th St.	1926	Bungalow/ Craftsman	SFR	C	
125	1828	E	7th St.	1929	Bungalow/ Craftsman	SFR	C	
126	1829	E	7th St.	1939	Spanish Colonial Revival	SFR	C	
127	1834	E	7th St.	1926	Spanish Colonial Revival	SFR	C	
092	1835	E	7th St.	1948	Spanish Colonial Revival	TRIPLEX	C	
134	1101	E	8th St.	1918	Bungalow/ Craftsman	SFR	C	
189	1109	E	8th St.	1921	Bungalow/ Craftsman	SFR/ADD	C	
135	1117	E	8th St.	1923	Bungalow/ Craftsman	SFR	NC	Wall
136	1121	E	8th St.	1920	Bungalow/ Craftsman	SFR	C	
190	1127	E	8th St.	1954	Modern Movement: Ranch Style	DUPLEX	C	
137	1135	E	8th St.	1924	Bungalow/ Craftsman	SFR	NC	Incompatible modifications
138	1141	E	8th St.	1931	Spanish Colonial Revival	SFR	NC	Fence
139	1143, 1147	E	8th St.	1931	Spanish Colonial Revival	SFR	C	
140	1150	E	8th St.	1971	No Style	COMPOU ND	NC	Integrity – Association
191	1206	E	8th St.	1939	Spanish Colonial Revival	MFR/AL	C	
201	1214, 1216	E	8th St.	1939	Spanish Colonial Revival	DUPLEX	C	
141	1226	E	8th St.	1927	Spanish Colonial Revival	SFR	C	
142	1230	E	8th St.	1929	Bungalow/ Craftsman	SFR	NC	Incompatible modifications
143	1304	E	8th St.	1929	Bungalow/ Craftsman	SFR	NC	Setting, modifications
144	1308	E	8th St.	1941	No Style	SFR	NC	Incompatible modifications
145	1311	E	8th St.	1926	Spanish Colonial Revival	DUPLEX/ DO	C	
146	1312	E	8th St.	2006	No Style	COMPOU ND	NC	Integrity – Association
147	1316	E	8th St.	1924	Bungalow/ Craftsman	2FD	C	Incompatible modifications
192	1320	E	8th St.	1974	No Style	APT	NC	Integrity – Association
148	1321	E	8th St.	1925	Spanish Colonial Revival	2FD/DO	C	

Rincon Heights Historic District

Name of Property

Pima County, Arizona

County and State

149	1325	E	8th St.	1925	Bungalow/ Craftsman	SFR/DO	C	
150	1333	E	8th St.	1936	Bungalow/ Craftsman	DUPLEX	NC	Second floor addition
151	1339	E	8th St.	1930	Spanish Colonial Revival	SFR	C	
193	1340	E	8th St.	1953	Modern Movement: Ranch Style	DUPLEX/ DO	C	
152	1347	E	8th St.	1924	No Style	SFR	NC	Multiple additions, fencing
153	1348	E	8th St.	1951	Modern Movement: Ranch Style	SFR	C	
154	1402	E	8th St.	1951	Modern	DUPLEX	C	
194	1408	E	8th St.	1951	Modern	DUPLEX	C	
195	1414	E	8th St.	1926	Modern	DUPLEX	C	
196	1420	E	8th St.	1951	Modern	DUPLEX	C	
197	1426	E	8th St.	1951	Modern	DUPLEX	C	
155	1434	E	8th St.	1938	Spanish Colonial Revival	SFR	NC	Oleander wall and fence
198	1508	E	8th St.	1984	No Style	DUPLEX	NC	Integrity – Association
199	1516, 1518, 1520	E	8th St.	1939	Bungalow/ Craftsman	SFR/ADD	NC	Two story addition, windows changed
156	1524	E	8th St.	1926	Bungalow/ Craftsman	SFR	C	
157	1528	E	8th St.	1910	Spanish Colonial Revival	SFR/DO	C	
158	1536	E	8th St.	1926	Bungalow/ Craftsman	SFR/ADD	C	
159	1546	E	8th St.	1952	Modern Movement: Ranch Style	DUPLEX	NC	Incompatible alterations
160	1604	E	8th St.	1923	Bungalow/ Craftsman	SFR	C	
161	1608	E	8th St.	1930	Bungalow/ Craftsman	SFR/DO	C	
162	1611	E	8th St.	1926	Spanish Colonial Revival	SFR	NC	Wall
163	1612	E	8th St.	1978	No Style	MFR/AC	NC	Integrity – Association
164	1619	E	8th St.	1928	Spanish Colonial Revival	SFR	NC	Incompatible porch modifications, wall
165	1624	E	8th St.	1926	Other	MFR/AL	C	
166	1625	E	8th St.	1927	Spanish Colonial Revival	SFR	C	
167	1635	E	8th St.	1922	Bungalow/ Craftsman	SFR	C	
168	1637	E	8th St.	1926	Bungalow/ Craftsman	SFR	NC	Modifications
169	1640	E	8th St.	1923	Spanish Colonial Revival	SFR	C	
170	1645	E	8th St.	1927	Bungalow/ Craftsman	SFR	C	
202*	1702	E	8th St.	1930	Spanish Colonial Revival	DUPLEX/ DO	C	
171	1706	E	8th St.	1936	Spanish Colonial Revival	DUPLEX/ DO	C	

Rincon Heights Historic District

Name of Property

Pima County, Arizona

County and State

172	1709	E	8th St.	1924	Spanish Colonial Revival	2FD	C	
173	1714	E	8th St.	1935	No Style	SFR	NC	Modifications
174	1717	E	8th St.	1924	Spanish Colonial Revival	2FD	C	
175	1720	E	8th St.	1943	No Style	COMPOUND	NC	Incompatible modifications
176	1725	E	8th St.	1931	No Style	SFR	C	
200	1727	E	8th St.	1984	No Style	DUPLEX	NC	Integrity – Association
178	1730	E	8th St.	1980	No Style	COMPOUND	NC	Integrity – Association
177	1735	E	8th St.	1983	No Style	TRIPLEX	NC	Integrity – Association
179	1736	E	8th St.	1921	No Style	SFR	NC	Incompatible modifications
180	1740	E	8th St.	1922	Bungalow/Craftsman	SFR	C	
181	1745	E	8th St.	1933	Spanish Colonial Revival	DUPLEX	C	
182	1746	E	8th St.	1931	Bungalow/Craftsman	SFR	C	
440*	SE corner w-Martin Ave	E	8th St.	1935		WPA	C	
183	1801	E	8th St.	1926	Pueblo Revival	TRIPLEX	C	
184	1809	E	8th St.	1923	Spanish Colonial Revival	SFR	C	
185	1819	E	8th St.	1927	Spanish Colonial Revival	SFR	NC	Incompatible addition
186	1822	E	8th St.	1948	Modern	DUPLEX	C	
187	1824	E	8th St.	1948	Modern	DUPLEX	C	
188	1830	E	8th St.	1941	Spanish Colonial Revival	SFR/DO	C	
204	1100	E	9th St.	1920	Bungalow/Craftsman	SFR	C	
205	1101	E	9th St.	1948	No Style	SFR	NC	Wall
206	1107	E	9th St.	1945	No Style	SFR	C	
203	1110	E	9th St.	1932	Bungalow/Craftsman	2FD	C	
207	1115	E	9th St.	1947	No Style	SFR	C	
208	1116	E	9th St.	1913	Bungalow/Craftsman	2FD	C	
209	1121	E	9th St.	1942	Modern Movement: Ranch Style	SFR/DO	C	
210	1122	E	9th St.	1965	Spanish Colonial Revival	SFR	NC	Age
211	1130	E	9th St.	1932	Bungalow/Craftsman	SFR	NC	Wall / modifications
212	1132	E	9th St.	1930	No Style	SFR	C	
213	1135	E	9th St.	1958	Modern Movement: Ranch Style	MFR/AC	C	
268	1141	E	9th St.	1958	Modern Movement: Ranch Style	MFR/AC	NC	Fence

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214	1142	E	9th St.	1936	Bungalow/ Craftsman	SFR	C	
395*	1145, 1147, 1149	E	9th St	1957	No Style	COMPOU ND	C	
215	1150	E	9th St.	1935	Modern Movement: Ranch Style	MFR/DL	NC	Wall & fence
216	1211	E	9th St.	1953	Modern Movement: Ranch Style	MFR/AC	C	
217	1214	E	9th St.	1968	Spanish Colonial Revival	SFR/DO	NC	Age
270	1236	E	9th St.	1938	No Style	MFR/DC	C	
218	1302	E	9th St.	1937	Bungalow/ Craftsman	SFR/ADD	C	
219	1305	E	9th St.	1933	Spanish Colonial Revival	SFR/DO	NC	Wall
220	1306	E	9th St.	1925	Spanish Colonial Revival	SFR	C	
271	1307	E	9th St.	1955	Modern Movement: Ranch Style	MFR/AL	C	
272	1315	E	9th St.	1947	Modern Movement: Ranch Style	MFR/AC	C	
221	1322	E	9th St.	1935	Spanish Colonial Revival	SFR	C	
222	1328	E	9th St.	1927	Spanish Colonial Revival	SFR	NC	Front addition
223	1332	E	9th St.	1933	Spanish Colonial Revival	2FD	C	
224	1336	E	9th St.	1923	Bungalow/ Craftsman	SFR	C	
225	1348	E	9th St.	1947	Modern	MFR/DL	C	
226	1401	E	9th St.	1947	Modern Movement: Ranch Style	DUPLEX	NC	Modifications
227	1410	E	9th St.	1908	No Style	SFR	NC	Modifications
273	1415	E	9th St.	1947	Modern Movement: Ranch Style	DUPLEX	C	
274	1420	E	9th St.	1951	Modern	MFR/AC	C	
275	1426	E	9th St.	1951	Modern	MFR/AC	C	
276	1427	E	9th St.	1948	Modern	MFR/AC	C	
277	1430	E	9th St.	1948	Modern Movement: Ranch Style	DUPLEX	C	
228	1444	E	9th St.	2006	No Style	DUPLEX	NC	Integrity – Association
229	1446	E	9th St.	1929	No Style	SFR	C	
230	1509	E	9th St.	1936	Spanish Colonial Revival	SFR/ADD	C	
286*	1510	E	9th St.	1977	No Style	APT/MS	NC	Integrity – Association
231	1515	E	9th St.	1924	Spanish Colonial Revival	SFR	C	
232	1521	E	9th St.	1927	Spanish Colonial Revival	SFR	C	

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233	1526	E	9th St.	1931	Spanish Colonial Revival	SFR	C	
234	1527	E	9th St.	1940	Modern Movement: Ranch Style	SFR/ADD	C	Incompatible addition
235	1532	E	9th St.	1939	No Style	SFR	C	
236	1533	E	9th St.	1927	Modern Movement: Ranch Style	SFR/DO	C	
237	1540	E	9th St.	1936	Spanish Colonial Revival	SFR	C	
238	1543	E	9th St.	1927	Spanish Colonial Revival	SFR	NC	Wall
239	1548	E	9th St.	1944	Spanish Colonial Revival	SFR/DO	NC	Incompatible addition
278	1601	E	9th St.	1977	No Style	MFR/AL	NC	Integrity – Association
240	1602	E	9th St.	1940	No Style	COMPOUND	C	
241	1607	E	9th St.	1925	No Style	SFR/DO	NC	Modifications
279	1615	E	9th St.	1959	Modern Movement: Ranch Style	DUPLEX	NC	
242	1616	E	9th St.	1948	Modern Movement: Ranch Style	2FD	NC	Incompatible additions
280	1622	E	9th St.	1975	No Style	DUPLEX	NC	Integrity – Association
281	1623	E	9th St.	1952	Modern Movement: Ranch Style	MFR/AC	C	
243	1629	E	9th St.	1953	Modern Movement: Ranch Style	MFR/AC	C	
244	1632	E	9th St.	1974	No Style	SFR	NC	Integrity – Association
245	1648	E	9th St.	1992	No Style	SFR	NC	Integrity – Association
246	1650	E	9th St.	1944	Modern Movement: Ranch Style	SFR	C	
282	1663, 1665	E	9th St.	1948	No Style	COMPOUND	NC	Incompatible additions
247	1700	E	9th St.	1948	Modern Movement: Ranch Style	MFR/DO	NC	Incompatible additions
248	1701	E	9th St.	1939	Modern Movement: Ranch Style	SFR	C	
249	1708	E	9th St.	1946	Modern Movement: Ranch Style	SFR/DO	C	
439	Btwn Warren & Martin Aves	E	9th St.					Vacant
250	1715	E	9th St.	1941	Modern Movement: Ranch Style	SFR	C	
251	1716	E	9th St.	1942	Modern Movement: Ranch Style	SFR/DO	NC	Incompatible addition
252	1721	E	9th St.	1939	Modern Movement: Ranch Style	SFR	C	

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253	1722	E	9th St.	1940	Modern Movement: Ranch Style	SFR/DO	C	
254	1727	E	9th St.	1942	Spanish Colonial Revival	SFR	NC	Incompatible addition
255	1728	E	9th St.	1944	Modern Movement: Ranch Style	SFR	C	
256	1731	E	9th St.	1939	Modern Movement: Ranch Style	SFR	C	
283	1740	E	9th St.	1947	Modern Movement: Ranch Style	TRIPLEX	C	
257	1741	E	9th St.	1939	Spanish Colonial Revival	SFR	C	
284	1748	E	9th St.	1952	Modern Movement: Ranch Style	DUPLEX	NC	Modifications
258	1749	E	9th St.	1939	Modern	SFR	C	
259	1803	E	9th St.	1944	Spanish Colonial Revival	SFR/DO	C	
260	1804	E	9th St.	1934	Spanish Colonial Revival	SFR/ADD	NC	Wall
261	1809	E	9th St.	1937	Spanish Colonial Revival	SFR/ADD	C	
262	1812	E	9th St.	1935	Spanish Colonial Revival	SFR/DO	C	
263	1815	E	9th St.	1933	Spanish Colonial Revival	SFR	C	
264	1816	E	9th St.	1928	Spanish Colonial Revival	SFR/ADD	C	
265	1821	E	9th St.	1940	Spanish Colonial Revival	SFR	NC	Modifications
266	1822	E	9th St.	1936	No Style	SFR	NC	Wall
285*	1827	E	9th St.	1940	Spanish Colonial Revival	SFR	C	
267	1828	E	9th St.	1936	Spanish Colonial Revival	SFR	C	
087*	1100	E	10th St.	1937	Spanish Colonial Revival	2FD	C	
001	1101	E	10th St.	1923	Bungalow/ Craftsman	SFR	C	
002	1108	E	10th St.	1925	No Style	2FD	C	
003	1109	E	10th St.	1904	Bungalow/ Craftsman	2FD	NC	Modifications
004	1115	E	10th St.	1939	Bungalow/ Craftsman	SFR/DO	C	
005	1123	E	10th St.	1918	Bungalow/ Craftsman	SFR	C	
006	1124	E	10th St.	1938	Spanish Colonial Revival	SFR	C	
007	1127	E	10th St.	1927	Spanish Colonial Revival	SFR	C	
008	1128	E	10th St.	1936	Spanish Colonial Revival	SFR/ADD	C	
076	1132	E	10th St.	1926	Bungalow/ Craftsman	DUPLEX	C	
009	1133	E	10th St.	1927	Spanish Colonial Revival	SFR	C	
077	1137	E	10th St.	1935	Spanish Colonial Revival	MFR/DL	C	

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010	1140	E	10th St.	1930	Spanish Colonial Revival	SFR	C	
011	1146	E	10th St.	1929	Spanish Colonial Revival	SFR	C	
012	1201	E	10th St.	1918	No Style	TRIPLEX	C	
013	1209	E	10th St.	1931	Spanish Colonial Revival	2FD	C	
078	1221	E	10th St.	1936	Modern Movement: Ranch Style	MFR/AC	C	
014	1250	E	10th St.	1978	No Style	SFR/ADD	NC	Integrity – Association
015	1300	E	10th St.	1897	No Style	APT/MS	C	
016	1301	E	10th St.	1948	Modern Movement: Ranch Style	SFR	C	
017	1304	E	10th St.	2007	Other	SFR/DO	NC	Integrity – Association
018	1311	E	10th St.	1927	Spanish Colonial Revival	SFR/DO	C	
019	1315	E	10th St.	1932	Spanish Colonial Revival	SFR/DO	C	
020	1321	E	10th St.	1932	Spanish Colonial Revival	SFR/DO	C	
021	1327	E	10th St.	1940	Modern Movement: Ranch Style	SFR	C	
022	1330	E	10th St.	1940	Modern Movement: Ranch Style	SFR/DO	C	
079	1332	E	10th St.	1939	No Style	SFR/DO	C	
023	1333	E	10th St.	1949	No Style	OTHER	C	
024	1342	E	10th St.	1942	Modern Movement: Ranch Style	SFR	C	
025	1348	E	10th St.	1928	Spanish Colonial Revival	SFR/ADD	C	
026	1401	E	10th St.	1949	No Style	MFR/AC	C	
027	1404	E	10th St.	1927	Spanish Colonial Revival	SFR/ADD	C	
028	1410	E	10th St.	1927	Other	SFR/ADD	C	
029	1411	E	10th St.	1949	No Style	MFR/AC	C	
030	1416	E	10th St.	1928	Spanish Colonial Revival	SFR	C	
031	1419	E	10th St.	1936	Spanish Colonial Revival	SFR	C	
032	1424	E	10th St.	1927	No Style	SFR	NC	Relocated front door & modifications.
033	1425	E	10th St.	1955	Modern Movement: Ranch Style	SFR	C	
034	1427	E	10th St.	1919	No Style	DUPLEX	C	
035	1430	E	10th St.	1927	Spanish Colonial Revival	SFR	C	
036	1436	E	10th St.	1927	Spanish Colonial Revival	SFR/DO	C	
037	1442	E	10th St.	1927	Spanish Colonial Revival	SFR	C	

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038	1448	E	10th St.	1926	Tudor Revival	SFR	C	
039	1449	E	10th St.	1932	Spanish Colonial Revival	SFR	C	
040	1502	E	10th St.	1984	No Style	APT/MS	NC	Integrity – Association
041	1507	E	10th St.	1927	Spanish Colonial Revival	SFR	C	
286*	1515	E	10th St	1977	No Style	APT/MS	NC	Integrity – Association
042	1520	E	10th St.	1954	Modern Movement: Ranch Style	SFR	C	
043	1521	E	10th St.					Vacant
044	1525	E	10th St.	1931	Spanish Colonial Revival	SFR	C	
045	1529	E	10th St.	1928	Spanish Colonial Revival	SFR	C	
046	1541	E	10th St.	1929	Spanish Colonial Revival	SFR	NC	Wall
047	1547	E	10th St.	1928	Spanish Colonial Revival	2FD	C	
088	1600	E	10th St.	1964	No Style	APT/MS	NC	Age
048	1601	E	10th St.	1927	No Style	SFR	NC	Modifications
080	1604	E	10th St.	1951	Modern Movement: Ranch Style	MFR/AL	C	
049	1607	E	10th St.	1922	Bungalow/ Craftsman	SFR	C	
050	1611	E	10th St.	1914	No Style	SFR	C	
051	1616	E	10th St.	1941	Modern Movement: Ranch Style	SFR/ADD	C	
052	1617	E	10th St.	1920	No Style	SFR/DO	NC	Incompatible additions
081	1622	E	10th St.	1942	Modern Movement: Ranch Style	SFR	C	
082	1625	E	10th St.	1947	No Style	DUPLEX	C	
053	1628	E	10th St.	1948	No Style	SFR	C	
083	1631	E	10th St.	1947	No Style	DUPLEX	C	
054	1636	E	10th St.	1946	Modern Movement: Ranch Style	2FD	C	
084	1637	E	10th St.	1947	No Style	DUPLEX	C	
055	1650	E	10th St.	1951	Modern Movement: Ranch Style	SFR	NC	Wall
056	1701	E	10th St.	1941	Modern Movement: Ranch Style	SFR/ADD	C	
057	1702	E	10th St.	1946	No Style	DUPLEX	C	
058	1709	E	10th St.	1945	Modern Movement: Ranch Style	2FD	C	
059	1710	E	10th St.	1945	No Style	SFR/ADD	NC	Incompatible additions

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060	1716	E	10th St.	1932	Spanish Colonial Revival	SFR/DO	C	
061	1721	E	10th St.	1940	Modern Movement: Ranch Style	SFR	C	
085	1722	E	10th St.	1946	No Style	DUPLEX	C	
062	1728	E	10th St.	1941	Modern Movement: Ranch Style	SFR	C	
063	1741	E	10th St.	1940	Modern Movement: Ranch Style	SFR/DO	C	
086	1745	E	10th St.	1940	Modern Movement: Ranch Style	DUPLEX	C	
064	1749	E	10th St.	1940	Spanish Colonial Revival	SFR/DO	C	
065	1750	E	10th St.	1947	Modern	MFR/AC	C	
066	1800	E	10th St.	1944	Modern Movement: Ranch Style	SFR	C	
067	1803	E	10th St.	1931	Spanish Colonial Revival	SFR/ADD	C	
068	1810	E	10th St.	1943	Modern Movement: Ranch Style	SFR	NC	Front porch addition and front window
069	1811	E	10th St.	1929	Spanish Colonial Revival	SFR	NC	Wall
070	1816	E	10th St.	1943	Modern Movement: Ranch Style	SFR	C	
071	1817	E	10th St.	1962	Pueblo Revival	SFR	C	
072	1822	E	10th St.	1943	Modern Movement: Ranch Style	SFR/ADD	NC	Two story addition, windows changed
073	1823	E	10th St.	1932	Spanish Colonial Revival	SFR/ADD	C	
074	1827	E	10th St.					Vacant
075	1828, 1834	E	10th St.					Vacant
324	1101, 1105, 1107	E	Broadway Blvd.	1997	No Style		NC	Integrity – Association
442	1121, 1137	E	Broadway Blvd.					Vacant
443	Btwn Fremont & Santa Rita	E	Broadway Blvd.					Vacant
444	Btwn Fremont & Santa Rita	E	Broadway Blvd.					Vacant
445	Btwn Fremont & Santa Rita	E	Broadway Blvd.					Vacant
446	Btwn Fremont & Santa Rita	E	Broadway Blvd.					Vacant
287	1201	E	Broadway Blvd.	1963	Modern	Other	NC	Age
288	1215	E	Broadway Blvd.	1963	No Style	Other	NC	Integrity – Association
289	1221	E	Broadway Blvd.	1962	Modern	Other	C	

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290	1303	E	Broadway Blvd.	1931	Bungalow/ Craftsman	SFR	C	
291	1309	E	Broadway Blvd.	1965	No Style	Other	NC	Wall, Age.
292	1315	E	Broadway Blvd.	1929	Spanish Colonial Revival	SFR	NC	6 ft wood fence around building
293	1327	E	Broadway Blvd.	1926	Spanish Colonial Revival	SFR	NC	6 ft wood fence around building
294	1333	E	Broadway Blvd.	1926	Spanish Colonial Revival	2FD/DO	C	
295	1339	E	Broadway Blvd.	1926	Spanish Colonial Revival	SFR	C	
296	1349	E	Broadway Blvd.	1925	Bungalow/ Craftsman	SFR	C	
297	1403	E	Broadway Blvd.	1944	Spanish Colonial Revival	Other	NC	Modifications and infill of porch
298	1409	E	Broadway Blvd.	1947	Modern Movement: Ranch Style	SFR	NC	6 ft decorative fence.
299	1415	E	Broadway Blvd.	1928	Spanish Colonial Revival	DUPLEX	NC	Entry porch enclosed and front door
300	1421	E	Broadway Blvd.	1928	Spanish Colonial Revival	SFR	C	
301	1427	E	Broadway Blvd.	1999	No Style	SFR	NC	Integrity – Association
302	1433	E	Broadway Blvd.	1948	Modern Movement: Ranch Style	Other	C	
303	1443	E	Broadway Blvd.	1936	No Style	Other	NC	Modifications
304	1501	E	Broadway Blvd.	1958	No Style	Other	NC	Integrity - Association
305	1515	E	Broadway Blvd.	1942	Modern Movement: Ranch Style	SFR	C	
306	1521	E	Broadway Blvd.	1960	Modern	Other	C	
307	1523	E	Broadway Blvd.	1968	Modern Movement: Ranch Style	Other	NC	Age. Incompatible modification
325	1535, 1555	E	Broadway Blvd.	1966	International		NC	Age
308	1601	E	Broadway Blvd.	1920	Other	2FD	C	
309	1611	E	Broadway Blvd.	1928	Spanish Colonial Revival	2FD	C	
310	1615	E	Broadway Blvd.	1927	Spanish Colonial Revival	DUPLEX	C	
311	1625	E	Broadway Blvd.	1927	Spanish Colonial Revival	2FD	NC	Fence
312	1629	E	Broadway Blvd.	1927	Bungalow/ Craftsman	SFR/ADD	C	
313	1641	E	Broadway Blvd.	1931	Spanish Colonial Revival	SFR	NC	Incompatible modifications
314	1647	E	Broadway Blvd.	1928	Spanish Colonial Revival	SFR	C	
315	1703	E	Broadway Blvd.	1928	Spanish Colonial Revival	SFR	C	
316	1709	E	Broadway Blvd.	1928	Spanish Colonial Revival	SFR	C	
317	1715, 1717	E	Broadway Blvd.					Vacant
318	1725, 1727, 1733, 1739, 1749	E	Broadway Blvd.	1950	Romanesque Revival	Other	C	

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319	1801	E	Broadway Blvd.	1941	Modern Movement: Ranch Style	SFR	NC	Loss of setting
320	1809	E	Broadway Blvd.	1972	Other	SFR	NC	Integrity – Association
321	1815	E	Broadway Blvd.					Vacant
322	1821	E	Broadway Blvd.	2006	No Style		NC	Integrity – Association
323	1827	E	Broadway Blvd.					Vacant
326	127	N	Campbell Ave.					Vacant
285*	215	N	Campbell Ave.	1940	Spanish Colonial Revival	SFR	C	
327	223, 235	N	Campbell Ave.					Vacant
447	Btwn 8 th & 9 th Sts.	N	Campbell Ave.					Vacant
328	311	N	Campbell Ave.	1937-38		WPA	C	
448	Btwn 7 th & 8 th Sts.	N	Campbell Ave.					Vacant
332	109	N	Cherry Ave.	1930	Spanish Colonial Revival	SFR	NC	Wall
333	110	N	Cherry Ave.	1930	Bungalow/ Craftsman	SFR	NC	Wall & modifications
343	116, 118, 142	N	Cherry Ave.	1952	Modern Movement: Ranch Style	TRIPLEX	C	
341	121	N	Cherry Ave.	1939	Spanish Colonial Revival	MFR/DC	C	
334	130	N	Cherry Ave.	1941	No Style	SFR	NC	Fence
335	148	N	Cherry Ave.	1937	Spanish Colonial Revival	SFR/DO	C	
336	221, 223	N	Cherry Ave.	1947	Spanish Colonial Revival	SFR	C	
450	Btwn 8 th & 9 th Sts	N	Cherry Ave.	1937-38		WPA	C	
337	234	N	Cherry Ave.	1930	No Style	SFR	NC	Modifications
342	300, 302, 304	N	Cherry Ave.	1947	No Style	TRIPLEX	C	
441	310, 312, 314	N	Cherry Ave.	1985	No Style	TRIPLEX	NC	Age
338	316	N	Cherry Ave.	1926	Spanish Colonial Revival	SFR	NC	Modifications
339	322	N	Cherry Ave.	1926	Bungalow/ Craftsman	SFR	C	
340	328	N	Cherry Ave.	1926	Spanish Colonial Revival	SFR	NC	Wall & fence
345	1127	E	Florita St.	1927	No Style	DUPLEX	C	
346	1130	E	Florita St.	1923	Bungalow/ Craftsman	SFR	NC	Incompatible modifications
087*	21	N	Fremont Ave.	1937	Spanish Colonial Revival	2FD	C	
347	50	N	Fremont Ave.	1949	Pueblo Revival	SFR	NC	Incompatible modifications
355	114, 116	N	Fremont Ave.	1933	Spanish Colonial Revival	DUPLEX	NC	Fence
350	128	N	Fremont Ave.	1920	Bungalow/ Craftsman	SFR	C	
351	148	N	Fremont Ave.	1980	No Style	SFR	NC	Integrity – Association

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352	304	N	Fremont Ave.	1930	Spanish Colonial Revival	SFR/DO	C	
353	318	N	Fremont Ave.	1949	No Style	SFR	NC	Side addition
354	324	N	Fremont Ave.	1949	Modern Movement: Ranch Style	SFR/ADD	C	
356	332	N	Fremont Ave.	1925	Spanish Colonial Revival	DUPLEX	C	
390*	25	N	Highland Ave.	1947	No Style	COMPOUND	C	
364	126	N	Highland Ave.	1939	No Style	MFR/DC	C	
357	127	N	Highland Ave.					Vacant
358	146	N	Highland Ave.	1951	Modern	DUPLEX	C	
359	148	N	Highland Ave.	2008	No Style	SFR	NC	Integrity – Association
360	150	N	Highland Ave.	1907	American Territorial	SFR	C	
365	221	N	Highland Ave.	1960	Modern Movement: Ranch Style	TRIPLEX	C	
361	224	N	Highland Ave.	1932	Spanish Colonial Revival	SFR/DO	C	
366	305	N	Highland Ave.	1949	No Style	MFR/DC	C	
362	321	N	Highland Ave.					Vacant
363	339	N	Highland Ave.	1928	Spanish Colonial Revival	SFR/DO	C	
381	56	N	Martin Ave.	1978	No Style	DUPLEX	NC	Integrity – Association
367	116	N	Martin Ave.	1934	Pueblo Revival	SFR	C	
368	122	N	Martin Ave.	1929	Spanish Colonial Revival	SFR	C	
377	123	N	Martin Ave.	1930	Spanish Colonial Revival	DUPLEX	C	
378	127	N	Martin Ave.	1935	Spanish Colonial Revival	DUPLEX	C	
369	128	N	Martin Ave.	1929	Spanish Colonial Revival	SFR	NC	Wall
370	134	N	Martin Ave.	1929	Spanish Colonial Revival	SFR	C	
371	220, 224	N	Martin Ave.	1973	No Style	DUPLEX	NC	Integrity – Association
437	Btwn. 8 th & 9 th Sts	N	Martin Ave.	1937-38		WPA	C	
438	Btwn. 8 th & 9 th Sts	N	Martin Ave.					Vacant
379	222, 226	N	Martin Ave.					Vacant
440*	SE corner w- 8 th St.	N	Martin Ave.	1937-38		WPA	C	
372	321	N	Martin Ave.	1932	Bungalow/ Craftsman	SFR	NC	Incompatible modifications
380	322, 324, 326	N	Martin Ave.	1946	Modern	TRIPLEX	C	
373	327	N	Martin Ave.	1926	Spanish Colonial Revival	SFR	C	
374	328	N	Martin Ave.	1938	No Style	SFR	NC	Incompatible modifications
375	333	N	Martin Ave.	1926	Spanish Colonial Revival	SFR	NC	Incompatible additions

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County and State

390*	28, 30	N	Mountain Ave.	1947	No Style	COMPOUND	C	
382	116	N	Mountain Ave.	1934	Bungalow/Craftsman	SFR/DO	C	
383	122	N	Mountain Ave.					Vacant
384	127	N	Mountain Ave.	1952	No Style	SFR	NC	Wall
449	Btwn 9 th & 10 th Sts.	N	Mountain					Vacant
385	145	N	Mountain Ave.	1930	No Style	SFR	C	
386	223	N	Mountain Ave.	1929	Bungalow/Craftsman	SFR	C	
387	226	N	Mountain Ave.	1960	Modern Movement: Ranch Style	DUPLEX	C	
388	407	N	Mountain Ave.	1930	No Style	SFR	C	
389	415	N	Mountain Ave.	1921	No Style	SFR	C	
410	15	N	Santa Rita Ave.	1936	Spanish Colonial Revival	SFR	C	
411	19	N	Santa Rita Ave.	1957	Spanish Colonial Revival	SFR	C	
391	116	N	Santa Rita Ave.	1933	Spanish Colonial Revival	SFR/DO	C	
392	127	N	Santa Rita Ave.	1927	Bungalow/Craftsman	DUPLEX	C	
393	130	N	Santa Rita Ave.	1927	No Style	SFR	C	
407	132	N	Santa Rita Ave.	1938	Spanish Colonial Revival	DUPLEX	C	
394	136	N	Santa Rita Ave.	1941	Spanish Colonial Revival	SFR	C	
408	196	N	Santa Rita Ave.	1984	No Style	DUPLEX	NC	Integrity – Association
395*	203, 205, 207, 209	N	Santa Rita Ave.	1957	No Style	COMPOUND	C	
396	250	N	Santa Rita Ave.	1980	No Style	MFR/AL	NC	Integrity – Association
397	309	N	Santa Rita Ave.	1923	No Style	SFR/DO	C	
398	315	N	Santa Rita Ave.	1928	Spanish Colonial Revival	MFR/AC	C	
399	317	N	Santa Rita Ave.	1928	Spanish Colonial Revival	MFR/AC	C	
400	319	N	Santa Rita Ave.	1927	Spanish Colonial Revival	MFR/AC	C	
401	321	N	Santa Rita Ave.	1928	Spanish Colonial Revival	MFR/AC	C	
402	323	N	Santa Rita Ave.	1928	Spanish Colonial Revival	MFR/AC	C	
403	325	N	Santa Rita Ave.	1928	Spanish Colonial Revival	MFR/AC	C	
404	327	N	Santa Rita Ave.	1927	Spanish Colonial Revival	MFR/AC	C	
405	329	N	Santa Rita Ave.	1927	Spanish Colonial Revival	MFR/AC	C	
409	404	N	Santa Rita Ave.	1969	No Style	DUPLEX	NC	Age
406	420	N	Santa Rita Ave.	1924	Other	SFR	C	
418	15	N	Vine Ave.	1927	Spanish Colonial Revival	DUPLEX	C	

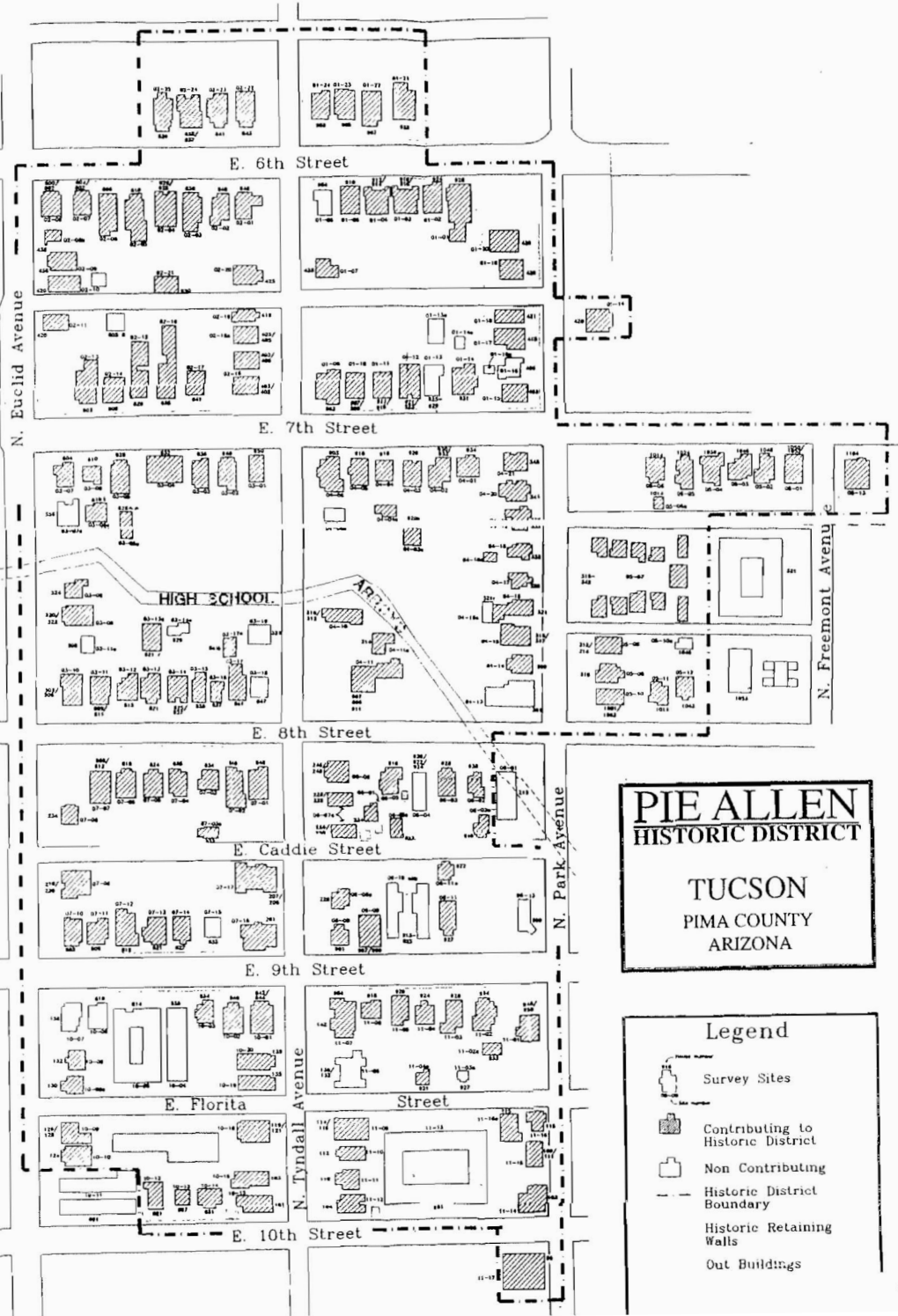
376							Site Number not used
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- SFR – Single Family Residential
- 2FD – Single Family Residential w/ Boarding Room
- SFR/DO - Single Family Residential w/ Detached Outbuilding
- SFR/ADD - Single Family Residential w/ Addition
- DUPLEX – Multiple Dwelling with 2 units
- TRIPLEX – Multiple Dwelling with 3 units
- APT – Apartment / MS Multi Story
- MFR/AC – Multi-Family Attached to Courtyard
- MFR/DL - Multi-Family Detached Lineal
- MFR/AL - Multi-Family Attached Lineal
- WPA – Works Project Administration Infrastructure Improvement

APPENDIX C:

Inventory of Contributing Properties to the Pie Allen National Register Historic District

West University
Historic District



PIE ALLEN
HISTORIC DISTRICT

TUCSON
PIMA COUNTY
ARIZONA

Legend

- Survey Sites
- Contributing to Historic District
- Non Contributing
- Historic District Boundary
- Historic Retaining Walls
- Out Buildings

Iron Horse
Expansion
Historic District



JOIN US ONLINE OR IN PERSON FOR A SPECIAL PRESENTATION!

PROPOSED NEIGHBORHOOD PRESERVATION ZONE

for

RINCON HEIGHTS & PIE ALLEN NEIGHBORHOODS

Learn about the proposed Neighborhood Preservation Zone (NPZ), learn how the design standards will affect the neighborhood, and share your feedback!

- Learn about the community's efforts so far to preserve these great, historic neighborhoods
- Find out how this tool could affect property owners
- Join the discussion and ask questions

SEE REVERSE SIDE FOR MEETING DATE AND
REGISTRATION INFORMATION

www.rinconheights.com

 facebook.com/RinconHeights



SATURDAY, OCTOBER 28TH @ 1:00 PM



Planning and Development Services Dept.
P.O. Box 27210
Tucson, AZ 85726-7210

ATTEND IN PERSON:

HA:SAN SCHOOL

1333 E 10TH ST, TUCSON AZ 85719

ATTEND VIRTUALLY - REGISTER ONLINE:

rinconheights.com/npzmeeting.html

MEETING ZOOM LINK:

<https://us06web.zoom.us/j/83485928533?from=addon>

OR JOIN BY PHONE:

(833) 548-0276

Meeting ID: 834 8592 8533

View the proposed Design Manual:

https://www.rinconheights.com/uploads/1/15/5/7/15579966/rincon_heights_and_pie_allen_npz_design_manual_-_final_3-3-23.pdf

**Email specialdistricts@tucsonaz.gov for questions or call
(520) 837-6972 if you need help joining the meeting**

The City of Tucson, its officers and employees, its Planning and Development Services Department, and all other offices neither agree nor disagree with the views expressed or implied in this communication or any referenced websites and are therefore not responsible. The distribution requester is solely responsible.

Proposed Rincon Heights - Pie Allen Neighborhood Preservation Zone (NPZ)

Neighborhood Meeting
October 28, 2023



Agenda

1. Welcome
2. What is a Neighborhood Preservation Zone (NPZ)?
3. Why have an NPZ?
4. Design Review Process
5. Next steps
6. Questions

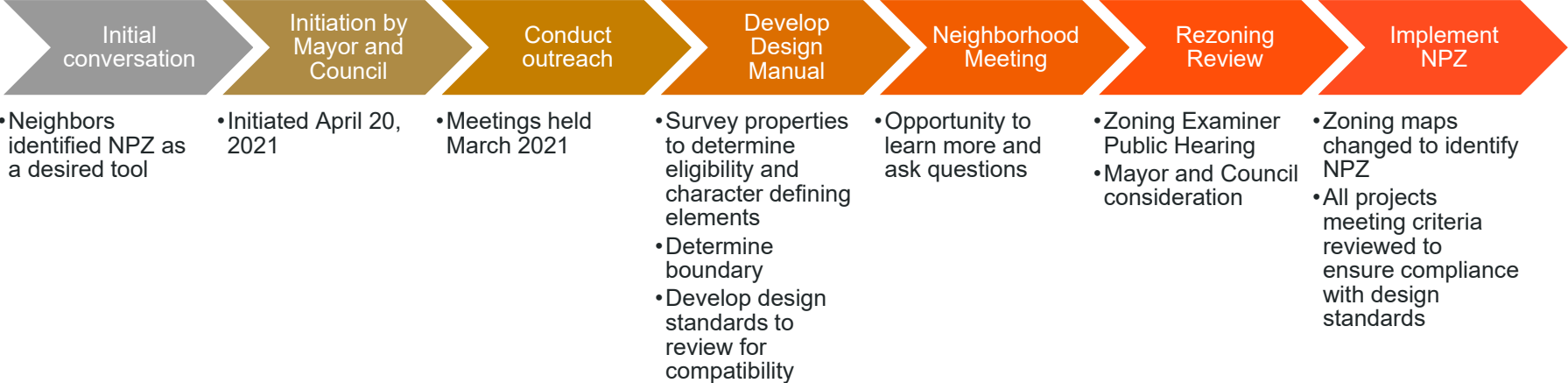
What is a Neighborhood Preservation Zone?

A Neighborhood Preservation Zone, or NPZ, is a special zoning overlay that's intended to preserve the characteristics, scale, scope and relative density of the area it affects. It does not change existing property uses. An NPZ may only be established in neighborhoods listed in the National Register of Historic Places.



Process to Establish a Neighborhood Preservation Zone

We are here



Who's Involved?

- Rincon Heights Neighborhood Association & Pie Allen Neighborhood Association
- Southwestern Foundation for Education and Historic Preservation
- Logan Simpson Architecture Design
- Tucson Historic Preservation Foundation
- City of Tucson Planning and Development Services

What a Neighborhood Preservation Zone IS NOT

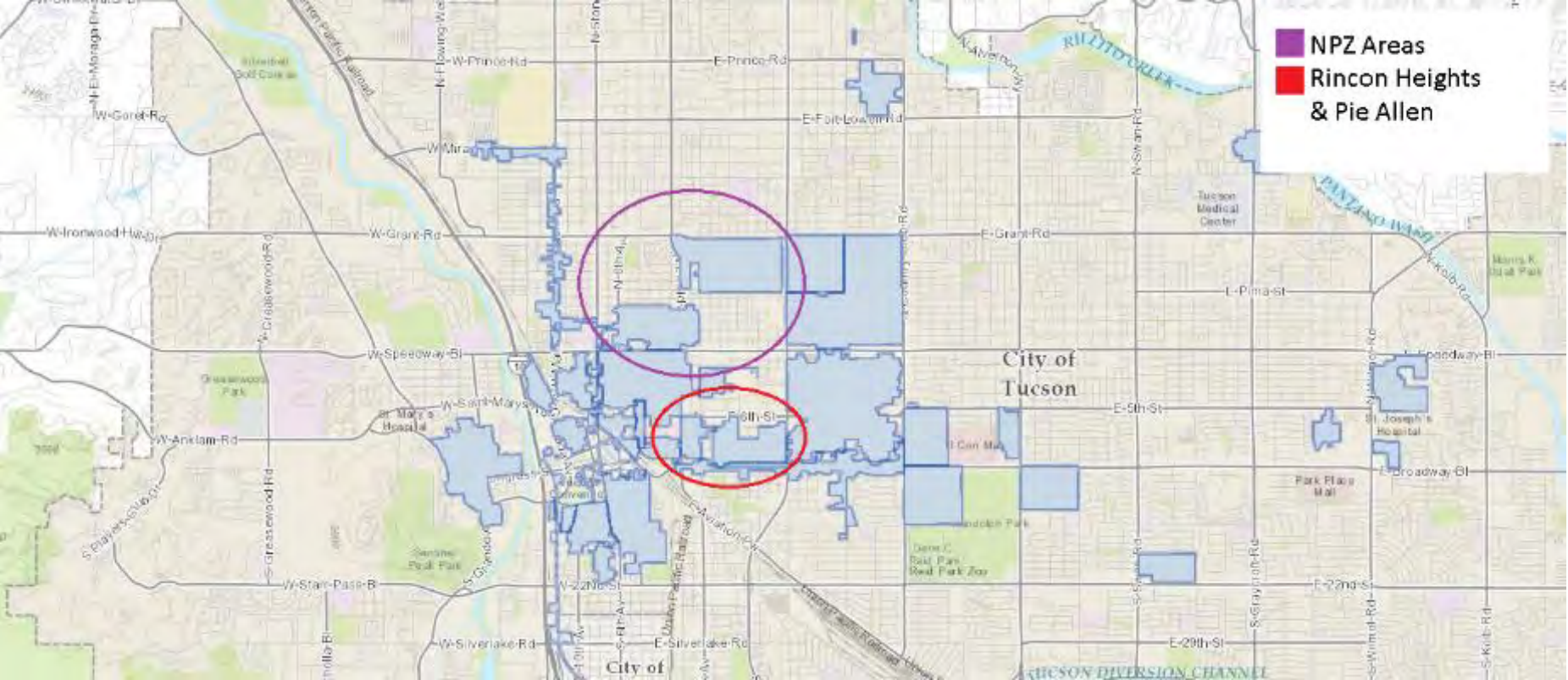
- It's not a Historic Preservation Zone (HPZ) which is more restrictive
- It's not a Homeowners Association (HOA), there's no annual fees or extreme guidelines
- It's not the Sunshine Mile which is a different type of overlay designed to foster mixed-use development on Broadway.



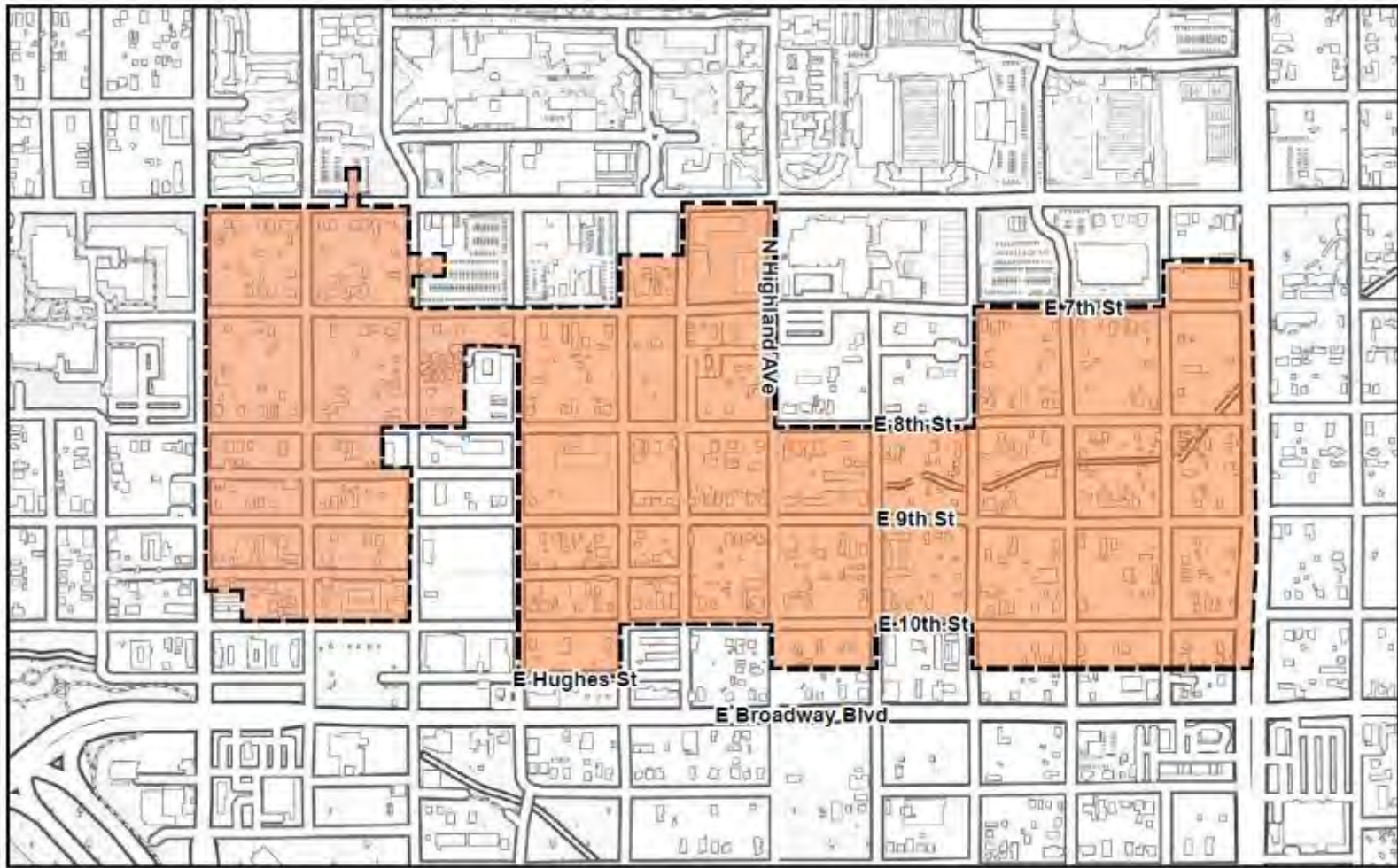
Historic Preservation Zone v. **Neighborhood Preservation Zone**

	<u>Historic Preservation Zone</u>	<u>Neighborhood Preservation Zone</u>
<u>Goal</u>	Maintain and restore historic fabric	Maintain a cohesive look in the neighborhood
<u>Design Standards</u>	Neighborhood specific design guidelines and US Secretary of Interior Standards for Rehabilitation of Historic Buildings	Neighborhood Design Manual
<u>Criteria for Review</u>	All work that could impact historic resources is reviewed, whether or not a building permit is required	Work that requires a building permit and is visible from the street requires design review
<u>Review process</u>	Any modifications to a building require review by an Advisory Board made up of owners/residents and the Tucson-Pima County Historical Commission Plans Review Subcommittee	Modifications that meet criteria above are reviewed by a design professional
<u>Districts Established</u>	West University, Armory Park, Barrio Viejo, El Presidio, Fort Lowell (5)	Feldman's, Jefferson Park (2)
<u>Contributing structures</u>	If listed on the National Register HPZ listing will help maintain contributing structures	Does not help maintain National Register listing as structures may be demolished or modified to become non-contributing
<u>Demolitions</u>	Demolitions of contributing buildings must go through Mayor and Council	Demolitions are approved administratively

Historic Neighborhoods in Tucson



Where would the NPZ be located?



Why have an NPZ?

- Safeguard the integrity and fabric of our neighborhoods. A number of developments happening in and around Rincon Heights and Pie Allen threaten to degrade these neighborhoods
- Protect tax break on historic properties for owners
- Preserve neighborhood diversity and support ongoing neighborhood enhancements



Goals and Advantages of the NPZ

- Maintain Diversity
- Design Safe Space
- Create Green Space
- Maintain Historic and Cultural Fabric
- Encourage Informal Interaction and Walkability
- Maintain Curb Appeal



Goal 1: Maintain Diversity

- Create housing that appeals to folks from different walks of life: the neighborhood has a long history of welcoming all kinds of people
- Incentivize living units that can be easily adapted for multiple purposes
- Encourage density in a thoughtful way



Goal 2: Design Safe Space

- Encourage architectural features allowing neighbors to see what's happening outside of their front doors, providing a mechanism for informal surveillance
- Promote pedestrian-scale lighting in public space
- Discourage architectural elements that block visibility from the street



Goal 3: Create Green Space

- Plant trees and vegetation to make our neighborhoods more livable
- Incentivize or require new development to add trees/landscaping in the public right-of-way
- Encourage residents to install water harvesting basins in open spaces



Goal 4: Maintain Historic and Cultural Fabric

- Provide architectural context for new construction
- Set guidelines for consistent building massing and rhythm
- Discourage demolishing historic structures by providing incentives for historic preservation
- Encourage open and unobstructed front yards



Goal 5: Encourage Informal Interaction and Walkability

- Preserve existing porches and front yard walkways
- Require new development to have appropriate transitional space
- Require walls or fences to be penetrable or visually permeable
- Limit the height and/or total length of fences/walls
- Reduce parking requirements



Goal 6: Maintain Curb Appeal

- Preserve and improve the aesthetics of the neighborhood
- Require building heights and setbacks to be compatible with adjacent buildings
- Discourage garages that dominate the facade of the structure
- Exclude front yard pools



NPZ Considerations

- Some restrictions on changes to properties that would be visible from the street
- Longer review process before building permit issuance
 - NPZ Review adds approximately 4 weeks to permit process (which can range from 1-6 months depending on complexity of project)
- Additional permit fees for applicable projects associated with the design review

Other Advantages

- Preserves historic tax break: 40-50% off property taxes for qualifying properties
- Minimal change to existing property entitlements
- Improving the neighborhood improves all of our property values
- Stronger and healthier neighborhood!



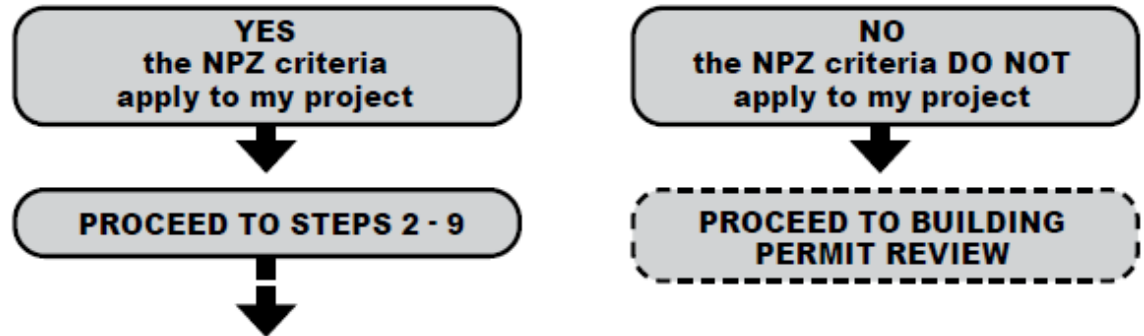
What's the process for my project?

- Is the property zoned residential?
- Is it a project that requires a building permit?
- Would the improvements be visible from the street?

1. Do the design manual's requirements apply to my project?

A project in Rincon Heights or Pie Allen that meets *all three* of the following criteria must comply with the standards of this manual:

- Property is residentially zoned NRX-1, NRX-2, NR-1, NR-2, NR-3, NRH, NSR, or NSH
- Project requires a building permit.
Find out whether your project requires a building permit at the City of Tucson's website: <https://www.tucsonaz.gov/pdsd/residential-permits>
- Proposed improvement is visible from the right-of-way that is not classified as an alley, unless the PDSM makes a finding that a proposed development's visibility from the right-of-way is so minimal as to be immaterial for purposes of the application of the NPZ.



NPZ Design Review Process

Pre-Application Period

- **Applicant** submits a building permit. If the project meets the three criteria for NPZ design review, they will be instructed to submit a special district application.

Optional steps:

- **Applicant** submits a [pre-application conference request](#).
- **PDSD staff** schedule a pre-application conference with the applicant and a **Design Professional (DP)** to discuss proposal and provide feedback.
- **Applicant** meets with the applicable **neighborhood association** to discuss the project.

Application Submittal and Review

- **Applicant** submits complete NPZ application according to [instructions](#). The [Neighborhood Compatibility Worksheet](#) should be used as a guide to describe compliance with applicable design guidelines.
- **PDSD staff** reviews the application for completeness within five working days of the submittal.
- If complete, **PDSD staff** accepts the application for processing and posts it online on [Property Research Online \(PRO\)](#)
- **Applicant** pays applicable fees.
- **PDSD staff** forwards the application to the **Design Professional (DP)** for review.

Design Review

- **PDSD staff** and the **Design Professional** review the accepted application within 20 working days.
- The applicable **Neighborhood Association** may comment on the application during this period.
- The **Design Professional** may determine that the project is compliant with the NPZ requirements and recommend approval or may recommend approval with conditions.
- If *not* in compliance with the NPZ requirements, then the **applicant** may meet with the **Design Professional** to discuss how the project can meet the NPZ requirements.
- If necessary, the **applicant** may resubmit their application.
- **PDSD staff** sends the final design review recommendation to the PDSD Director.

PDSD Director's Decision & Appeal Period

- **PDSD Director** reviews the application and recommendations.
- **PDSD Director** will either approve, approve with conditions, or deny the application within 5 working days.
- **PDSD Staff** mail a Decision Notice to property owners within 50 feet of the project site and the applicable registered neighborhood association within 3 working days. The decision is also posted on PRO.
- A **party of record** may make an appeal of the decision to the **Design Review Board** within 14 calendar days of the PDSD Director's Decision.
- The building permit review may be completed, and permits issued.

What types of projects ARE Reviewed?

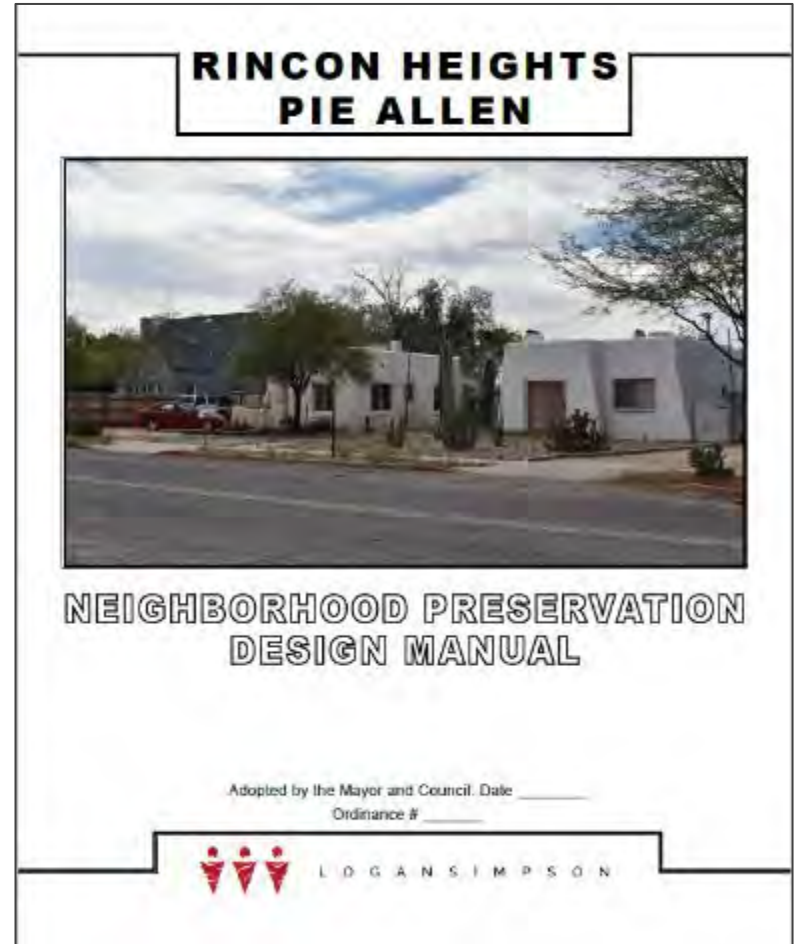
- New Construction
- New Additions / changing a building footprint
- Major changes to the facade of a house

What's NOT Reviewed?

- Painting your house, changing the color of the house
- Decorating and landscaping the front yard
- Interior renovations
- Changes not visible from the street
- Work that does not require a building permit
- Demolitions

Design Manual

- **Establishes design standards** for the Neighborhood Preservation Zone in order to **ensure new development is architecturally compatible** with the defining characteristics of nearby contributing properties to the Rincon Heights Historic District and Pie Allen Historic District.
- **Compatibility is a visual consistency** of development, achieved by mirroring the prevailing design characteristics



Priority Review Criteria

- A. Front Yards
- B. Scale, Massing, Articulation
- C. Rhythm



*Second-story addition is setback from street,
(visible behind left tree)*



Visually permeable fence, path to front door



*Uniform setback, lot placement, and side yard
width, street-side vehicle access is minimal*

Regular Review Criteria

A. Architectural Style

- Pueblo Revival
- Spanish Colonial Revival
- American Victorian
- Vernacular
- Tudor Revival
- Craftsman/Bungalow
- Ranch
- Commercial Panel Brick



Duplex



Multi-family complex



Single Family

Regular Review Criteria

- B. Exterior Walls
- C. Vehicular Use Areas
- D. Landscaping
- E. Pedestrian Ways
- F. Porches
- G. Roofs
- H. Windows

⊗ **Avoid:**



Parking area spans entire front of building

✓ **Preferred:**



Double-hung sash window with bar guard

✓ **Preferred:**



Covered entryway and extended porch with wood posts

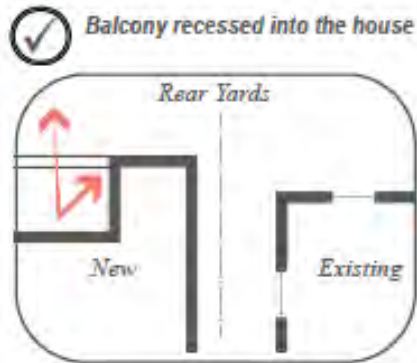
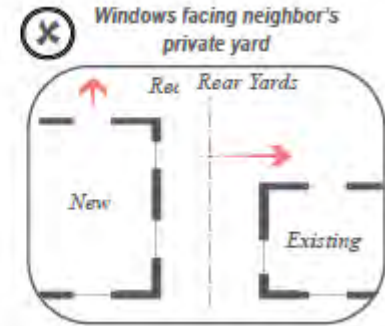
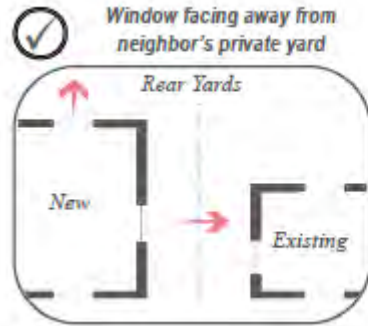
✓ **Preferred:**



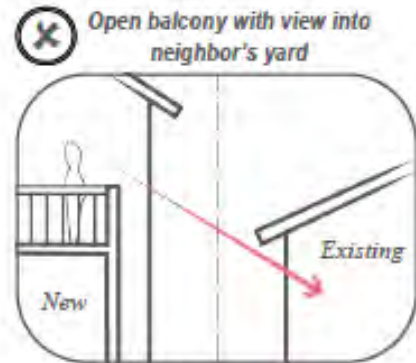
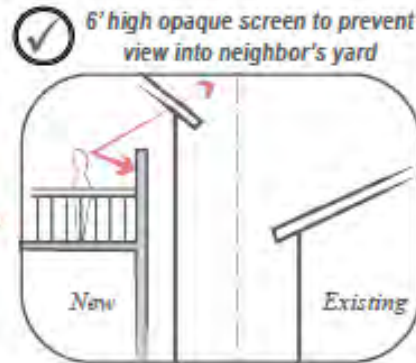
Contiguous public sidewalk

Privacy Mitigation

- Windows
- Balconies
- Yard Screening
- Exterior Lighting



OR

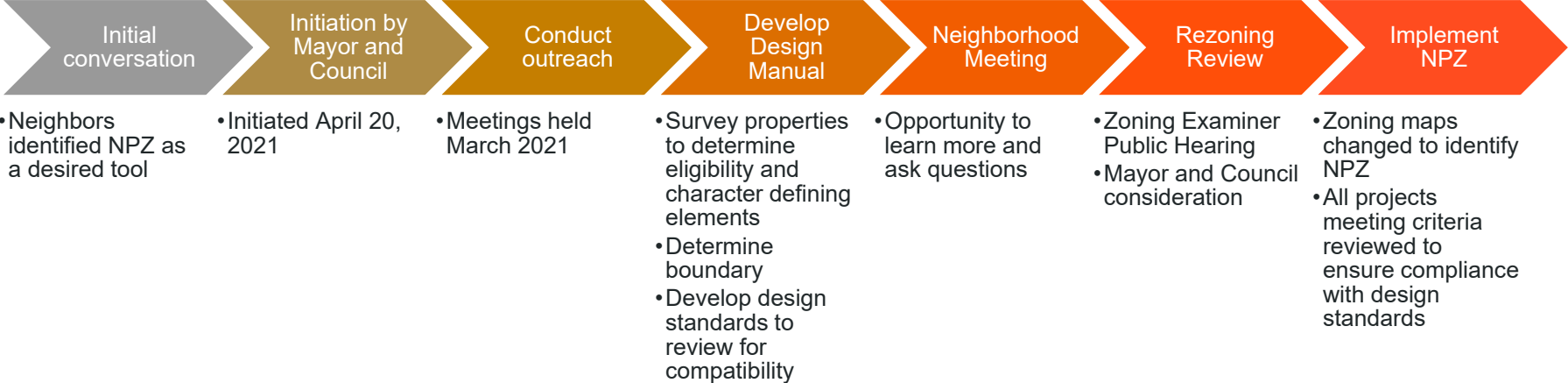


Incentives

- Alley Access
- Lot Coverage modification
- Side Yard setback modification
- Parking modification
- Water catchment systems
- Transfer of development rights

Process to Establish a Neighborhood Preservation Zone

We are here



Next Steps

1. Rezoning application
2. Zoning Examiner Public Hearing
3. Mayor and Council Consideration



Questions?

Other questions can be sent to rinconheightsnpz@gmail.com





**Proposed Rincon Heights - Pie Allen Neighborhood Preservation Zone (NPZ)
Neighborhood Meeting
October 28, 2023**

SIGN-IN SHEET

Please provide name and contact information. Thank you for participating!

	NAME	ORGANIZATION (IF APPLICABLE)	E-MAIL	PHONE
1	Cecilia Cruz	Pie Allen	cecacruz1@msn.com	520 808 8996
2	Barbara Marshall	Pie Allen	bmarshall@cox.net	520 424-1255
3	Bob Roggentke	Rincon	RROLLEN@AZ.COM	520-323-6285
4	Stacey Plassmann	Rincon Heights NA	stacey.plassmann@gmail.com	520-624-2065
5	Pat Homan	Pie Allen	phoman2@cox.net	520 869-3420
6	Debbie Cutler	RHNA	debbiecutter@yahoo	520-884-9157
7	NATALIE SUNY	PIE ALLEN	ngswhy@gmail.com	248-260-8540
8	Joseph LaManti	Jeff Port	MTIVMANMC@AZ.GOV	520.465.2474
9	Diana Amado	COT Ward 6	diana.amado@TUCSON.AZ.GOV	
10	KOREY KROCKMEYER	PIE ALLEN	krockmeyerkorey@cox.net	520-390-4579
11				



Proposed Rincon Heights - Pie Allen Neighborhood Preservation Zone (NPZ)
 Neighborhood Meeting
 October 28, 2023

SIGN-IN SHEET

Please provide name and contact information. Thank you for participating!

	NAME	ORGANIZATION (IF APPLICABLE)	E-MAIL	PHONE
1	JEANNA JONES (JJ)	PANA	jeanna_jones77@ Yahoo.com	520. 891-8296
2	Molly Moore	Pie Allen	mmoore3571@gmail.com	520 - 991-9547
3	Richard Kepner	IRON HORSE	presidio.co@msn.com	520 907-6784
4	DEB DENON	Live in Rincon Heights	debdenon@gmail.com	520 623 6362
5	RYLAND PLASSMAN	RINCON HEIGHTS	ryland.plassmanh@gmail.com	(520) 427-8796
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Proposed Rincon Heights - Pie Allen Neighborhood Preservation Zone (NPZ)
Neighborhood Meeting
October 28, 2023

SIGN-IN SHEET

Please provide name and contact information. Thank you for participating!

	NAME	ORGANIZATION (IF APPLICABLE)	E-MAIL	PHONE
1	Nancy DeFeo	Sam Hughes N.A	defeonancy@gmail.com	520-798-1265
2	Derek Drabicki	Pie Allen	derekdrabicki@gmail.com	781-962-9838
3	Diana Lett	Feldman's	rostrha@gmail.com	520-477-0810
4				
5				
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Rincon Heights and Pie Allen NPZ meeting

October 28, 2023, 1pm

Presentation by PDSO on what an NPZ is, design review process, and the standards proposed in the Design Manual

Kevin Bitten presented an overview of neighborhood goals

Questions / Comments

- What additional cost is incurred? This could be a concern for low-income residents
 - Additional fees do apply to the design review, on top of permit costs. Fees are scaled to the project scope.
- The NPZ will help preserve quality of life – by prohibiting front yard pools
- There have been a lot of corrugated metal fences added to properties recently – would those be allowed?
 - While fences under 6’ do not require a building permit, they require zoning review and would trigger NPZ review. Fences should be lower than 4’ and/or visually permeable.
- Would the NPZ apply to UA development?
 - The University is not required to comply with local zoning regulations when developing facilities for University purposes.
- Would a balcony be allowed on a 2nd floor if it overlooks my driveway?
 - This would probably be allowed. Balconies are not prohibited, but the Design Manual includes standards for their placement, size, etc in order to promote privacy mitigation. A balcony that looks onto your own property is usually allowed but would be reviewed based on the specific plans.
- Would the NPZ apply to ADUs?
 - Yes, if visible from the street or a named alley
- Does the NPZ apply to existing structures/development?
 - The NPZ would not be retroactive, and would not require any changes to existing development
- Diana Lett from Feldman’s spoke about their NPZ – she stated that it is not a perfect tool but has been a good tool for their neighborhood. The Neighborhood Association is alerted to NPZ applications and has an opportunity to comment.
- How long has the neighborhood been working on this effort?
 - About 4 years

Chat

- NPZ is a disincentive for property owners to get work permitted; also they will pass along costs to tenants

- What is timeline – when would this be adopted?
 - Next step is to prepare a rezoning application. Then a Zoning Examiner Public Hearing that could be held early in 2024. All property owners will be noticed of that hearing and receive an approval/protest form. Following the Zoning Examiner Hearing, M&C will consider the rezoning.