

EL PRESIDIO HISTORIC DISTRICT

Planning and Zoning Guide



Tucson, Arizona

El Presidio Design and Architectural Guidelines

Types of Construction

Demolition

The El Presidio Advisory Board opposes the demolition of any historic structure within or adjoining the Historic District. Strict ordinances require the review and approval of Mayor and Council. If demolition of a structure is warranted, immediate replacement construction of historical compatibility meeting the following architectural guidelines is advocated.

Buildings must not be allowed to deteriorate. Demolition by 'owner neglect' is not permitted.

New Construction/Additions

Context is a primary consideration in the review of new construction within the Historic District. New construction needs to complement surrounding



detail, windows and doors, projections, architectural details, materials, and site elements should be maintained. Alterations need to be compatible with original design. Openings, including windows, doors, and porches should not be infilled. New materials need to be appropriate to the building and to the Historic District.

Historic Building Characteristics

Height and Proportion

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

Setback

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



as much of the original details and ornamentation as possible.

Exterior Wall Materials

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

Acceptable materials are: exposed or stuccoed adobe brick; stuccoed brick; or stone. Unacceptable materials include: exposed or painted concrete block or slump block; plywood or T-111 plywood.

Doors and Windows

New and/or replacement doors and windows must match the characteristics of the neighborhood, and should conform to the original size, style, and materials. Maintain the original doors and windows or use replicas; with the same size, shape, and placement of the openings.



Design and Architecture

buildings in scale, setback, roof form and detail, stem wall height, window and door patterning, projections, architectural details, materials, and site elements.

To ensure the integrity of the existing historic streetscape, additions need to be placed toward the rear, and kept simple and appropriate to the existing and the surrounding structures.

Alterations of Existing Buildings

Exterior alterations visible from the street should be minimal. Original elements of scale, roof form and

Roof Forms and Elements

Roof forms and elements vary within the Historic District. New construction needs to reflect primarily the adjacent roof forms, or a prominent roof form in the immediate vicinity. Alteration of an existing roof line is discouraged. Mechanical equipment when placed on the roof should not be visible from the street.

Porches

Materials and details vary within the Historic District. Existing porches should be retained with

Historic Site Characteristics

Site Elements

Retain original masonry, adobe, and stone walls along the street scape, wherever and whenever possible. New walls and fences should be appropriate to the style and age of the structure. Appropriate materials include: stuccoed masonry, adobe, stone, cast iron, corrugated tin and wood picket. Unacceptable materials include: chain link, unpainted redwood, rough cedar, post and rail, or unstuccoed concrete block.

The height of the wall or fence should not obstruct

the public view of the building, especially along the principal street facades.

Off street parking areas should not be visible from the street. Off street parking areas must be screened and landscaped.

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

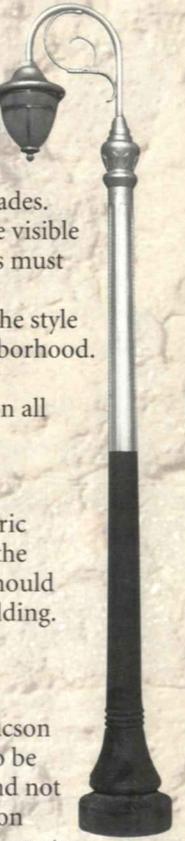
Consult the City of Tucson Planning Department for appropriate specifics on all of the above.

Landscaping

Landscaping should respect the historic period of the neighborhood as well as the architectural style of the structure. It should not obstruct the public view of the building. Zeroscape landscaping is encouraged.

Signs

Signs must conform to the City of Tucson Code for Historic Districts. Signs are to be mounted on the wall of the building and not free standing. Consult the City of Tucson Planning Department for specific requirements.



El Presidio Historic District

The El Presidio Historic District, a 12-block area immediately north of downtown, is linked both physically and historically to life in Tucson. This is Tucson's first neighborhood, with several of the oldest houses built within the confines of the original Spanish fort, Presidio San Agustin del Tucson.

The El Presidio neighborhood traces its cultural and architectural roots to the establishment of the Spanish Presidio on August 20, 1775. However, within the district is evidence of an earlier Native American settlement, dating from perhaps as early as 200 A.D. until the Fourteenth century.

Today, nearly 80 historically important and architecturally significant homes constructed between the mid-1800's and 1912 remain in the district. Although a relatively small and homogeneous neighborhood in many respects, the El Presidio Historic



District reflects a great diversity of architectural styles. Sonoran, Transformed Sonoran, Spanish Colonial, Mission Revival, Victorian, Sullivanesque, and Craftsman styles are all represented.

El Presidio received its City Historic District designation in 1975, as part of Tucson's bicentennial celebration. National Register status was acquired in 1976.

Prior to district designation, many significant historical homes were lost to private demolition and to urban renewal.

Historic Preservation Zone

Since district designation, a vigilant effort led by the El Presidio Historic Zone Advisory Board continues to maintain the balance in residential and non-residential land uses in the area. The primary purpose is to ensure that both restoration and redevelopment remain compatible with the neighborhood's unique historic setting, its Mayor and Council approved Plan and Tucson's Historic Preservation Zone (HPZ) ordinance.

This ordinance, first adopted in 1972 and amended most recently in 1995, gives the City authority to regulate development that affects historic districts and landmarks. The HPZ ordinance helps to ensure harmonious growth and development, preserve property values, and promote an awareness of Tucson's cultural heritage.

HPZ Review

HPZ review is a City Code-required process for all



development and improvements affecting the exterior of structures within the El Presidio Historic District and other City designated historic districts. Even exterior improvements that do not require building permits must apply for an HPZ review.

The HPZ review involves separate reviews by the historic district advisory board and the Tucson-Pima County Historical Commission. A decision is then provided by the Planning Director. The City Planning Department administers the HPZ review process.

Who Needs to Apply for HPZ Review?

Any property located within the HPZ where demolition, new construction, or alterations affect the exterior of structures requires a HPZ review. Examples of work that require HPZ review:

- New construction on vacant land
- Demolition of an existing structure, including garages, sheds, walls and fences
- Any additions to existing structures
- Rehabilitation of the exterior of any structure, including changes to surface materials, windows, or other architectural details.
- Retail sales by Resident Artisans
- Business Signage

Contact the City of Tucson Planning Department at (520)791-4505 to obtain additional information on the HPZ review process and application requirements.



Credits

Photography: David Burckhalter Photography

Design: Campbell Design Associates

Both firms located in the El Presidio National Registered Historic District

A project of the El Presidio Historic District Advisory Board

Funded by grants from the Tucson-Pima County Historical Commission and El Presidio Neighborhood Association