

5.8. "H" HISTORIC PRESERVATION ZONE (HPZ) AND HISTORIC LANDMARK (HL)

5.15.1.5.8.1. PURPOSE

The purpose of ~~this zone~~ the Historic Preservation Zone (HPZ) and Historic Landmark (HL) designations is to promote the educational, cultural, economic, and general welfare of the community and to ensure the harmonious growth and development of the municipality by encouraging the preservation and rehabilitation of significant historic districts, historic sites and neighborhoods, buildings, structures, sites, and objects, and archaeological resources. ~~This zone is~~ These designations are intended to ensure the ~~retention~~ preservation of ~~early structures~~ significant historic and archaeological resources, and to keep them in active use or management and in their ~~original appearance, setting, and placement.~~ historic appearances, settings, and locations. It is also intended that new or remodeled buildings or structures, located within ~~Historic Preservation Zones (HPZ)~~ HPZs or HL properties, be designed and constructed to ~~harmonize~~ be compatible with existing buildings and structures located within the ~~immediate vicinity~~ sites and development zones, in order to preserve property values, provide for appropriate future development, and promote an awareness of the heritage of Tucson among both residents and visitors to the community.

5.15.2.5.8.2. APPLICABILITY

- A. The Historic Preservation Zone (HPZ) or Historic Landmark (HL) designation is an overlay zone superimposed over underlying zoning.
- B. The HPZ and HL designation applies to specifically mapped areas where there is an individual historically important building, structure, site, or object; a group of surviving related ~~structures~~ historic resources in their original setting; or an archaeological site that gives a historic dimension to the city. A list of established HPZs and ~~Historic Landmarks~~ HLs is provided in Section 9-02.8.0, *Historic Preservation Zones, Sites, and Structures*, of the Technical Standards Manual and is updated by the ~~Housing and Community Development Department~~ City Historic Preservation Office based on Mayor and Council action. Demolition requests in pending HPZs or HLs are subject to the standards of Section 5.8.9. To identify each HPZ or ~~Historic Landmarks~~ HLs on the City of Tucson Zoning Maps, the preface "H" or "HL" is added to the assigned residential, office, commercial, or industrial zone designation, i.e., R-1 becomes HR-1.
- C. The designation, amendment and change to boundaries of a HPZ or HL are established by the Mayor and Council in accordance with Sections 5.8.3 and 3.5, *Rezoning (Change of Zoning) Procedure*.

5.15.3. ESTABLISHMENT AND AMENDMENT TO HISTORIC PRESERVATION ZONES

A. 5.8.3. STANDARDS FOR ESTABLISHING AND AMENDING HISTORIC PRESERVATION ZONES

- A. The following standards are examined when determining if an area, neighborhood, or district shall be established as an a Historic Preservation Zone (HPZ), or whether the boundaries of an existing ~~district~~ HPZ shall be changed or ~~the district~~ dissolved:
 1. An HPZ shall include historic sites, or historic structures, as defined in Section 11.4.9, and which are listed or eligible for listing in the

National Register of Historic Places as a district at the local, state, or national level of significance.

2. An HPZ should include a group of related sites, buildings, and structures in their original setting that contribute to an understanding of the heritage of the community;
3. The group of ~~structures~~sites, buildings, ~~or sites~~and structures should provide the area with a sense of uniqueness, and it should be readily distinguishable from other areas of the community; and,
4. There should be a sufficient number of buildings and structures of related or similar visual characteristics to make a recognizable entity.

~~B.~~ Preliminary Assessment

~~A preliminary assessment of the proposed HPZ or Historic Landmark is provided to the PDSD Director for review and recommendation to the Mayor and Council. The preliminary assessment should include the boundaries, a summary of the resources in the proposed HPZ, evidence that a proposed district has historic significance, and a list of proposed HPZ Advisory Board members.~~

Properties that meet the aforementioned criteria may be proposed for designation as a HPZ Contributing Property.

~~C.B.~~ Proposed Historic Preservation Zone or Historic Landmark

1. An area may be proposed for ~~HPZ~~Historic Preservation Zone (HPZ) designation or amendment by any of the following:
 - a. The Mayor and Council;
 - b. The property owners of 51 percent or more of the land area of the proposed HPZ (for calculation only, one owner per property); or,
 - c. 65 percent or more of the property owners within the proposed HPZ. ~~(for~~(For calculation only, one owner per property).
2. ~~A property may be proposed for designation as a Historic Landmark, Contributing Property, or Noncontributing Property by any of the following.~~

5.8.4. STEPS TO ESTABLISH OR AMEND A HISTORIC PRESERVATION ZONE

A. Nomination Proposal

A nomination proposal of the proposed Historic Preservation Zone (HPZ) is provided to the City Historic Preservation Office / PDSD Director for review and recommendation to the Tucson-Pima County Historical Commission Plans Review Subcommittee to formally consider the nomination. The nomination proposal should include a completed application form, with a map outlining the geographic boundaries of the proposed area, a summary of the historic resources in the proposed HPZ and a completed National Register of Historic Places form, or National Register nomination, or a State of Arizona Historic Property Inventory Form with multiple photographs and attached

Statements of Significance and Integrity. Proposed HPZs will also require a list of Advisory Board Members.

Staff shall review the survey and inventory information and accept or reject the application within 14 days of submittal.

~~a. The Mayor and Council;~~

~~b. The owner of the proposed Historic Landmark, Contributing Property, or Noncontributing Property if it is a single property or any of the owners if more than one property; or,~~

~~**e.B. The Tucson-Pima County Historical Commission Plans Review Subcommittee**~~

~~**D.C. Initiation**~~

~~The request to establish or amend a HPZ or Historic Landmark is forwarded to the Tucson Pima County Historical Commission for review and recommendation to the Mayor and Council. The Mayor and Council makes a decision whether to initiate the establishment or amendment of a HPZ or Historic Landmark. An amendment to the designation of properties within an established HPZ does not require initiation by the Mayor and Council.~~

~~**1.a. Public Meeting**~~

~~The applicant presents the Nomination Proposal materials and any other evidence of historical significance and integrity in a public meeting. The Tucson-Pima County Historical Commission Plans Review Subcommittee votes to recommend approval or denial of the nomination.~~

~~**b. Recommendation**~~

~~The applicant receives a Recommendation Letter from the City Historic Preservation Office / PDSD Director as formal notification that the Nomination Proposal and Recommendation Letter will be forwarded the Mayor and Council to initiate the establishment or amendment of the HPZ.~~

~~Requests~~The Mayor and Council make a decision whether to initiate the establishment or amendment of an HPZ. An amendment to the designations of properties within an established HPZ does not require initiation by the Mayor and Council.

~~**a. Public Meeting**~~

~~Request to initiate the consideration of establishing or amending an HPZ or Historic Landmark are~~is considered by the Mayor and Council in a public meeting.

~~**2.b. Decision**~~

~~The Mayor and Council shall make the decision whether to initiate the process to consider the establishment of, or amendment to, an HPZ or Historic Landmark.~~ As part of the decision to initiate, the Mayor and Council shall determine the proposed boundaries of the HPZ or Historic Landmark and appoint an HPZ Advisory Board for the proposed HPZ to assist in the evaluation.

Appointment, terms, and qualifications of the HPZ Advisory Board shall be in accordance with Section 2.2.8.

The Nomination Proposal and Decision are forwarded to the Zoning Examiner Section 3.5, Rezoning (Change of Zoning) Procedure.

3.c. Expiration of Initiation

The initiation by the Mayor and Council of the establishment of, or amendment to, an HPZ ~~or Historic Landmark~~ expires five years from the date the Mayor and Council make the decision to initiate.

~~E. Historic Property Survey, Inventory and Design Standards~~

~~Should the Mayor and Council initiate the establishment, amendment, or designation process, the following shall be accomplished by the HPZ Advisory Board and the Tucson Pima County Historical Commission.~~

1.D. Survey and Inventory Additional Requirements for a Proposed Historic Preservation Zone Zones

~~It is the responsibility of the applicant and HPZ Advisory Board to prepare a cultural resources survey and inventory of the area initiated by the Mayor and Council for consideration. The survey and inventory shall identify historic sites and structures within the proposed boundaries by listing and on a map. The applicant and HPZ Advisory Board shall consult with staff during the survey and inventory process.~~

~~Survey and Inventory of a~~

a. Design Standards and Cultural Inventory and Survey

~~2.~~

~~It is the responsibility of the applicant to prepare a cultural survey and inventory for review by staff and recommendation to the Mayor and Council. The applicant shall consult with staff during the survey and inventory process.~~

~~3. Initial Design Standards~~

~~It is the responsibility of the applicant and HPZ Advisory Board to recommend design standards for the proposed HPZ. The proposed design standards shall be submitted to the Mayor and Council with the survey and inventory. The applicant shall consult with ~~staff~~the City Historic Preservation Office during the preparation of the ~~design standards.~~Cultural Inventory and Survey and Design Standards. Refer to Sec. 5.8.6, Design Standards and UDC Technical Standards Manual Sec. 9-02.0.0.~~

F.E. Change of Zoning

1. Acceptance

Upon acceptance of the ~~survey~~Design Standards and ~~inventory~~Inventory and Survey information by the City Historic Preservation Office / PDSD Department, the application is reviewed by the Zoning Examiner and considered for approval in accordance with Section 3.5, Rezoning (Change of Zoning) Procedure. The Zoning Examiner recommendation is then forwarded to the Mayor and Council. The Mayor and Council decision on the change of

zoning may include the designation of ~~sites or~~ buildings, structures, ~~or sites~~ as Contributing, Non-Contributing or Intrusive, ~~and~~ the designation of ~~historic landmarks and~~ the boundaries of the HPZ.

F. Dissolution of a Historic Preservation Zone

G. Dissolution of a Historic Preservation Zone

Dissolution is reviewed and considered for approval in accordance with Section 3.5, Rezoning (Change of Zoning) Procedure.

5.8.5. STANDARDS FOR ESTABLISHING AND AMENDING HISTORIC LANDMARKS

A. The following standards are examined when determining if an area shall be established as a Historic Landmark (HL) or whether the boundaries of an existing HL shall be changed or dissolved:

1. An HL shall include historic sites, or historic structures, as defined in Section 11.4.9, Definitions, and which are individually listed or individually eligible for listing in the National Register of Historic Places at the local, state, or national level of significance.

B.

Proposed Historic Landmark

1. An area may be proposed for Historic Landmark designation or amendment by any of the following:

a. ~~an HPZ~~The owner(s) of the proposed HL, if it is a single property, or all of the owners if more than one property; or,

b. Tucson-Pima County Historical Commission Plans Review Subcommittee

5.8.6. STEPS TO ESTABLISH OR AMEND A HISTORIC LANDMARK

A. Nomination Proposal

A nomination proposal for the proposed Historic Landmark is provided to the City Historic Preservation Office / PDSD Director for review and recommendation to the Tucson-Pima County Historical Commission Plans Review Subcommittee to formally consider the nomination. The nomination proposal should include a completed application form, with a map outlining the geographic boundaries of the proposed area, a summary of the historic resources in the proposed HL and a completed National Register of Historic Places form or nomination, or a State of Arizona Historic Property Inventory Form, or National Register nomination with multiple photographs and attached Statements of Significance and Integrity.

Staff shall review the survey and inventory information and accept or reject the application within 14 days of submittal.

B. Tucson-Pima County Historical Commission Plans Review Subcommittee

a. Public Meeting

The applicant presents the Nomination Proposal materials and any other evidence of historical significance and integrity in a public meeting. The Tucson-Pima County Historical Plans Review Subcommittee votes to recommend approval or denial the nomination.

b. Recommendation

The applicant receives a Recommendation Letter from the City Historic Preservation Office / PDSO Director as formal notification that the Nomination Proposal and Recommendation Letter will be forwarded the Mayor and Council to initiate the establishment or amendment of the HL.

C. Initiation

The Mayor and Council make a decision whether to initiate the establishment or amendment of an HL.

a. Public Meeting

Request to initiate the consideration of establishing or amending an HL is considered by the Mayor and Council in a public meeting.

b. Decision

The Mayor and Council shall make the decision whether to initiate the process to consider the establishment of, or amendment to, an HL.

c. Expiration of Initiation

The initiation by the Mayor and Council of the establishment of, or amendment to, an HL expires five years from the date the Mayor and Council make the decision to initiate.

D. Additional Requirements for Historic Landmarks

a. Design Standards

Refer to Sec. 5.8.6 for Historic Landmark Design Standards. Consultation with the City Historic Preservation Office may be necessary in special cases.

E. Change of Zoning

The application is reviewed by the Zoning Examiner and considered for approval in accordance with Section 3.5, *Rezoning (Change of Zoning) Procedure*. The Zoning Examiner recommendation is then forwarded to the Mayor and Council. The Mayor and Council decision on the change of zoning may include the designation of buildings, structures, or sites as Contributing, Non-Contributing or Intrusive, the designation of a Historic Landmark (HL).

F. Dissolution of a Historic Landmark

Dissolution of a Historic Landmark is reviewed and considered for approval in accordance with Section 3.5, *Rezoning (Change of Zoning) Procedure*.