# FELDMAN'S NEIGHBORHOOD DESIGN MANUAL

Adopted by the Mayor &
Council, November 24, 2009

Planning &
Development
Services Department

# Feldman's Neighborhood Design Manual

Feldman's Neighborhood Preservation Zone

For further information regarding this document, please call the City of Tucson Planning and Development Services Department at (520)791-4505.

Este documento se publica en inglés solamente. Para solicitar asistencia en la traducción de este documento, las personas de habla híspana pueden comunicarse con el Departmento de Planificación y Servicios de Desarrollo, llamando al (520)791-4505, o visitando sus oficinas ubicadas en el cuarto piso del edificio, con dirección 201 North Stone Avenue.

**City of Tucson, Mayor and Council**

Bob Walkup, Mayor

| | |
|---|---|
| Regina Romero, Ward One | Shirley Scott, Ward Four |
| Rodney Glassman, Ward Two | Steve Leal, Ward Five |
| Karin Uhlich, Ward Three | Nina J. Trasoff, Ward Six |

**City of Tucson, City Manager**

Mike Letcher

**Feldman's Neighborhood Design Manual Committee**

| | |
|---|---|
| Bill Ford | Diana Lett |
| Eleanor Forte | Dennis Molnar |
| Maureen Johns | Phyllis Webster |
| Karolyn Kendrick | Jayne Weideman |

**City of Tucson, Planning & Development Services Department**

Ernie Duarte, Director
Jim Mazzocco, Current Planning Administrator
Adam Smith, Principal Planner
Aline Torres, Lead Planner

**Consultant under Contract to the City of Tucson:**
**The Architecture Company**

Richard Fe Tom, Principal
Mark Schaye, Project Manager

# TABLE OF CONTENTS


**Introduction** **page**

Purpose of the Design Manual……. 1
Feldman's Neighborhood Preservation Zone…….. 1
Feldman's NPZ Boundary Map…….. 2
How to use the manual……. 2

**1.0 Pre-Submittal Guidelines**……... 3
Map 1.3: Feldman's Contributing Properties Map……. 5

**2.0 Review and Approval Procedure**……... 9

**3.0 Compatibility Review Criteria**
3.1: Introduction……... 11
3.2: How to Use this Section……..……. 11
3.3: Priority Review Criteria …….……. 12
3.4: Regular Review Criteria…..…….……. 16

**4.0 Privacy Mitigation Review Criteria**
4.1: Requirement..……... 28
4.2: Applicability…..…….. 28
4.3: How to Use this Section…… 28
4.4: Mitigation of Privacy Intrusion from Windows…… 29
4.5: Mitigation of Privacy Intrusion from Balconies……... 33
4.6: Screening of Front, Side, and Rear Yards……. 38
4.7: Exterior Lighting……..……. 39

**5.0: Incentives**…… 41

**6.0: Additional Compatibility Review Guidelines**……..……. 44

**Definitions**…….. 45

**Appendix**
A. Neighborhood Preservation Zone Ordinance……. 48
B. Inventory of the Contributing Properties to the Feldman's National Register Historic District…….. 61

# INTRODUCTION

On June 10, 2008, the City of Tucson Mayor and Council adopted the Neighborhood Preservation Zone (NPZ) ordinance (Section 2.8.11 in the Land Use Code), which enabled the creation of overlay districts designed to preserve, protect, and enhance the unique character and historical resources of established city neighborhoods. The Mayor and Council initiated the Feldman's Neighborhood as the first neighborhood for the NPZ process. This process requires the development of a neighborhood design manual.

On November 24, 2009, the Mayor and Council adopted the rezoning of the Feldman's Neighborhood with an NPZ overlay. The preface "N" has been added to the assigned residential zoning designation for each properties within the Feldman's NPZ (e.g., R-1 became NR-1).

The design manual is a condition of the rezoning (C9-09-07 Feldman's Neighborhood Preservation Zone Overlay) and is a required review component of all applicable projects. Applicants must still meet all applicable City Building Code requirements.

## Purpose of this Design Manual

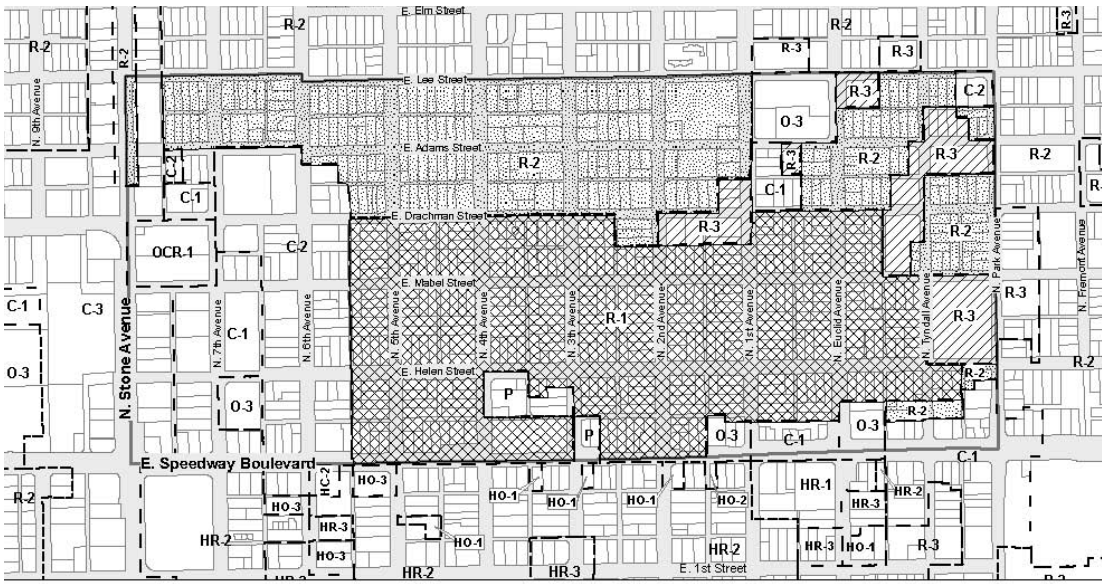
The Feldman's Neighborhood Design Manual (Design Manual) provides a process to guide architectural and design requirements to assure development is compatible with the Feldman's Neighborhood unique character as well as with the character of an applicable Development Zone.

## Feldman's Neighborhood Preservation Zone Overlay

The Feldman's NPZ Overlay, per the applicability criteria established by the NPZ enabling legislation, coincides with the residential zone boundaries as shown in the map provided below. The NPZ Overlay is subject to change in the future if properties within the study area are rezoned either to or from residential.

The Feldman's Neighborhood is a National Register Historic District (established in 1989; expanded in 2008). As of 2008, Feldman's has 488 contributing properties (i.e. properties that have historic designations) to the historic district.

**Design Manual Study Area & NPZ Overlay Boundary Map***




Study area for the Design Manual & Feldman's Neighborhood Association boundaries (included within the area are the Feldman's National Register District and associated contributing properties)

& NPZ Overlay where the Design Manual applies

* The NPZ Overlay is subject to change if properties within the study area are rezoned either to or from residential

## How to use the manual

The Feldman's Neighborhood Design Manual is organized to assist an applicant to design a project. It is recommended that an applicant review the design manual in its entirety prior to designing a project.

Chapter 1 describes the recommended procedure for applicants to follow prior to designing and submitting their projects. Included in this chapter are requirements pertaining to applicability and establishing the Development Zone. *Following the procedure provided in this chapter will likely reduce the need for project redesign.*

Chapter 2 describes the review and approval procedure.

Chapters 3 & 4 detail the requirements pertaining to compatibility review and privacy mitigation referenced in Chapters 1 & 2.

Chapter 5 provides certain dimensional and spatial access flexibility in exchange for increased historic compatibility.

# CHAPTER 1: PRE-SUBMITTAL GUIDELINES

## 1 Do the Design Manual's requirements apply to my project?

The Design Manual's (DM) requirements apply if the following criteria apply to your project:

- Property is residentially zoned RX-1, RX-2, R-1, R-2, R-3, RH, SR, or SH; and
- Project requires a building permit (to find out whether your project requires a building permit go here: www.tucsonaz.gov/dsd/Permit_Review_/Residential/residential.html); and,
- Proposed improvement is visible from the street unless the City's Design Professional determines that the improvement has minimal impact on the appearance of the streetscape.

**Yes,** the DM requirements apply to my project

**Proceed to Steps 2 – 9**

**No,** the DM requirements do not apply to my project

**Proceed to Building permit Review**

## 2 Establish the Development Zone

*A Development Zone (DZ) is 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.*

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

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 of that lot 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.

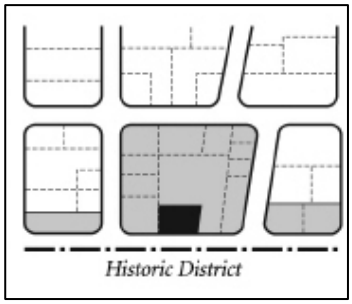



Illustration C

= Project Site = Development Zone

* Additional Directions:

1. If there are no contributing properties in the Development Zone, extend the boundaries to include the nearest contributing property. See Step #3 for description of a Contributing Property.
2. Public and institutional structures within the Development Zone shall not be considered part of the Development Zone when evaluating proposed development on an adjacent property, except for public and institutional structures on or eligible for inclusion on the National Register of Historic Places.

# 3 Identify the Contributing Properties

*Contributing Property: 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 and those visual character defining features in terms of location, design, setting, material, workmanship, character, or association. Contributing properties are listed in the designated National Register Historic District or in an Eligibility Assessment document for the district.*

1. Make a <u>preliminary determination</u> of the Contributing Properties within the project's Development Zone using the map below and the *Inventory of the Contributing Properties to the Feldman's National Register Historic District* located in the appendix. 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 current inventory.

2. Confirm your findings with the City's Historic Preservation Officer.

Map 1.3: Contributing Properties in the Feldman's NPZ*

**Map subject to change. Consult the City's Historic Preservation Officer for a final determination of the Contributing Properties' status.*

# 4 Identify the Compatibility Review Criteria

*The Design Manual's Compatibility Review Criteria are based on the NPZ enabling ordinance's Compatibility Review Criteria and the Feldman's National Register Historic District application's defining characteristics.*

1. Review *Chapter 3: Compatibility Review Criteria*. Chapter 3 includes examples of the Compatibility Review Criteria specific to the Feldman's NPZ that will assist applicants in conducting the analysis required for their projects.

2. Conduct a field survey of the project's Development Zone. Be prepared to present photographs of the Contributing Properties within the project's Development Zone focusing on the Compatibility Review Criteria.

3. Complete the ***Neighborhood Compatibility Worksheet*** with the findings. The Worksheet is available online at www.tucsonaz.gov or at the Planning & Development Services Department (201 N. Stone Ave., 2nd floor).

# 5 Privacy Mitigation

*Adequate measures must be taken to prevent visual intrusion from the proposed project into existing single story residences.*

1. Determine whether privacy mitigation is required of your project using the following criteria:

   Your project is proposed adjacent to existing single story residences and is a(n):

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

2. Indicate on the *Neighborhood Compatibility Worksheet* whether your project requires privacy mitigation.

3. If privacy mitigation is required, review *Chapter 4: Privacy Mitigation* for the required privacy mitigation objectives and recommended strategies for meeting each objective.

# 6 Pre-Application Conference with Design Professional

*The Design Professional is an architect with historic preservation experience and is responsible for 1) assisting the applicant in submitting a complete application; and, 2) preparing findings on how applications comply with the Design Manual.*

1. Confer with the Design Professional regarding your project. Contact the Planning and Development Services Department at (520) 791-4505 to schedule an appointment.

2. Provide to the Design Professional at least one (1) week before your appointment a map showing the boundaries of the Development Zone, a completed *Neighborhood Compatibility Worksheet*, photographs of the Contributing Properties in the project's Development Zone, and any other support materials.

3. At the conference, the Design Professional will make suggestions on an acceptable design to be in compliance with the Design Manual.

# 7 Design the Project

1. Design the project using the information gathered to this point, including information obtained from the Design Professional.

2. Consider the following when designing your project:

   A. Compatibility is the visual consistency of development by mirroring prevailing dimensions, spatial relationships, and architectural and design characteristics of the neighborhood overall and the Contributing Properties within the Development Zone.

   B. Compatible <u>does not mean</u> "repetition or copy of" or "identical to" existing structures within the neighborhood.

   C. Compatibility is achieved when a development is designed in a manner that blends in with the character of structures in the Development Zone.

   D. Projects may be developed using modern construction.

   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. For example, a project whose Development Zone is predominately single story may develop a two story structure. However, design

techniques, such as setting the second floor back from the first floor, should be considered to make the scale and massing of project more compatible with the Development Zone.

F. See Chapter 2, Step #10 for additional guidance on how the Design Professional will evaluate a project for compliance.

## 8 Prepare Application

Prepare application to include the following*:

- Completed application form
- Neighborhood Compatibility Worksheet
- Pre-Application Conference form signed by the Design Professional
- Written report describing how the project complies with the Design Manual overall and the within the Development Zone
- Request for Incentives (if applicable) (See Chapter 5 for details)
- Site plan and elevations indicating all proposed changes and demonstrating compliance with the Design Manual
- Aerial map showing project location, Development Zone, and location of Contributing Properties
- Photographs of Contributing Properties within the project's Development Zone

* *The Design Professional may allow modifications to the submittal requirements for projects less than 1,000 square feet. The Director may request additional information of a modified section.*

## 9 Submit Application for Review

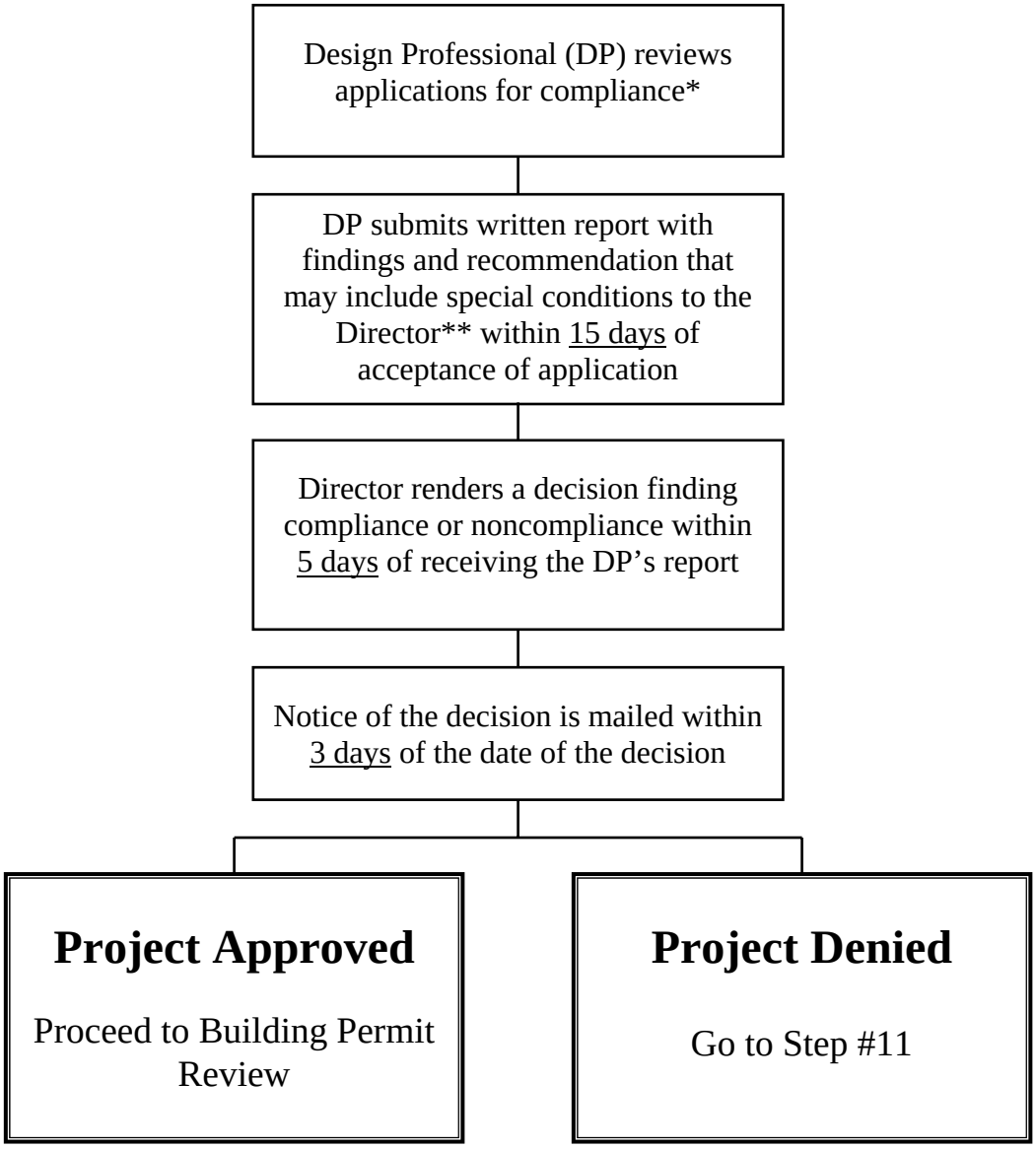
Submit application. Staff will review the application for completeness. The application shall be accepted or rejected within two (2) days.

| **Application Accepted** | **Application Rejected** |
|---|---|
| Proceed to Step #10 | Confer with Design Professional & Resubmit |

# CHAPTER 2: REVIEW AND APPROVAL PROCEDURE

NOTE: The first nine of twelve steps from Chapter 1 are continued here in Chapter 2. Chapter 1 covered the pre-submittal guidelines. Chapter 2 covers the review and approval procedure once the City accepts an application.

## 10 Compatibility Review

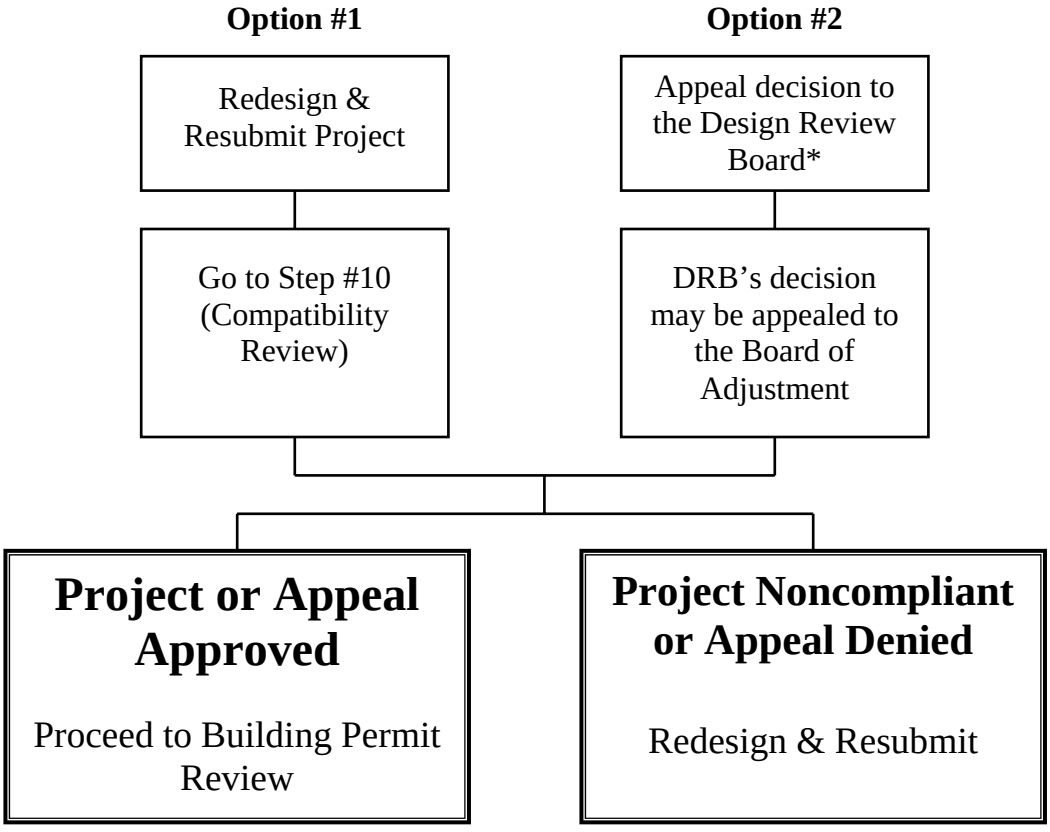


* The Design Professional will review proposal for:
  - Applicability
  - Compatibility with the Priority and Regular Review Criteria
  - Privacy Mitigation (if applicable)
  - Nuisance impact

  The Design Professional will then prepare findings and recommendation including special conditions if required.

** Director refers to the Director of the Planning and Development Services Department

## 11 Options If Project Determined To Be Noncompliant




** The Design Review Board shall use the same review criteria as the Design Professional when formulating its findings and recommendations.*

# CHAPTER 3: COMPATIBILITY REVIEW CRITERIA

## 3.1: Introduction

The Design Manual's Compatibility Review Criteria are based on the NPZ enabling ordinance's Compatibility Review Criteria and the Feldman's National Register Historic District's defining characteristics. The purpose of the compatibility review process using these criteria is to be consistent with the historic character of the Feldman's Neighborhood and to be consistent with the more immediate historic setting within an individual Development Zone.

## 3.2: How to Use This Section

A. The applicant should review the Compatibility Review Criteria section to ensure the proposal is consistent with the Feldman's Neighborhood's historic character and that the proposal is consistent with the contributing properties in the Development Zone.

   1. *Priority Review Criteria.* The four criteria listed in this section of the Design Manual are intended to identify the key features of the streetscape in the Feldman's 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.

   2. *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.

B. 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.

## 3.3: Priority Review Criteria

**A. Front Yards:** Front yards in Feldman's are of generally uniform depth along most streets, and most are not enclosed by walls or fences. A common feature is a low retaining wall on the development side of the sidewalk, allowing the yard and house to sit at a slightly higher elevation than the sidewalk. Most fences and walls in front of houses are recent additions and are not consistent with the historic character of the neighborhood.

Preferred: Open front yards of similar depth to others adjacent and nearby; low retaining walls at the sidewalk where conditions warrant.

Avoid: Fences and walls enclosing front yards.

**B. Massing:** In most buildings in Feldman's, the building mass is broken up by varying rooflines or parapet heights, and walls are offset to reduce the area of wall surfaces and to avoid a boxy appearance.

Preferred: Use varying rooflines or stepped parapet heights to reduce the apparent height of the building, and offset walls to relieve large surfaces.

Avoid: Unbroken 2-story walls, and large, continuous wall surfaces.

**C. Rhythm:** Typically, the streetscape rhythm in Feldman's consists of similarly sized homes regularly spaced along the street. Side yards are generally similar in width, and the front setback is fairly uniform.

Preferred: Buildings similar in size and regularly spaced with the existing buildings nearby, and front setbacks similar to those of neighboring buildings.

Avoid: Buildings noticeably different in size from their neighbors, irregular spacing of buildings, and varying front setbacks.

**D. Scale:** Most buildings in Feldman's National Register Historic District are modestly sized homes. Building facades vary from about 25 feet to 35 feet wide, and are generally one to one and a half stories tall.

Preferred: The scale of new buildings should be consistent with the existing buildings.

Avoid: Buildings much wider and taller than existing buildings.

## 3.4: Regular Review Criteria

**A. Architectural Style:** The predominant architectural styles in Feldman's are the Bungalow and Spanish Colonial Revival/Spanish Eclectic. These and other styles found in the neighborhood are listed below, along with a few of their characteristics.

*Architectural styles are included in this Manual not to encourage replication of them, but rather as references for the designer of new development in Feldman's National Register Historic District. Elements, details, proportions, etc. from contributing properties in the Development Zone can be borrowed and paraphrased in order to help harmonize a new development with its surroundings.*

Early Modern Styles

- Prairie Style (ca. 1918): few examples in Feldman's
  - Low-pitched, shingled, hip roof
  - Broad, overhanging eaves
  - Horizontal emphasis in windows, porches
- Craftsman or California Bungalow (ca. 1912 through the 1920s): While more elaborate, custom examples are referred to as Craftsman and the simpler examples are called California Bungalows, the two terms are used somewhat interchangeably.
  - 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

Spanish Styles

- Spanish Colonial Revival or Spanish Eclectic (1920s through 1930s): differences between the two are subtle, and the terms are used somewhat interchangeably.
  - Flat roof with stepped or curvilinear parapet, or low-pitched, tile gable or hip roof with little overhang
  - Projecting front porch with separate roof and arched or square openings
  - Paired wood, double-hung or steel casement windows
- Mission Revival (1920s): few examples in Feldman's
  - Prominent shaped parapet walls with cap courses
  - Overhanging gable or hip roof, usually tile
  - Round arched openings
  - Exposed rafter ends
- Monterey Revival: one example in Feldman's at 1123 N. Tyndall Avenue (1929)
  - Two stories with gable roof and front-facing second story balcony

Other Eclectic Styles

- Minimal Traditional: one example in Feldman's at 816 E. Drachman Street (1937)
  - Minimal detail
  - Relatively steep gable roof with front-facing gable
- Tudor Revival: two examples in Feldman's at 627 E. Speedway (1927) and 1222 N. 4th Avenue (1948)

- Steep gable roof with multiple ridges and dormers

Modern Styles

- Ranch (1940s through 1960s)
  - 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
- International (late 1940s through 1950s): few examples in Feldman's
  - Similar to Ranch Style, but with flat roof and overhanging eaves

Other

- Vernacular Buildings, sometimes referred to as National Folk (1902 – present)
  - Designed mostly for functionality and absent any particular style
  - Older examples are wood or adobe; more recent ones are stucco or concrete block
  - Some examples borrow details from other styles

Craftsman/California Bungalow

Spanish Colonial Revival/Spanish Eclectic

Mission Revival

Monterey Revival

Vernacular/National Folk

Tudor Revival

Ranch

International Modern

**B. Building Walls:** Typical exterior building wall materials in Feldman's include stucco, brick, concrete block and natural stone. Wood siding is a rare exception, and aluminum and vinyl siding are little used and not characteristic of the neighborhood. Many stucco walls have simple decorative trim at parapets, window sills, chimneys and similar locations. Raised stucco window surrounds are not characteristic of Feldman's.

Stucco

Brick

Concrete Block

Natural Stone

Preferred: Exterior walls of stucco, brick, concrete block or natural stone.

Avoid: Aluminum and vinyl siding; wood siding if not present in the Development Zone.

**C. Garages and Carports:** Vehicle storage for most of the contributing properties in Feldman's is at the rear of the lot. Garages, carports or open parking areas are 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, and some Bungalows have a similarly located porte-cochere that is an extension of the front porch roof. Multiple car garages at the front of the building are not characteristic of Feldman's.

Garage off of alley

Porte-cochere at side of house

Preferred: Parking at the rear of the lot, accessed by an alley where feasible, or by a narrow driveway along the property line; a carport or porte-cochere at the side of the building if this occurs nearby.

Avoid: Front facing multiple car parking at the front of the lot.

**D. Landscaping:** Typical front yards in Feldman's are landscaped with informal arrangements of trees, shrubbery and accent plantings that are generally drought tolerant desert vegetation. Ground cover is the exception rather than the rule.

Preferred: Yards informally planted with trees and shrubs.

Avoid: Front parking areas and barren gravel front yards.

**E. Pedestrian Ways:** Public sidewalks in Feldman's are relatively long and continuous along the street frontage. The only breaks within a block are typically for an alley entrance or for single-lane driveways located along the property lines. Most private sidewalks are straight and lead from the public sidewalk through the front yard to a front porch or building entrance.

Preferred: Maintain long, unbroken stretches of public sidewalk, and provide pedestrian access ways that lead straight from the public sidewalk to a front porch or entryway.

Avoid: Public sidewalks broken up by wide driveway aprons; the absence of straight, private walks to front porches.

**F. Porches:** One of the predominant characteristics of contributing properties to Feldman's Historic District is a roofed front porch. On a great majority of the contributing properties, the front porch is the face the building presents to the streetscape. They range in size from small entry porches on Spanish and Ranch style houses to broad sitting porches on bungalows.

Preferred: Front porches similar in size and placement to others nearby.

Avoid: No front porch; front porch out of character or proportion with the building or with nearby properties; 2nd floor balconies.

**G. Roofs:** Pitched roof types characteristic of Feldman's include gable and hip roofs, generally with a fairly shallow pitch. Most are compound roofs with multiple ridge lines, either parallel or perpendicular, and a number also have dormers. The most common roofing materials are asphalt shingles and Spanish tile. A large number of buildings in the historic district have flat roofs surrounded by parapet walls. Many of the parapets vary in height for visual relief. Large, unrelieved expanses of roof, steeply pitched roofs and flat parapet roofs with a boxy appearance are not characteristic of Feldman's, nor is modern roof tile that doesn't capture the look of Spanish tile.

Gable roof with shingles and dormer

Gable roof with Spanish tile

Hip roof with shingles, multiple ridges

Parapet with detail and varying heights

Preferred: Gable or hip roofs with shallow pitch, multiple ridgelines and asphalt shingles or Spanish tile; parapet roofs that vary in height.

Steeply pitched gable roof

Hip roof with modern tile

Steep mansard roof

Flat, unrelieved parapet

Avoid: Steeply pitched roofs, modern tile, and flat, unrelieved parapets.

**H. Vehicular Use Areas:** Streets in the Feldman's Historic District are oriented north-south and east-west, forming a typical city grid. Nearly every block is bisected by an alley, allowing most of the properties rear access to a backyard garage or parking area. Properties without alley access have single-lane driveways along the property lines leading to garages or parking area at the rear. Vertical curbs and public sidewalks are interrupted only by alley entrances or narrow driveways.

Preferred: Provide rear parking served by alleys or narrow driveways from the public street along property lines; maintain continuous vertical curbs free of long or frequent breaks.

Avoid: Wedge curbs and wide driveway aprons interrupting the vertical curb.

**I. Windows:** The most common window types in the Historic District are wood double-hung and steel casement windows that have vertical proportions, but are often grouped in pairs or threes for a wider proportion. The windows of some Ranch style houses have horizontal proportions. New development should emulate the type, proportion and placement of the windows of contributing properties in the Development Zone. Windows in Feldman's are set in from the exterior surface of the wall. Surface-mounted windows should be avoided in new development.

Wood double-hung windows

Steel casement windows

Preferred: Wood double-hung or steel casement windows, or windows similar in appearance, including the trim, to those of nearby properties. Windows should be set in from the exterior surface of the wall with an at least two inch (2") reveal.

Avoid: Surface-mounted aluminum or vinyl windows; raised stucco window surrounds; window proportion and placement different from those on nearby properties.

# CHAPTER 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.

## 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 Objectives and Strategies. The Objectives express the goals for applicable projects in a particular category that must be achieved. The Strategies provided are recommended ways of accomplishing the objective.

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 objective.

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.

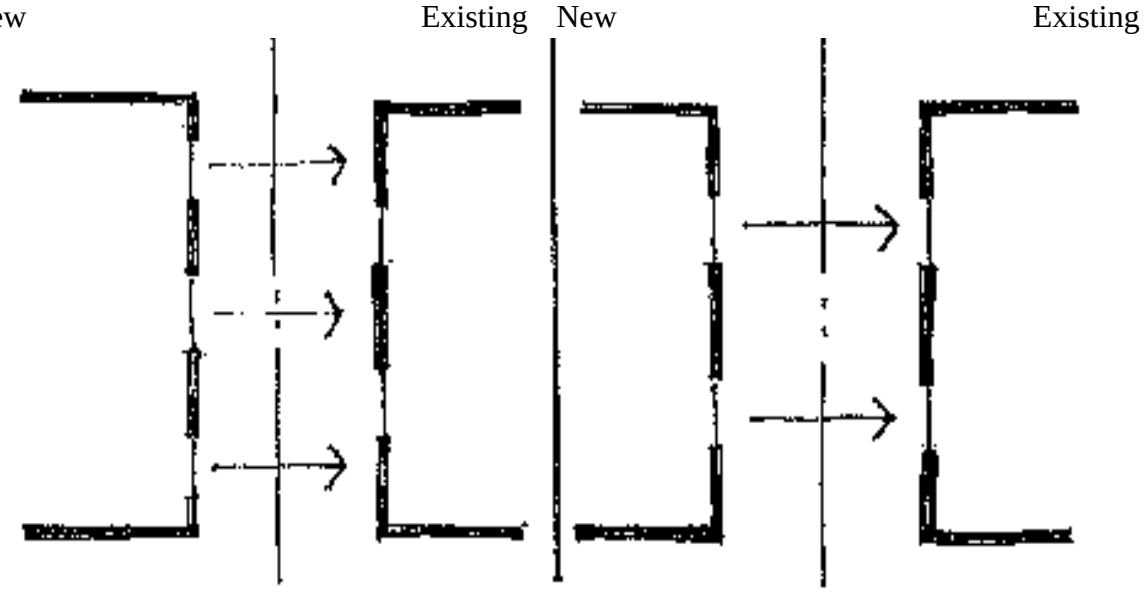
## 4.4 Mitigation of Privacy Intrusions from Windows

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 second-story windows. Types of privacy intrusion from windows and various ways to mitigate intrusions are outlined below.

**Objective #1: Objective Avoid direct views from windows of new development into windows of neighboring buildings.**

**Strategies**

Strategy #1: Stagger window locations so that windows of the new development face a solid or blank wall of the neighboring building rather than another window.

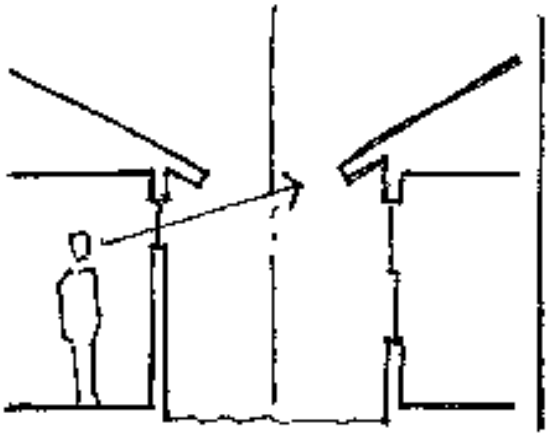



Preferred: Staggered window location  Avoid: Windows directly facing one another

Strategy #2: If a new window must face an existing window on a neighboring structure, one of the following techniques should be used to prevent a direct view into the neighbor's window:

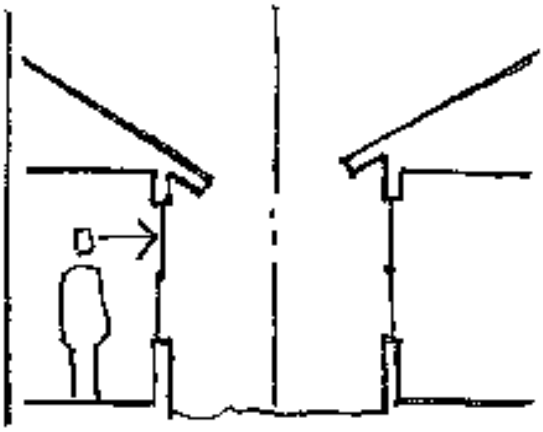
- A window with the sill at least five feet above the floor,
- A window with translucent glass, or
- An opaque wall, fence or hedge between the new window and the neighbor's window.

New Existing



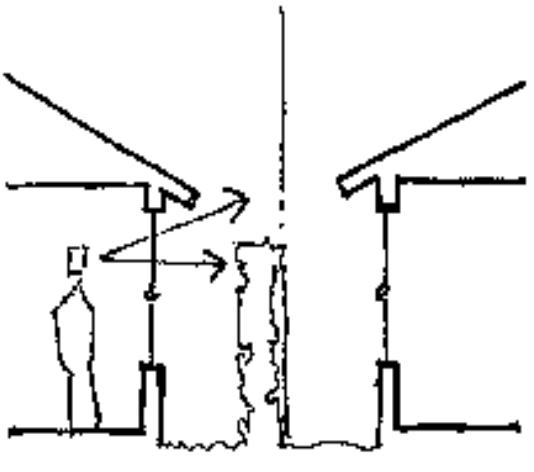
Preferred: High window facing a neighbor's view window

New Existing



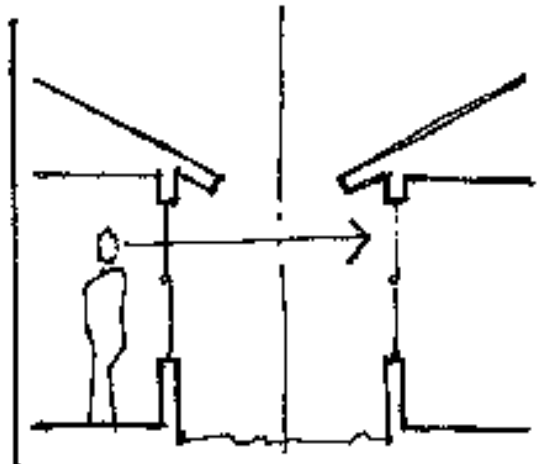
Preferred: Translucent window facing a neighbor's clear window

New Existing



Preferred: Opaque screen at property line

New Existing

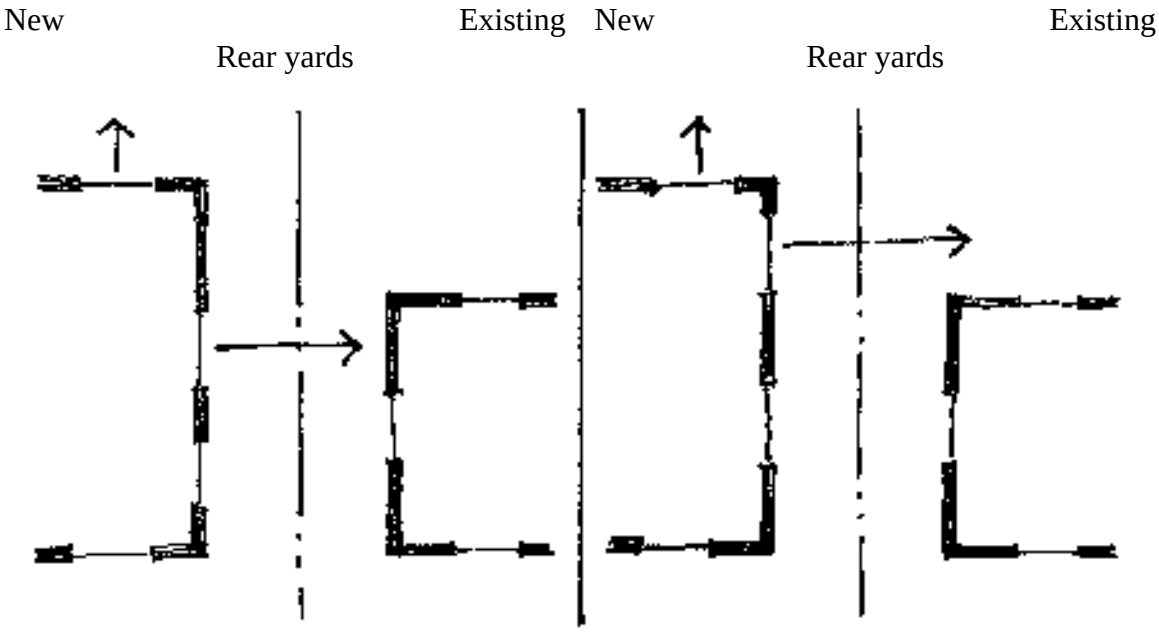


Avoid: Unobstructed view from window to window

**Objective #2: Avoid direct views from windows in new development into private outdoor living spaces of neighboring properties.**

**Strategies**

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




Preferred: Window facing away from neighbor's yard

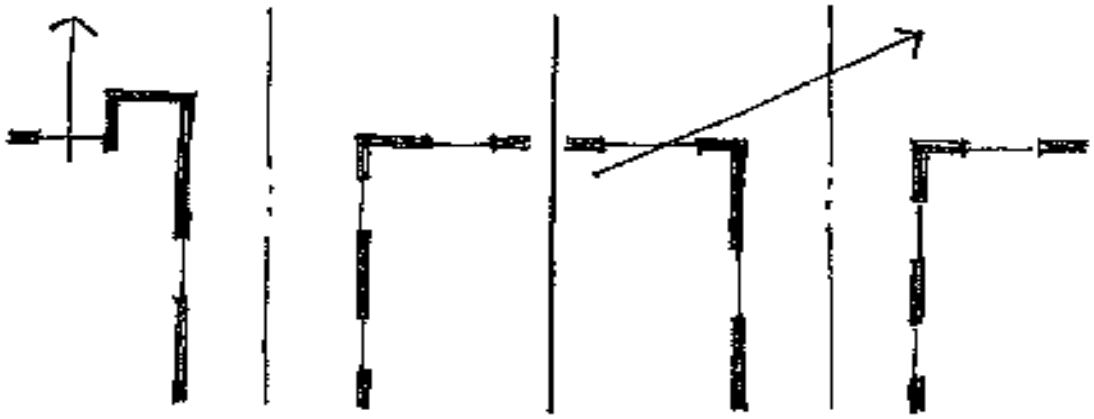
Avoid: Windows facing neighbor's yard

Strategy #2: When a new window must face a neighbor's yard a window with the sill at least five feet above the floor or a translucent window should be used. (See illustrations in Section 4.3.1.)

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

New Existing New Existing

Rear yards Rear yards

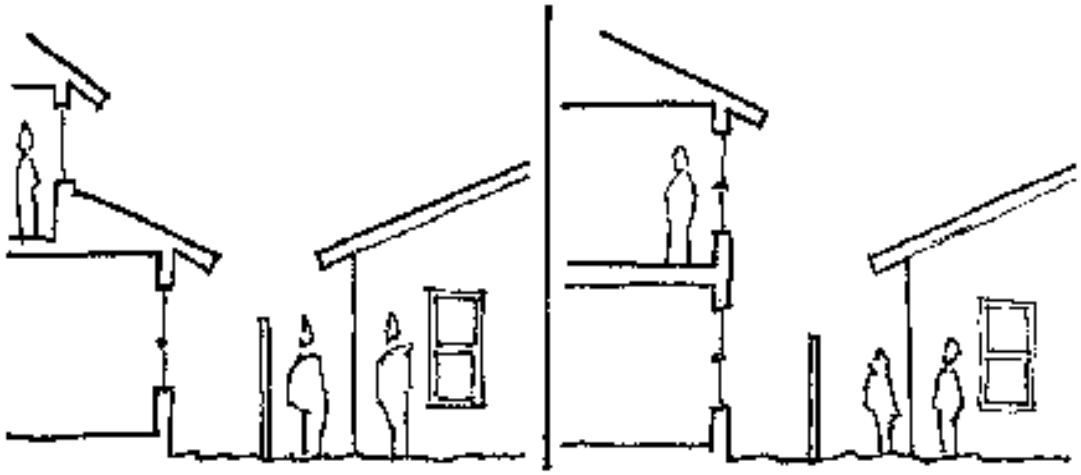


Preferred: 2nd story window recessed into building

Avoid: 2nd story window at face of building with side view into a neighbor's yard

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

New Existing New Existing



Preferred: 2nd story set back from 1st story

Avoid: 2nd story even with 1st story

## 4.5: Mitigation of Privacy Intrusions from Balconies

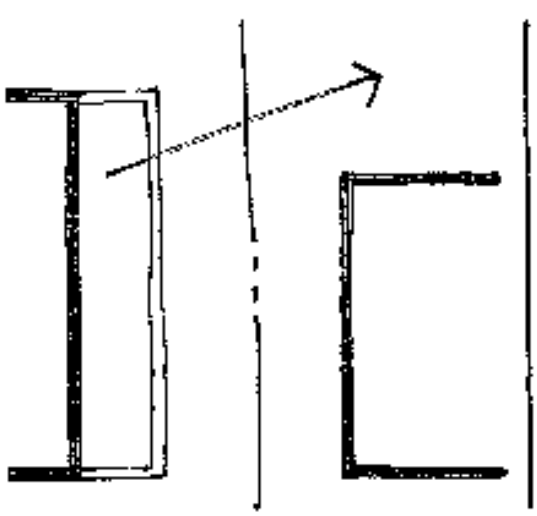
Poorly designed or improperly placed balconies can intrude into the privacy of neighboring properties causing noise and visual intrusions. This is particularly true in the Feldman's Historic District, as it is comprised mainly of single-story houses, which provide little protection from views from second-story balconies. Types of privacy intrusion from balconies and various ways to mitigate these intrusions are outlined below.

**Objective #1: To protect the visual privacy of neighbors in existing single story residences, avoid balconies in new development where a neighbor's private outdoor living space can be seen.**

**Strategies**

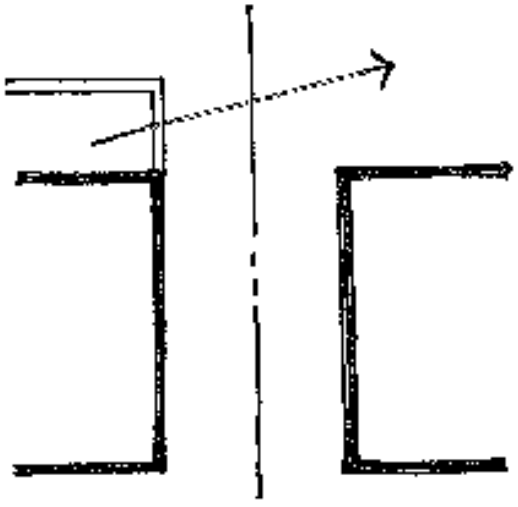
Strategy #1: Prohibit balconies at the side or corner of a building to prevent views into a neighbor's private yard.

New Existing
Rear yards



Avoid: Side balcony overlooking a neighbor's yard

New Existing
Rear yards

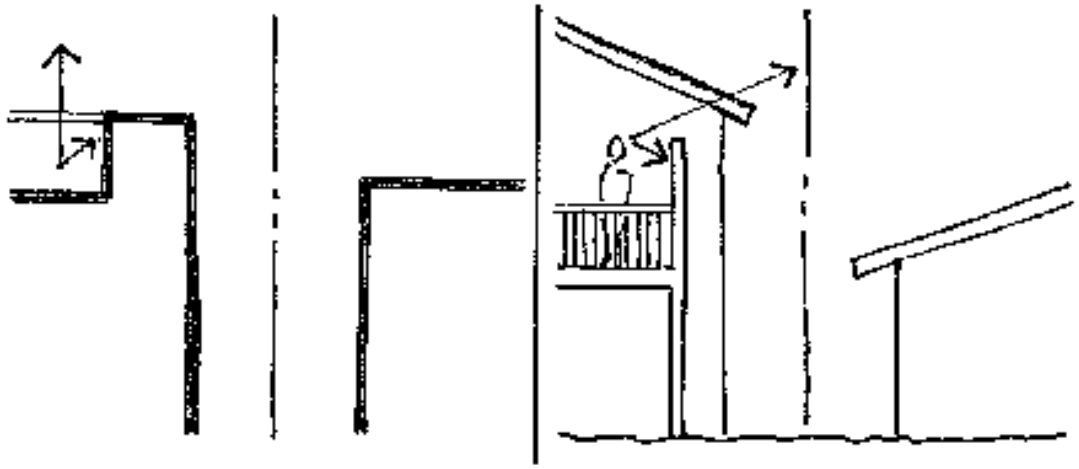


Avoid: Corner balcony overlooking a neighbor's yard

Strategy #2: A rear-facing balcony should be recessed into the house or a six-foot high opaque screen should be provided at the side of the balcony to prevent views into the neighbor's private yard.

New Existing New Existing

Rear yards

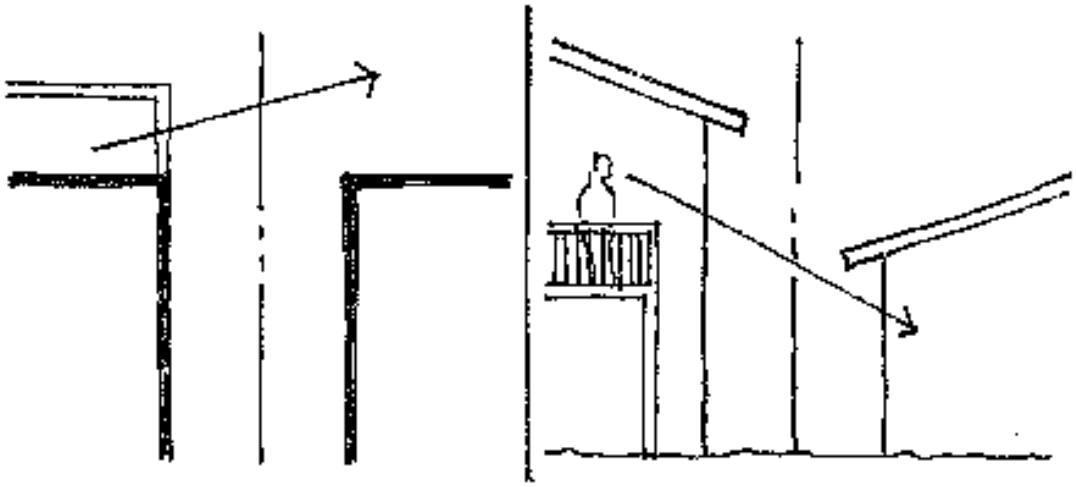


Preferred: Balcony recessed into the house to prevent view into neighbor's yard

Preferred: Balcony with 6' high opaque screen to prevent view into neighbor's yard

New Existing New Existing

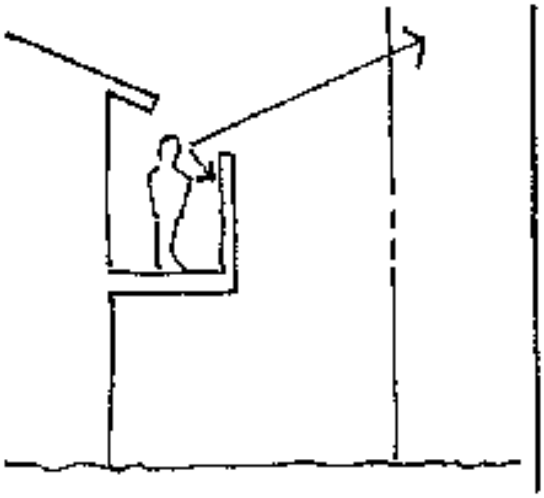
Rear yards



Avoid: Open balcony with view into neighbor's yard

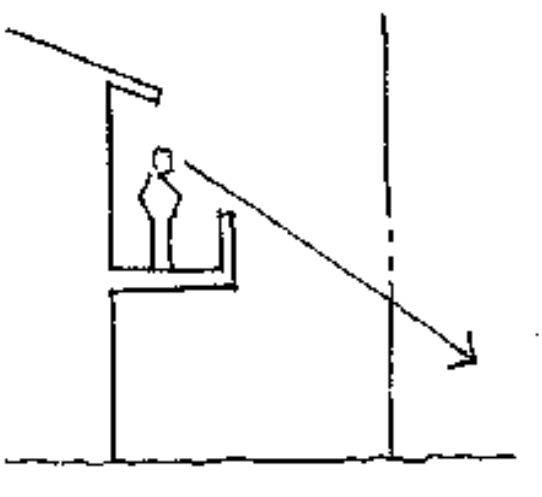
Strategy #3: Where a rear-facing balcony overlooks a neighbor's rear yard and is less than 25 feet from the neighbor's rear property line, a six-foot high opaque screen should be provided on the balcony to prevent views into the rear neighbor's private yard.

New Existing
Rear yards



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

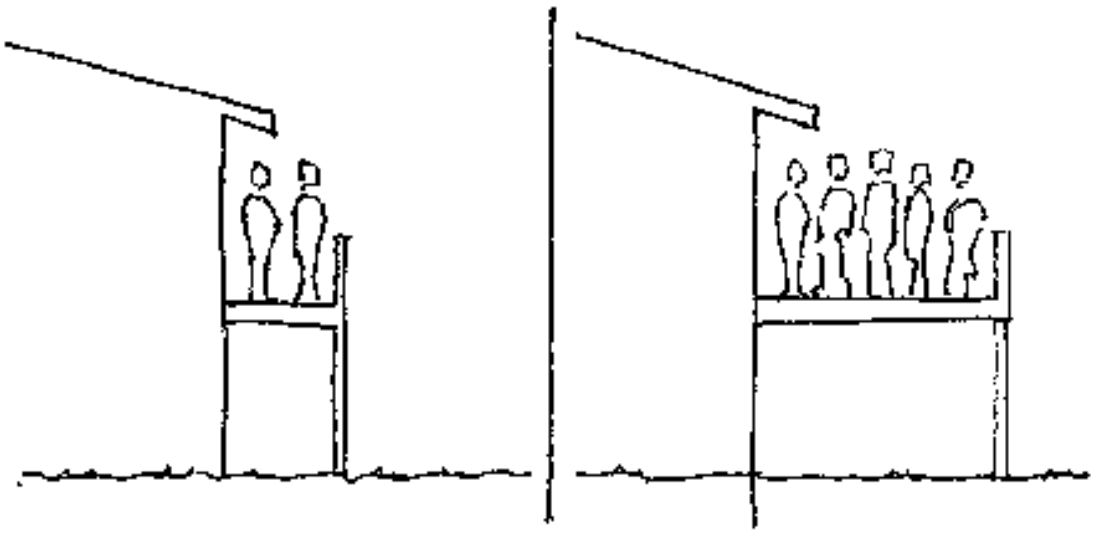
New Existing
Rear yards



Avoid: Open balcony with view into neighbor's rear yard

**Objective #2: Balconies that are large enough in floor area 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. Avoid situations such as these that can result in 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.



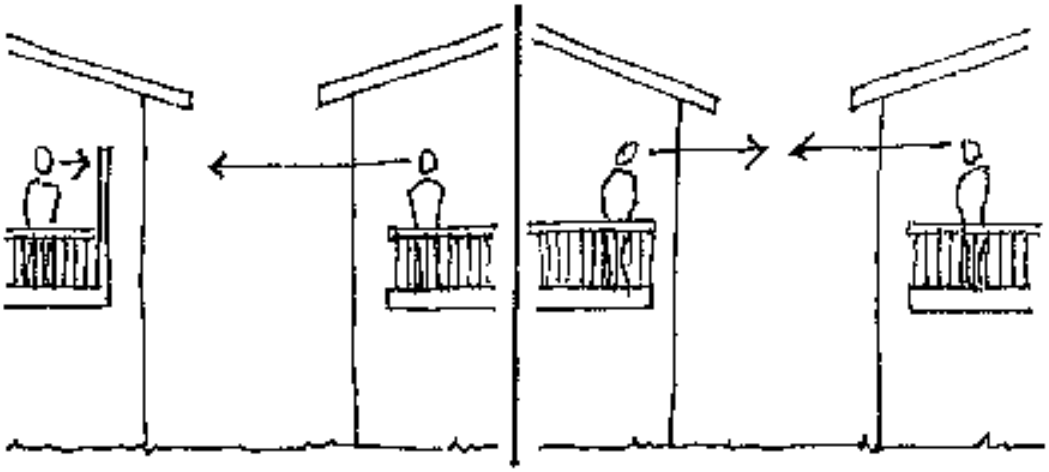
Preferred: Maximum 5' deep balcony Avoid: Room-sized balcony

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.

New Existing New Existing



Preferred: Balcony with 6' high opaque screen facing another balcony

Avoid: Balcony facing another balcony with no visual screen between them

## 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. In order to preserve the historic character of the Feldman's Neighborhood, however, such screening should be historically appropriate.

**Objective #1: Follow the guidelines below when providing privacy screening.**

Strategy #1: Front yards in the Feldman's Historic District 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 district, screening in front yard must not exceed forty-eight inches (48") in height.

Strategy #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 4.4 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.

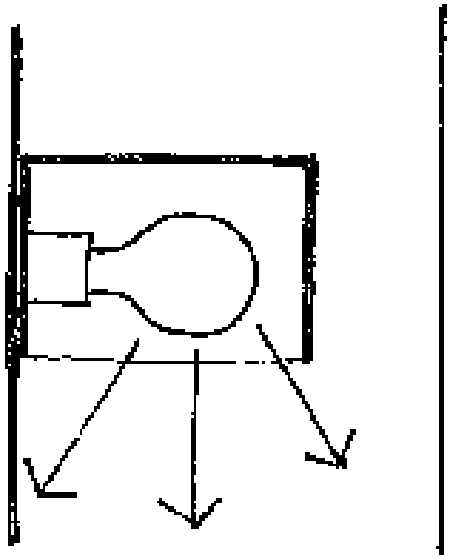
Strategy #3: Rear yards may be screened by walls, fences or vegetation, with the latter being preferred. Screening is limited in height as described above.

## 4.7: Exterior Lighting

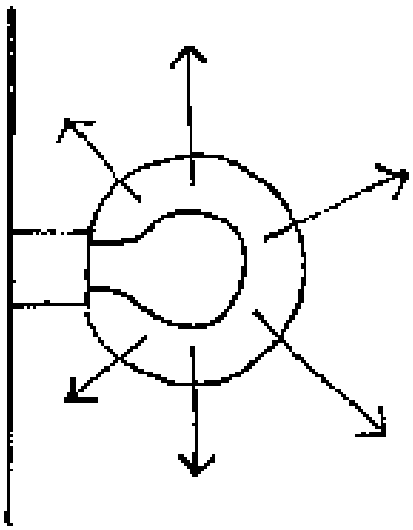
Another kind of intrusion into the privacy of residential properties is light shining into windows and/or yards from a neighbor's exterior light fixtures. The Tucson Lighting Code specifies that all exterior light fixtures must be of the "full cutoff" type. This type of fixture directs light downward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

**Objective #1: Follow the guidelines below when providing exterior lighting.**

Strategy #1: Use only full cutoff type light fixtures for exterior lighting.



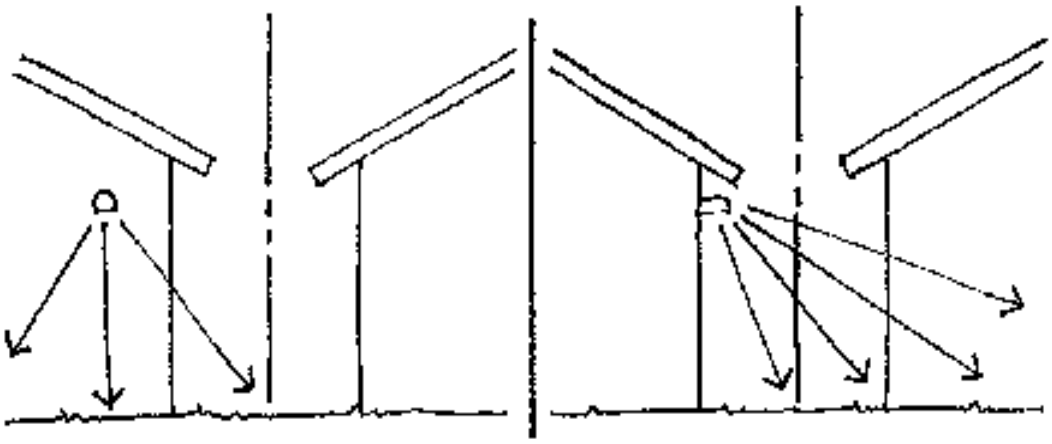
Preferred: Full cutoff exterior lighting fixture



Avoid: Exterior lighting fixtures that allows light to shine out or up

Strategy #2: Locate and/or shield exterior light fixtures to prevent light spillage onto neighboring properties.

New Existing New Existing

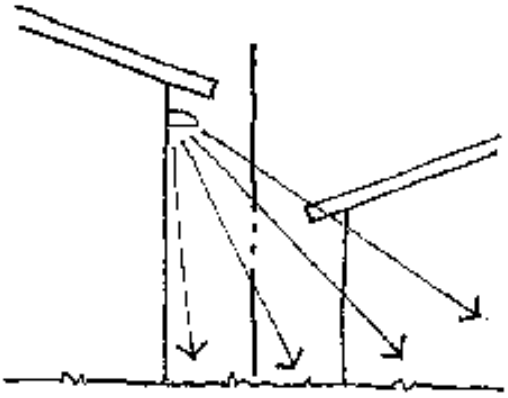


Preferred: Exterior fixture lighting only the yard where it's located

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

Strategy #3: Do not mount exterior light fixtures above the first floor.

New Existing



Avoid: Exterior lighting fixtures mounted at the second-story

# CHAPTER 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

**5.4: 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.

## 5.7: Rezonings 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.

# CHAPTER 6: ADDITIONAL COMPATIBILITY REVIEW GUIDELINES

## 6.1: Accessible Ramps

The addition of a wheelchair accessible ramp to an existing residence typically does not affect a structure's contributing property status or require a building permit, and therefore, is not required to comply with the design manual.

However, when a building permit is required for a wheelchair accessible ramp, the Design Professional will work with applicants on the design of the ramp to maintain a structure's contributing property status. Examples of when a building permit is required for construction of an access ramp include:

- When a ramp is required by the Inclusive Home Ordinance for new residential construction or for a commercial use permitted in a residential district, such as an Adult Care Facility;
- When a ramp exceeds 30" in height; or,
- When a ramp extends into the building setback area.

Applicants should consult with the City's Historic Preservation Officer and the Planning and Development Services Department to determine whether the proposed ramp will affect the structure's contributing property status or require a permit.

## 6.2: Solar Energy Equipment and Panels

The City will balance solar energy needs with historic compatibility. Solar energy equipment and panels are exempt from the Compatibility Review and Privacy Mitigation requirements of this Design Manual when they are flush with the surface of the roof, confined within the perimeter of the roof area, and in the case of parapet roofs, screened from the street by the parapet walls.

# 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.

**Building Walls:** The exterior walls of a building.

**Compatibility:** Visual consistency of development by mirroring prevailing dimensions, spatial relationships, and architectural and design characteristics of the neighborhood overall and 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 is achieved when a development is designed in a manner that blends in with the character of structures in the Development Zone.

**Compatibility Review Criteria:** The defining characteristics of the historic district as determined by the Feldman's National Register Historic District application and are used when evaluating a project's compatibility.

**Contributing Property:** For the purposes of this section, 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 contributes to the historic significance and visual character of a district, and has sufficient integrity to convey that significance and those visual character defining features in terms of location, design, setting, material, workmanship, character, or association.

**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 (aka Feldman's National Register Historic District):** Established in 1989 and amended in 2008, the Feldman's National Register Historic District is on the Nation's official list of historic places worthy of preservation. The Feldman's National Register Historic District boundary map is provided on page 5 (Chapter 1.0: Pre-Submittal Guidelines, Step 3: Identify the Contributing Properties). See definition of *National Register of Historic Places*.

**Landscaping**: Improving the appearance of land 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 archeological resources. For more information, visit www.nps.gov/nr/.

**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.

**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; here, the alternation of houses and yards along a street.

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

**Setback:** The distance from a set point.

**Stagger:** To arrange objects or parts so that they are not in line, as in an alternating or zigzag pattern.

**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

THIS ORDINANCE BECOMES

EFFECTIVE ON: July 11, 2008

ADOPTED BY THE
MAYOR AND COUNCIL

June 10, 2008

ORDINANCE NO. 10548

RELATING TO PLANNING AND ZONING; AMENDING THE TUCSON CODE, CHAPTER 23, LAND USE CODE, ARTICLE II, ZONES, DIVISION 8, OVERLAY ZONES, BY ADDING A NEW SECTION 2.8.11, "N" NEIGHBORHOOD PRESERVATION ZONE (NPZ); AMENDING ARTICLE V, ADMINISTRATION, DIVISION 1, POWERS AND DUTIES BY ADDING A DESIGN PROFESSIONAL DESIGNATION; AMENDING ARTICLE VI, DEFINITIONS, DIVISION 2, LISTING OF WORDS AND TERMS, BY AMENDING THE DEFINITION OF "CONTRIBUTING PROPERTY" IN SECTION 6.2.3. AND "DEVELOPMENT ZONE" IN SECTION 6.2.4; AMENDING THE TUCSON CODE, CHAPTER 23A, DEVELOPMENT COMPLIANCE CODE, ARTICLE II, REVIEW PROCEDURES, DIVISION I, GENERAL ZONING REVIEW PROCEDURE, BY ADDING A NEW SECTION "23A-32.1"; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, AS FOLLOWS:

SECTION 1. The Tucson Code, Chapter 23, Land Use Code, Article II, Zones, Division 8, Overlay Zones, is hereby amended by adding a new Section "2.8.11" to read as follows:

**ARTICLE II. ZONES**
**DIVISION 8. OVERLAY ZONES**
**"N" NEIGHBORHOOD PRESERVATION ZONE (NPZ)**

* * *

## 2.8.11 "N" NEIGHBORHOOD PRESERVATION ZONE (NPZ).

2.8.11.1. 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 requirements and guidelines to ensure that development is compatible with the neighborhood character overall, as well as with the character of the applicable Development Zone.

2.8.11.2. Definitions.

The following definitions apply to this section.

Compatibility/Compatible: Visual consistency of development by mirroring prevailing dimensions, spatial relationships, and architectural and design characteristics of the neighborhood overall and 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 is achieved when a development is designed in a manner that blends in with the character of structures in the Development Zone.

Contributing Property: For the purposes of this section, 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 contributes to the historic significance and visual character of a district, and has sufficient integrity to convey that significance and those visual character defining features in terms of location, design, setting, material, workmanship, character, or association.

Design Professional: A registered architect with historic preservation experience employed by or under contract with the City.

Development Zone: The definition of "Development Zone" is as specified in Section 6.2.4 of the LUC.

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.

2.8.11.3. Applicability.

A. *NPZ Classification*

1. A rezoning to the NPZ is permitted for neighborhoods that are 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.

2. The NPZ is an overlay zone superimposed over the development regulations of the underlying zoning. The land uses permitted within the NPZ district are those permitted by the underlying zoning.

B. *NPZ Design Manual and Compatibility Review Criteria.*

1. Upon the establishment of an NPZ district, requirements of the Design Manual and Compatibility Review Criteria, Section 2.8.11.9.C, apply to all development that:

   a. is zoned RX-1, RX-2, R-1, R-2, R-3, RH, SR, and SH;

   b. requires a building permit; and

   c. is visible from a street that is not classified as an alley, unless the Design Professional makes a written 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. The requirements of the Design Manual and Compatibility Review Criteria, Sec. 2.8.11.9.C. do not apply to:

   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.

   c. exterior development that is not visible from the street, except the Compatibility Review Criteria Privacy Mitigation Measures, Sec. 2.8.11.9.C.5, apply to any proposed development that exceeds the height of residential structures on adjacent properties.

C. Where there is a conflict between the requirements of the applicable Historic Preservation Zone (HPZ) and the requirements of the NPZ, the requirements of the HPZ prevail.

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

A. An NPZ district is initiated by the Mayor and Council at their sole discretion.

B. An NPZ district is established, amended, or dissolved by the Mayor and Council by ordinance through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3.

2.8.11.5. Districts Established.

A. NPZ districts are established upon adoption of a rezoning ordinance for a neighborhood. The Design Manual created pursuant to 2.8.11.7 shall be a condition of the NPZ district.

B. Adopted NPZ districts shall be listed in Development Standard 2-16.0 using the following format: "NPZ-1" – NAME OF DISTRICT – Adopted on XXX, by Ordinance No. XXX.

C. The list shall be administratively updated, upon adoption of additional NPZ districts through the appropriate procedure.

2.8.11.6. 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.

2.8.11.7. Design Manual. The Design Manual shall be created upon initiation of the NPZ district. The Department of Urban Planning and Design is the lead city agency for the preparation of each neighborhood specific Design Manual.

A. The Design Manual shall, at a minimum contain the following:

1. *NPZ District Neighborhood Character*:

a. Identification of Contributing Properties within the NPZ District.

b. 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.

c. Illustrations and narratives describing a. and b. above.

2. *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.

3. Examples of specific Compatibility Review Criteria listed in 2.8.11.9.C, that illustrate elements of neighborhood character.

4. *Privacy Mitigation Measures.* The Design Manual shall recommend specific privacy mitigation measures to be considered in a Compatibility Review pursuant to 2.8.11.9.C.5 (Privacy Mitigation).

5. *Dimensional, Spatial, and Access Standards*, if adopted by Mayor and Council as mandatory pursuant to 2.8.11.7.B.1.b.

B. The Design Manual may contain the following:

1. *Dimensional, Spatial, and Access Standards*, subject to the following:

a. Dimensional, Spatial, and Access standards may differ from the Development Criteria of Article III of the LUC. Such standards may be more or less restrictive then those of the underlying zone. Dimensional, Spatial, and Access standards shall:

(i) not create a nuisance or intrude on the privacy of adjoining or surrounding properties;

(ii) create a more historically compatible setting, accommodate energy efficiency or, ensure enhanced resource conservation greater than current regulations; and

(iii) 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 the Department of Urban Planning and Design that proposed requirement complies with 2.8.11.7.B.1.a.

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

2.8.11.8 Design Professional

A. The Design Professional shall:

1. conduct a compatibility review of all applications for development within the NPZ district to which this section applies. This review is in addition to the Administrative Review Procedure, Sec. 23A- 31, Zoning Compliance Review, and any other required review procedures;

2. submit a report with findings and recommendations to the Director of the Department of Urban Planning and Design pursuant to the Tucson City Code Sec. 23A-32.1, the NPZ Design Review Procedure;

3. render decisions impartially;

4. not render professional services if the Design Professional's judgment could be affected by responsibilities to another project or person or by the Design Professional's own interests; and

5. comply with City of Tucson Administrative Directive 2.02-14 and Policy 282, Ethics and Conflict of Interest for City Officers and Employees.

2.8.11.9. Compatibility Review of Applications for Proposed Development

A. In conducting the Compatibility Review, and in rendering his or her findings and recommendations, the Design Professional shall consider the relative impact and intensity of the proposed development. The Design Professional shall evaluate applications for proposed development for compliance with:

1. Design Manual standards, guidelines, or requirements;

2. Applicable Development Standards; and,

3. Compatibility Review Criteria, Sec. 2.8.11.9.C.

B. The Design Professional shall use the Design Manual to determine the overall Neighborhood Character of the NPZ district and the Compatibility Review Criteria to determine the Neighborhood Character of a specific Development Zone for the proposed development.

1. Contributing Properties within a project's Development Zone shall be used when identifying the Compatibility Review Criteria.

2. If the Development Zone for the proposed development does not contain Contributing Properties, then, for purposes of identifying the

Contributing Properties that apply to a development proposal, the Development Zone shall be expanded in every direction until the Development Zone includes at least one Contributing Property.

C. *Compatibility Review Criteria*. The following elements determine compatibility of the proposed development with the Development Zone:

1. Scale and proportion, including

   a. height;

   b. bulk and massing; and

   c. number of stories.

2. Architectural style and detail, including

   a. roof types;

   b. projections and recessions, such as porches, awnings, overhangs, steps, entrances;

   c. window sizes and spacing;

   d. materials; and

   e. surface texture and colors.

3. Spatial relationships and site utilization, including

   a. spacing between adjacent buildings;

   b. front and rear side setbacks;

   c. open spaces;

   d. attachments such as carports and garages; and

   e. outbuildings.

4. Landscaping

   Landscaping will only be reviewed for compatibility when a project proposes a comprehensive change to the streetscape such as the construction of a new residential unit.

5. Privacy Mitigation

a. Privacy mitigation is required when the following types of development are proposed adjacent to existing single story residences:

(i) Construction of a multistory residence;
(ii) Addition of a story to an existing residence; or
(iii) Additions to existing second or higher stories

b. For the purpose of this section, privacy mitigation includes: 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.

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

E. The Compatibility Review shall be included in the Design Professional's report to the Director of the Department of Urban Planning and Design.

F. The Design Professional design review and appeal procedures are set forth in Tucson City Code Sec. 23A-32.1, the NPZ Design Review Procedure.

SECTION 2. The Tucson Code, Chapter 23, Land Use Code, Article V, Administration, Division 1, Powers and Duties, is amended by adding a new Section "5.1.12" to read as follows:

## ARTICLE V. ADMINISTRATION
## DIVISION 1. POWERS AND DUTIES

* * *

**5.1.12 DESIGN PROFESSIONAL** The Design Professional is established to review building permits for projects located in NPZ overlays for compliance with applicable design manuals as set forth in *Land Use Code (LUC)*, Sec. 23 of the Tucson Code and in the Development Compliance Code, Sec. 23A-32.1 of the Tucson Code.

5.1.12.1 Appointment and Qualifications

A. *Appointment.* The City Manager shall recommend a candidate(s) for the position of Design Professional. The Mayor and Council shall appoint the Design Professional.

B. *Qualifications.* The Design Professional shall be a registered architect, preferably with historic preservation experience.

5.1.12.2 Powers and Duties

A. *Compatibility Review within Neighborhood Preservation Zones.* The Design Professional shall review applications for building permits for projects located within adopted Neighborhood Preservation Zone Overlays for compliance with the applicable Design Manual and Section 2.8.11.9 (Compatibility Review for Applications for Proposed Development). The Design Professional will forward a written report with findings and recommendation to the Director of the Department of Urban Planning and Design. The Director shall take into account the recommendations of the Design Professional when considering approval of the application.

B. *Conditions.* The Design Professional may impose conditions on the approval of a building permit to ensure that the design of the project mitigates the impact of the project on the subject development zone.

C. *Other Responsibilities.* The Design Professional shall perform such other functions as may be required by the *Land Use Code (LUC).*

SECTION 3. The Tucson Code, Chapter 23, Land Use Code, Article VI, Definitions, Division 2, Listing of Words and Terms, Sections 6.2.3 and Section 6.2.4 are hereby amended to read as follows:

**ARTICLE VI. DEFINITIONS**
**DIVISION 2. LISTING OF WORDS AND TERMS**

* * *

6.2.3 DEFINITIONS – C.

* * *

Contributing Property A property within a Historic Preservation Zone (HPZ) district that contributes to the historic significance and visual character of a district, and has sufficient integrity to convey that significance and those visual character defining features in terms of location, design, setting, material, workmanship, character, or association. Contributing Properties are historic sites or nonhistoric compatible properties.

* * *

6.2.4 DEFINITIONS – D.

* * *

Development Zone. As used in Sec. 2.8.8, Historic Preservation Zone (HPZ), Sec. 2.8.11, Neighborhood Preservation Zone (NPZ), and Sec. 2.8.10, Rio Nuevo and Downtown (RND) Zone, a certain designated area adjacent to the lot to be developed. Public and institutional structures within the development zone shall not be considered part of the development zone when evaluating proposed development on an adjacent property, except for public and institutional structures on or eligible for inclusion on the National Register of Historic Places. The development zone is determined as follows. *(See Illustration 6.2.4.A, .B, and .C.)*

A. Where the subject lot is an interior lot, the development zone includes that lot, all lots on either side of that lot 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 historic district, Neighborhood Preservation Zone (NPZ) district, or the Rio Nuevo and Downtown (RND) Zone.

B. Where the subject lot 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 historic district, Neighborhood Preservation Zone (NPZ) district, or the Rio Nuevo and Downtown (RND) Zone.

C. Where the subject lot is located adjacent to a historic 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 historic district, Neighborhood Preservation Zone (NPZ) district, or the Rio Nuevo and Downtown (RND) Zone.

* * *

SECTION 4. The Tucson Code, Chapter 23A, Development Compliance Code, Article II, Review Procedures, Division 1, General Zoning Review Procedure, is amended by adding a new section "23A-32.1" to read as follows:

## ARTICLE II. REVIEW PROCEDURES

## DIVISION 1. GENERAL ZONING REVIEW PROCEDURE

* * *

### Sec. 23A-32.1 NPZ Design Review Procedure

The following procedure is for administrative design review where such review is required by the LUC. This procedure applies to review of development applications in the Neighborhood Preservation Zone (NPZ) district in accordance with Land Use Code § 2.8.11.

1. *Pre-application conference.* A pre-application conference with the Department of Urban Planning and Design (DUPD) is required to determine whether the application shall be reviewed through NPZ design review procedure.

2. *NPZ design review.* Development subject to the NPZ design review procedure shall be reviewed as follows.

    a. *Submittal.* Upon submittal, DUPD staff shall review the application to determine that it provides all required information. The application shall be accepted or rejected within two (2) days.

    b. *Design Professional.* The Design Professional shall review the application to determine compliance with the neighborhood specific Design Manual and Compatibility Review Criteria.

    c. *Design Professional Findings and Recommendation.* The Design Professional shall submit a written report with findings and recommendation to the Director of Urban Planning and Design within fifteen (15) working days of acceptance of the application.

    d. *Director Decision.* The Director shall review the application and render a decision finding compliance or noncompliance with the neighborhood specific Design Manual and Compatibility Review Criteria within five (5) days of receiving the Design Professional's report.

    e. *Notice of decision.* Notice of the decision shall be provided to the applicant within three (3) days of the date of the decision.

    f. *Appeal to the Design Review Board (DRB).* Appeals to the Director's decision shall be referred to the DRB. Appeals shall be scheduled within thirty (30) days of acceptance of the application for appeal. The DRB, in formulating its preliminary findings and recommendations, shall apply the same standards that the Design Professional applies.

g. *Appeal to the board of adjustment.* If an application for appeal is denied by the DRB, the applicant may appeal the decision to the board of adjustment in accordance with section 23A-61 by filing an appeal within five (5) days of the notice of the DRB's decision.

SECTION 5. The various City officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

SECTION 6. If any provision of this Ordinance or the application to any person or circumstance is invalid, the invalidity shall not affect other provision or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 7. This Ordinance becomes effective thirty (30) days after the date the Ordinance is adopted by the Mayor and Council and is available from the City Clerk.

PASSED, ADOPTED, AND APPROVED by the Mayor and Council of the City of Tucson, Arizona, June 10, 2008

MAYOR PRO-TEMPORE

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED BY:

CITY MANAGER

VRW

VR/kr
6/5/2008 2:48 PM

# APPENDIX B: CONTRIBUTING PROPERTY INVENTORY OF THE FELDMAN'S NATIONAL REGISTER HISTORIC DISTRICT

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 203 E. Adams | F-519 | N/A | Contributing | | 1925 | Spanish Eclectic | Single Family Residential |
| 207 E. Adams | F-518 | N/A | Contributing | | 1927 | Sp. Eclectic | Single Family Residential |
| 215 E. Adams | F-517 | N/A | Contributing | | 1926 | Sp. Eclectic | Single Family Residential |
| 221 E. Adams | F-516 | N/A | Non-contributing | INTEG | 1945 | Minimal Traditional | Single Family Residential |
| 222 E. Adams | F-573 | N/A | Contributing | | 1926, 87, 88 | Bungalow | Single Family Residential |
| 223 E. Adams | F-515 | N/A | Contributing | | 1955 | Transitional Ranch | Single Family Residential |
| 228 E. Adams | F-574 | N/A | Contributing | | 1927 | Sp. Eclectic | Single Family Residential |
| 233 E. Adams | F-514 | N/A | Non-contributing | INTEG | 1926 | Sp. Colonial Rev. | Single Family Residential |
| 234 E. Adams | F-575 | N/A | Contributing | | 1925 | Sp. Eclectic | Single Family Residential |
| 247-249 E. Adams | F-513 | N/A | Contributing | | 1960 | Ranch | Duplex Res. |
| 248 E. Adams | F-576 | N/A | Non-contributing | AGE | 1972 | Ranch Infl. | Single Family Residential |
| 302 E. Adams | F-585 | N/A | Contributing | | 1944 | Sp. Eclectic | Single Family Residential |
| 303 E. Adams /1508 N. Fifth | F-534 | N/A | Contributing | | 1950 | Modern, Sp. Infl. | Duplex Res. |
| 309 E. Adams | F-533 | N/A | Contributing | | 1927 | Sp. Eclectic | Single Family Residential |
| 310 E. Adams | F-586 | N/A | Contributing | | 1926 | Sp. Eclectic / Pueblo | Single Family Residential |
| 315 E. Adams | F-532 | N/A | Contributing | | 1936 | Sp. Eclectic | Single Family Residential |
| 316 E. Adams | F-587 | N/A | Non-contributing | AGE | 1998 | Natl. Folk, front gable | Single Family Residential |
| 321 E. Adams | F-531 | N/A | Non-contributing | AGE | 1970 | Contemporary | SF Residential rental unit carport |
| 322 E. Adams | F-588 | N/A | Contributing | | 1922 | Sp. Colonial Rev. | Single Family Residential |
| 327 E. Adams | F-530 | N/A | Contributing | | 1945 | Sp. Eclectic | Single Family Residential |
| | | | | | | | |

TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 330 E. Adams | F-589 | N/A | Non-contributing | AGE | 1964 | Ranch | Parsonage of Baptist Church |
| 333-335 E. Adams | F-529 | N/A | Non-contributing | AGE | 1980 | Contemporary Southwest Vernacular | Duplex Res. |
| 336 E. Adams | F-590 | N/A | Contributing | | 1925 | Sp. Eclectic | Single Family Residential |
| 342 E. Adams | F-591 | N/A | Non-contributing | AGE | 1965 | Ranch | Single Family Residential |
| 348 E. Adams | F-592 | N/A | Contributing | | 1937 | Sp. Eclectic Infl. | Single Family Residential |
| 375 E. Adams | F-528 | N/A | Non-contributing | AGE | 1996 | Contemporary Bungalow Rev. | Fourplex Res. |
| 385 E. Adams | F-527 | N/A | Non-contributing | AGE | 1996 | Contemporary Bungalow Rev. | Fourplex Res. |
| 402 E. Adams | F-596 | N/A | Contributing | | 1948 | Sp. Eclectic Infl. | Duplex Res. |
| 405-435 E. Adams /1530 N. 4th/1525 N. Third | F-541 | N/A | 8 Non-contributing | AGE | 2005 | Contemporary Builder Eclectic Rev. | 8 Duplex Res. |
| 410-412 E. Adams | F-597 | N/A | Contributing | | 1948, 1951 | Sp. Eclectic Infl. | Multi-Unit Res. |
| 422 E. Adams | F-598 | N/A | 2 Non-contributing | AGE | 2005 | Contemporary Builder Eclectic Rev. | 2 Multi-Unit Res. |
| 428 E. Adams | F-599 | N/A | Contributing | | 1948 | Ranch | Single Family Residential |
| 438 E. Adams /1485 N. Third | F-600 | N/A | 4 Non-contributing | AGE | 2005 | Contemporary Builder Eclectic Rev. | 4 Multi-Unit Res. |
| 502-504 E. Adams | F-606 | N/A | Non-contributing | AGE | 1972 | Ranch | Duplex Res. |
| 503 E. Adams | F-554 | N/A | Contributing | | 1956 | Ranch | Single Family Residential |
| 510 E. Adams | F-607 | N/A | Contributing | | 1938, 1949 | Natl. Folk, Foursquare | Fourplex Res.* |
| 515 E. Adams | F-553 | N/A | Contributing | | 1958 | Ranch / American Internatl. | Single Family Residential |
| 516 E. Adams | F-608 | N/A | Contributing | | 1925 | Sp. Eclectic | Single Family Residential |

* Fourplex Residence (1949) at rear of lot, on alley; orig Single Family Resident (1938) at front of lot demolished?

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

**Abbreviations:** c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

**Reason:** AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 523 E. Adams | F-552 | N/A | Contributing | | 1958 | Ranch | Single Family Residential |
| 533 E. Adams | F-551 | N/A | Non-contributing | AGE | 1997 | Builder Vernacular | Duplex Res. |
| 536 E. Adams | F-609 | N/A | Contributing | | 1937 | Bungalow | Single Family Residential |
| 536rear E. Adams | F-609r | N/A | Non-contributing | | 1982 | Contemporary (rear) | rear rental unit |
| 538 E. Adams | F-610 | N/A | Non-contributing | INTEG | c1925 | Bungalow | Single Family Residential |
| 541 E. Adams | F-550 | N/A | Non-contributing | AGE, INTEG | 1961 | Ranch | Single Family Residential |
| 546 E. Adams | F-611 | N/A | Contributing | | 1951 | Bungalow Infl. | Duplex Res. |
| 605-607 E. Adams | SD-1C | Contributing | Contributing | | c1918 | Prarie | Multi-Unit Res. |
| 615 E. Adams | SD-1A | Contributing | Non-contributing | INTEG | 1919/ 22/29 | Sp. Eclectic(Main)/ Crafts.Bungalow(Wings) | Institutional |
| 628 E. Adams | F-620 | N/A | Contributing | | 1955 | Modern Romanesque Revival | Religious (Church) |
| 635 E. Adams | SD-1B | Contributing | Contributing | | 1933 | Sp. Eclectic/ Mission/Ren. | Religious |
| 639 E. Adams | SD-1D | Contributing | Contributing | | c1930 | Sp. Colonial Rev. | Institutional |
| 701 E. Adams | SD-2X | Non-contributing | Non-contributing | AGE | 1966 | Neo-Eclectic | Institutional |
| 721 E. Adams | SD-2 | Contributing | Contributing | | 1908 | Eclectic/Gothic/ Renaiss. | Multi-Unit Res. |
| 724-728 E. Adams | F-631 | N/A | Contributing | | 1957 | Ranch | Multi-Unit Res. |
| 808A-B-C E. Adams | SD-19 | Non-contributing | Non-contributing | INTEG | 1926 | Natl. Folk | Residential |
| 809-A E. Adams | SD-5A | Contributing | Non-contributing | FENCE | c1928 | Natl. Folk/Bungalow | Single Family Residential |
| 809-B E. Adams | SD-5B | Contributing | Contributing | | c1916 | Crafts. Bungalow Infl. | Single Family Residential |
| 809-C E. Adams | SD-5C | Contributing | Contributing | | c1916 | Crafts. Bungalow Infl. | Single Family Residential |
| 810 E. Adams | SD-20 | Contributing | Contributing | | 1921 | Natl. Folk/Crafts. | Single Family Residential |
| 813 E. Adams | F-655 | N/A | Non-contributing | AGE | 1985 | Modern / Spanish | Apartments Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

**Abbreviations:** c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished
**Reason:** AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 815 E. Adams | SD-4 | Contributing | Contributing | | 1920 | Natl. Folk/Crafts. | Single Family Residential |
| 824 E. Adams | SD-21 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 826 E. Adams | SD-22 | Contributing | Contributing | | c1908 | Natl. Folk | Single Family Residential |
| 827 E. Adams | SD-3 | Contributing | Contributing | | 1925, 1926 | Sp. Colonial Rev. | Single Family Residential |
| 831 E. Adams | F-562 | N/A | Contributing | | 1946, 1947 | Natl. Folk, Hall&Parlor | SF Residential rear rental unit |
| 837 E. Adams | F-561 | N/A | Non-contributing | INTEG | 1950 | Ranch | Single Family Residential |
| 838 E. Adams | F-636 | N/A | Non-contributing | INTEG | 1908 | Natl. Folk / Shotgun | Multi-Unit Res. |
| 843 E. Adams | F-560 | N/A | Contributing | | 1954 | Sp. Eclectic Infl. | Single Family Residential |
| 854-64 E. Adams | F-637 | N/A | Non-contributing | AGE | 1968, 1973 | Modern Movement | Multi-Unit Res. |
| 901-11 E. Adams | F-569 | N/A | 4 Non-contributing | INTEG | 1958, 1968 | Contemporary Sp. | 4 Multi-Unit Res. |
| 919 E. Adams | F-568 | N/A | Contributing | | 1947 | Natl. Folk, massed plan with side gable | Single Family Residential |
| 925 E. Adams | F-567 | N/A | Contributing | | 1949 | Transitional Ranch | Single Family Residential |
| 1125 N. DeNiza | SD-432 | Contributing | Contributing | | 1926 | Sp. Eclectic/Mission | Single Family Residential |
| 1132 N. DeNiza | SD-437 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 213 E. Drachman | F-581 | N/A | Contributing | | 1934 | Bungalow Influence | Single Family Residential |
| 220-22 E. Drachman | SD-42 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 221 E. Drachman | F-580 | N/A | Contributing | | 1925 | Bungalow | Single Family Residential |
| 225 E. Drachman | F-579 | N/A | Non-contributing | INTEG | 1934, 1951 | Natl. Folk, front gable | Single Family Residential |
| 231 E. Drachman | F-578 | N/A | Non-contributing | INTEG | 1946 | Natl. Folk, side gable | SF Residential, guest house |
| 233 E. Drachman | SD-37 | Contributing | Contributing | | 1921 | Natl. Folk | Single Family Residential |
| 235 E. Drachman | SD-36 | Contributing | Contributing | | 1922 | Natl. Folk | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 249 E. Drachman | SD-35 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 252 E. Drachman | SD-43 | Non-contributing | Non-contributing | AGE | 1986 | Contemporary | Single Family Residential |
| 301 E. Drachman | SD-34 | Contributing | Contributing | | 1927 | Sp. Eclectic | Single Family Residential |
| 309 E. Drachman | SD-33 | Contributing | Contributing | | 1927 | Sp. Colonial Rev. | Single Family Residential |
| 317 E. Drachman | SD-32 | Contributing | Contributing | | 1928 | Sp. Eclectic | Single Family Residential |
| 321 E. Drachman | SD-31 | Contributing | Contributing | | 1928 | Sp. Colonial Rev. | Single Family Residential |
| 322 E. Drachman | SD-61 | Non-contributing | Non-contributing | | 1984 | Ranch | Single Family Residential |
| 325 E. Drachman | SD-30 | Contributing | Contributing | | 1930 | Sp. Eclectic | Single Family Residential |
| 333 E. Drachman | F-594 | N/A | Contributing | | 1953 | American Internatl. | Single Family Residential |
| 345 E. Drachman | F-593 | N/A | Non-contributing | AGE | 1961 | Ranch | Single Family Residential |
| 401-03 E. Drachman | F-605 | N/A | Non-contributing | INTEG | 1955 | Builder Vernacular, Sp. Infl. | Multi-Unit Res. |
| 402 E. Drachman | SD-75 | Contributing | Contributing | | 1927 | Sp. Eclectic | Single Family Residential |
| 407-13 E. Drachman | F-604 | N/A | Contributing | | 1955 | Ranch | Multi-Unit Res. |
| 408 E. Drachman | SD-76 | Contributing | Contributing | | 1927 | Sp. Eclectic | Single Family Residential |
| 414 E. Drachman | SD-77 | Contributing | Contributing | | 1927 | Sp. Eclectic | Single Family Residential |
| 415-27 E. Drachman | F-603 | N/A | 4 Contributing | | 1944, 1952 | Ranch | 4 Multi-Unit Res. |
| 420 E. Drachman | SD-78 | Contributing | Contributing | | 1927 | Sp. Eclectic/Pueblo | Single Family Residential |
| 430 E. Drachman | SD-79 | Contributing | Contributing | | 1925 | Mission Rev. | Single Family Residential |
| 435 E. Drachman | F-602 | N/A | 2 Contributing | | 1928, 41, 45 | Sp. Eclectic Infl. / Sonoran | 2 Duplex Res. |
| 436 E. Drachman | SD-80 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 442 E. Drachman | SD-81 | Contributing | Contributing | | 1925 | Crafts. Bungalow | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 448 E. Drachman | SD-82 | Contributing | Contributing | | 1923 | Sp. Colonial Rev. | Single Family Residential |
| 501-09 E. Drachman | F-618 | N/A | 2 Non-contributing | AGE | 1982 | Ranch Infl. Builder Vernacular | 2 Multi-Unit Res. |
| 502 E. Drachman | SD-92 | Contributing | Contributing | | 1926 | Sp. Colonial Rev. | Single Family Residential |
| 510 E. Drachman | SD-93 | Non-contributing | Contributing | AGE | 1949 | American Internatl. | Single Family Residential |
| 515-17 E. Drachman | F-617 | N/A | Contributing | | 1951 | Ranch | Duplex Res. |
| 521 E. Drachman | F-616 | N/A | Contributing | | 1946 | Sp. Eclectic Infl. | Single Family Residential |
| 522 E. Drachman | SD-94 | Contributing | Contributing | | 1927 | Crafts. Bungalow | Single Family Residential |
| 527 E. Drachman | F-615 | N/A | Non-contributing | INTEG | 1956 | Ranch | Single Family Residential |
| 535 E. Drachman | F-614 | N/A | Non-contributing | AGE | 1961 | Ranch | Institutional/ Offices |
| 609-11 E. Drachman | F-628 | N/A | Contributing | | 1948 | Sp. Eclectic Infl. | Duplex Res. |
| 610-16 E. Drachman | F-649 | N/A | Contributing | 1959 design | 1963 | Contemporary | Fourplex Res. with F-648 |
| 613 E. Drachman | F-627 | N/A | Contributing | | 1947 | Sp. Eclectic Infl. | Duplex Res. |
| 618-28 E. Drachman | F-650 | N/A | Non-contributing | AGE | 1964 | Ranch | Fourplex Res. |
| 621 E. Drachman | F-626 | N/A | Contributing | | 1928 | Sp. Eclectic | Single Family Residential |
| 627 E. Drachman | F-625 | N/A | Contributing | | 1946 | American Internatl. | Single Family Residential |
| 655 E. Drachman | F-624 | N/A | Non-contributing | AGE | 1996 | Modern Builder Vernacular | Multi-Unit Res. |
| 718 E. Drachman | SD-114 | Non-contributing | Contributing | INTEG | 1926 | Sp. Colonial Rev. | Single Family Residential |
| 722-24 E. Drachman | SD-115 | Contributing | Contributing | | 1926 | Crafts. Bungalow | Single Family Residential |
| 726 E. Drachman | SD-116 | Contributing | Contributing | | 1924 | Crafts. Bungalow | Single Family Residential |
| 729 E. Drachman | SD-26 | Contributing | Contributing | | 1932 | Sp. Eclectic | Single Family Residential |
| 734 E. Drachman | SD-117 | Contributing | Contributing | | 1922 | Crafts. Bungalow | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 735 E. Drachman | SD-25 | Contributing | Contributing | | 1927 | Sp. Colonial Rev. | Single Family Residential |
| 741 E. Drachman | SD-24 | Contributing | Contributing | | 1927 | Sp. Eclectic/Pueblo | Multi-Unit Res. |
| 745 E. Drachman | SD-23 | Contributing | Contributing | | 1924 | Crafts. Bungalow | Single Family Residential |
| 809-11 E. Drachman | SD-14A | Contributing | Contributing | | 1922 | Natl. Folk | Multi-Unit Res. |
| rear 809 E. Drachman | SD-14B | Contributing | Contributing | | c1922 | Natl. Folk | Residential |
| 810 E. Drachman | SD-133 | Non-contributing | Contributing | AGE | 1922 | Bungalow | Single Family Residential |
| 813 E. Drachman | SD-13 | Contributing | Contributing | | 1920 | Natl. Folk | Single Family Residential |
| 815 E. Drachman | SD-12 | Non-contributing | Non-contributing | INTEG | 1921 | Natl. Folk | Single Family Residential |
| 816 E. Drachman | SD-134 | Contributing | Contributing | | 1937 | Minimal Traditional | Single Family Residential |
| 817-53 E. Drachman | F-638 | N/A | Non-contributing | AGE | 1968 | Modern Movement | Multi-Unit Res. |
| 905 E. Drachman | SD-11 | Contributing | Contributing | | 1926 | Sp. Colonial Rev./Mission | Single Family Residential |
| 909 E. Drachman | F-654 | N/A | Non-contributing | INTEG | c1925 (1996) | Sp. Eclectic | Single Family Residential |
| 914 E. Drachman | SD-147 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 925 E. Drachman | SD-10 | Contributing | Contributing | | 1925 | Crafts. Bungalow | Single Family Residential |
| 927 E. Drachman | SD-9 | Contributing | Contributing | | 1926 | Mission/Sp. Colonial Rev. | Single Family Residential |
| 933 E. Drachman | SD-7 | Contributing | Contributing | | 1924 | Crafts. Bungalow | Single Family Residential |
| 934 E. Drachman | SD-148 | Contributing | Contributing | | 1908 | Natl. Folk | Single Family Residential |
| 941 E. Drachman | SD-8 | Non-contributing | Contributing | INTEG | 1925 | Bungalow | Single Family Residential |
| 1115 N. Euclid | SD-416 | Non-contributing | Non-contributing | INTEG | 1922 | Crafts. Bungalow | Single Family Residential |
| 1119 N. Euclid | SD-415 | Contributing | Contributing | | 1918 | Natl. Folk | Single Family Residential |
| 1121 N. Euclid | SD-414 | Contributing | Contributing | | 1918/ 1955 | Sp. Eclectic Infl. | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished
Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 1125 N. Euclid | SD-413 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1127 N. Euclid | SD-412 | Contributing | N/A | DEMO | 1921 | Crafts. Bungalow | Single Family Residential |
| 1132-36 N. Euclid | SD-418 | Contributing | Contributing | | 1920 | Sp. Eclectic Infl. | Multi-Unit Res. |
| 1201 N. Euclid | SD-176 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 1215 N. Euclid | SD-196 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1216 N. Euclid | SD-160 | Non-contributing | Non-contributing | WALL | 1945 | Ranch | Single Family Residential |
| 1220 N. Euclid | SD-161 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1221 N. Euclid | SD-195 | Contributing | Contributing | | 1925 | Sp. Colonial Rev. | Single Family Residential |
| 1227 N. Euclid | SD-194 | Contributing | Contributing | | 1925 | Sp. Colonial Rev. | Single Family Residential |
| 1230 N. Euclid | SD-162 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1234 N. Euclid | SD-163 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1235 N. Euclid | SD-193 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1237 N. Euclid | SD-192 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1242 N. Euclid | SD-164 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1247 N. Euclid | SD-191 | Contributing | Contributing | | 1926 | Sp. Eclectic | Single Family Residential |
| 1248 N. Euclid | SD-165 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1304 N. Euclid | SD-127 | Contributing | Non-contributing | FENCE | 1923 | Crafts. Bungalow | Single Family Residential |
| 1310 N. Euclid | SD-128 | Non-contributing | Contributing | INTEG | 1922 | Bungalow | Single Family Residential |
| 1315 N. Euclid | SD-122 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 1316 N. Euclid | SD-129 | Contributing | Contributing | | 1923 | Sp. Colonial Rev. | Single Family Residential |
| 1317 N. Euclid | SD-121 | Non-contributing | Contributing | INTEG | 1923 | Bungalow | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 1321 N. Euclid | SD-120 | Contributing | Contributing | | 1925 | Sp. Eclectic/Mission | Single Family Residential |
| 1324 N. Euclid | SD-130 | Contributing | Contributing | | 1923 | Sp. Colonial Rev./Mission | Single Family Residential |
| 1338 N. Euclid | SD-131 | Contributing | Non-contributing | WALL | 1922 | Crafts. Bungalow | Single Family Residential |
| 1343 N. Euclid | SD-119 | Contributing | Contributing | | 1922 | Crafts. Bungalow | Single Family Residential |
| 1347 N. Euclid | SD-118 | Contributing | Contributing | | 1922 | Crafts. Bungalow | Single Family Residential |
| 1348 N. Euclid | SD-132 | Contributing | Contributing | | 1922 | Crafts. Bungalow | Single Family Residential |
| 1406 N. Euclid | SD-15 | Non-contributing | Contributing | AGE | 1949 | Ranch | Single Family Residential |
| 1410-12 N. Euclid | SD-16 | Non-contributing | Non-contributing | FENCE | 1951 | Ranch | Duplex Res. |
| 1424 N. Euclid | SD-17 | Contributing | Contributing | | 1926 | Crafts. Bungalow | Single Family Residential |
| 1425 N. Euclid | SD-28A | Contributing | Contributing | | 1927 | Sp. Colonial Rev./Mission | Single Family Residential |
| 1425 ½ N. Euclid (rear) | SD-28B | Non-contributing | Contributing | INTEG | 1921/ 1941 | California Bungalow | Multi-Unit Res. |
| 1428 N. Euclid | SD-18 | Contributing | Contributing | | 1936 | Sp. Colonial Rev./Mission | Single Family Residential |
| 1441 N. Euclid | SD-27 | Contributing | Contributing | | 1925 | Crafts. Bungalow | Single Family Residential |
| 1502-04 N. Euclid | SD-6 | Non-contributing | Non-contributing | AGE | 1961 | Contemporary | Multi-Unit Res. |
| 1115 N. Fifth | SD-327 | Contributing | Contributing | | 1937 | Sp. Eclectic | Single Family Residential |
| 1120 N. Fifth | SD-345 | Contributing | N/A | DEMO | 1924 | Crafts. Bungalow | Single Family Residential |
| 1130 N. Fifth | SD-346 | Contributing | N/A | DEMO | 1920 | Crafts. Bungalow | Single Family Residential |
| 1133 N. Fifth | SD-337 | Contributing | Contributing | | 1919 | Crafts. Bungalow | Single Family Residential |
| 1135 N. Fifth | SD-336A | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1135 N. Fifth (rear) | SD-336B | Non-contributing | Non-contributing | INTEG | 1927 | Sp. Colonial Rev. | Single Family Residential |
| 1136 N. Fifth | SD-347 | Contributing | N/A | DEMO | 1921 | Crafts. Bungalow | Single Family Residential |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished
Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 1139 N. Fifth | SD-335 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1140 N. Fifth | SD-348 | Contributing | N/A | DEMO | 1920 | Crafts. Bungalow | Single Family Residential |
| 1144 N. Fifth | SD-349 | Contributing | N/A | DEMO | 1920 | Sp. Colonial Rev. | Single Family Residential |
| 1145 N. Fifth | SD-334 | Contributing | Contributing | | 1920 | Crafts. Bungalow/ Stick | Single Family Residential |
| 1220 N. Fifth | SD-269 | Non-contributing | Contributing | AGE | 1951 | Ranch | Single Family Residential |
| 1221 N. Fifth | SD-305 | Contributing | Contributing | | 1928 | Sp. Eclectic | Single Family Residential |
| 1226 N. Fifth | SD-270 | Non-contributing | Non-contributing | INTEG | 1951 | Ranch | Single Family Residential |
| 1227 N. Fifth | SD-304 | Non-contributing | Contributing | INTEG | 1921 | Bungalow | Single Family Residential |
| 1233 N. Fifth | SD-303 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1234 N. Fifth | SD-271 | Non-contributing | Contributing | INTEG | 1922 | Bungalow | Single Family Residential |
| 1241 N. Fifth | SD-302 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1242 N. Fifth | SD-272 | Contributing | Contributing | | 1922 | Crafts. Bungalow | Single Family Residential |
| 1247 N. Fifth | SD-301 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1248 N. Fifth | SD-273 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1301 N. Fifth | SD-38 | Contributing | Contributing | | 1926 | Crafts. Bungalow | Single Family Residential |
| 1315 N. Fifth | SD-48 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1316 N. Fifth | SD-57 | Contributing | Non-contributing | INTEG | 1922 | Crafts. Bungalow | Single Family Residential |
| 1328 N. Fifth | SD-58 | Non-contributing | Contributing | AGE | 1948 | American Internatl. | Single Family Residential |
| 1334 N. Fifth | SD-59 | Non-contributing | Contributing | AGE | 1949 | American Internatl. | Single Family Residential |
| 1340 N. Fifth | SD-60 | Non-contributing | Contributing | AGE | 1949 | Ranch | Single Family Residential |
| 1343 N. Fifth | SD-47 | Contributing | Contributing | | 1919 | Crafts. Bungalow | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 1345 N. Fifth | SD-46A | Contributing | Contributing | | 1928 | Sp. Eclectic | Single Family Residential |
| 1345 N. Fifth (rear) | SD-46B | Non-contributing | Non-contributing | INTEG | 1930 | Sonoran | Single Family Residential |
| 1347 N. Fifth | SD-45 | Non-contributing | Contributing | AGE | 1955 | Ranch | Single Family Residential |
| 1349 N. Fifth | SD-44 | Non-contributing | Contributing | AGE | 1952 | Ranch | Single Family Residential |
| 1424 N. Fifth | F-595 | N/A | Non-contributing | INTEG | 1928 | Bungalow | Single Family Residential |
| 1427 N. Fifth | F-577 | N/A | Contributing | | 1949 (1915) | Bungalow | Single Family Residential |
| 1545 N. Fifth | F-512 | N/A | Non-contributing | FENCE | 1953 | Ranch | Single Family Residential |
| 1121 N. First | SD-394 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Multi-Unit Res. |
| 1122 N. First | SD-403 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1125 N. First | SD-393A | Contributing | Contributing | | 1916 | Crafts. Bungalow | Single Family Residential |
| 1125 N. First (rear) | SD-393B | Non-contributing | Contributing | INTEG | 1921 | Sp. Colonial Rev. | Single Family Residential |
| 1127 N. First | SD-392 | Contributing | Contributing | | 1920 | Sp. Eclectic | Single Family Residential |
| 1129 N. First | SD-391 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1130 N. First | SD-404 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1134 N. First | SD-405 | Contributing | Contributing | | 1919 | Crafts. Bungalow | Single Family Residential |
| 1140 N. First | SD-406 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1144 N. First | SD-407 | Contributing | Contributing | | 1919 | Crafts. Bungalow | Single Family Residential |
| 1147 N. First | SD-390 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1203 N. First | SD-197 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1204 N. First | SD-180 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1209 N. First | SD-220 | Non-contributing | Contributing | INTEG | 1921 | Bungalow | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

**Abbreviations:** c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

**Reason:** AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 1214 N. First | SD-181 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1217 N. First | SD-219 | Contributing | Contributing | | 1921 | Sp. Eclectic/Pueblo | Single Family Residential |
| 1218 N. First | SD-182 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1220 N. First | SD-183A | Contributing | Contributing | | 1927 | Crafts. Bungalow/ Prairie | Single Family Residential |
| 1220rear N. First | SD-183B | Contributing | Contributing | | 1927 | Crafts. Bungalow/ Prairie | Single Family Residential |
| 1223-25 N. First | SD-218 | Non-contributing | Non-contributing | INTEG | 1911/ 49-51 | Natl. Folk-Minimal Traditional | Multi-Unit Res. |
| 1227 N. First | SD-217 | Contributing | Contributing | | 1925 | Sp. Eclectic | Single Family Residential |
| 1228 N. First | SD-184 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1233 N. First | SD-216 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1239 N. First | SD-215 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1245 N. First | SD-214A | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1303 N. First | SD-96A | Contributing | Contributing | | 1929 | Sp. Eclectic | Single Family Residential |
| 1309 N. First | SD-103 | Contributing | Contributing | | 1915 | Crafts. Bungalow | Single Family Residential |
| 1315 N. First | F-653 | N/A | Contributing | | 1945 | Transitional Sp. Ranch | Single Family Residential |
| 1316 N. First | SD-110 | Non-contributing | Contributing | INTEG | 1925 | Bungalow | Single Family Residential |
| 1317-23 N. First | F-652 | N/A | Non-contributing | AGE | 1977 | Builder Vernacular, Sp. Infl. | Fourplex Res. |
| 1322-24 N. First | SD-111 | Contributing | Contributing | | 1925/ 1926 | Bungalow | Multi-Unit Res. |
| 1327-35 N. First | F-651 | N/A | Non-contributing | INTEG | 1949, 1985 | Sp. Eclectic Infl. | Multi-Unit Res. |
| 1332 N. First | SD-112 | Contributing | Contributing | | 1931 | Sp. Colonial Rev. | Single Family Residential |
| 1340 N. First | SD-113 | Contributing | Contributing | | 1925/ 1926 | Crafts. Bungalow | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 1400-06 N First/ 703 E. Drachman | F-632 | N/A | Contributing | | 1960 | American Internatl./ Modern Movement | Commercial* |
| 1409 N. First | F-623 | N/A | Contributing | | 1941 | Sp. Eclectic Infl. | Single Family Residential |
| 1412 N. First | F-633 | N/A | Contributing | | 1948 | Moderne Commercial | Store Front Commercial |
| 1415 N. First | F-622 | N/A | Contributing | | 1936 | Bungalow/Tudor Infl. | Single Family Residential |
| 1421-1427 N. First | F-621 | N/A | 2 Contributing | | 1947 | Transitional Ranch | 2 Single Family Residential |
| 1430 N. First | F-634 | N/A | Contributing | | 1925 | Bungalow | Single Family Residential |
| 1436 N. First | F-635 | N/A | Contributing | | 1907 | Bungalow | Single Family Residential |
| 1448 N. First /700 E. Adams | F-630 | N/A | Contributing | | 1918 | Bungalow | Single Family Residential |
| 1201 N. Fourth | SD-266 | Non-contributing | Contributing | INTEG | 1928 | Sp. Colonial Rev. | Commercial** |
| 1209 N. Fourth | SD-283 | Contributing | Non-contributing | FENCE | 1921 | Crafts. Bungalow | Single Family Residential |
| 1222 N. Fourth | SD-251 | Non-contributing | Contributing | AGE | 1948 | Tudor Rev. | Single Family Residential |
| 1223 N. Fourth | SD-282 | Non-contributing | Non-contributing | INTEG | 1922 | Crafts. Bungalow | Single Family Residential |
| 1227 N. Fourth | SD-281 | Contributing | Contributing | | 1919 | Crafts. Bungalow | Single Family Residential |
| 1228 N. Fourth | SD-252 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1229 N. Fourth | SD-280 | Non-contributing | Contributing | AGE | 1945 | Transitional Ranch | Single Family Residential |
| 1234 N. Fourth | SD-253 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1236 N. Fourth | SD-254 | Non-contributing | Contributing | INTEG | 1926 | Sp. Colonial Rev. | Single Family Residential |
| 1248 N. Fourth | SD-255 | Contributing | Contributing | | 1925 | Sp. Eclectic/Mission | Single Family Residential |
| | | | | | | | |

* From 1960 to present used as commercial laundry; owner name in 2005: "Pioneer Cleaners & Dyers Inc."
** Originally commercial-corner grocery store, converted to use as Single Family Residence, date unknown.

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished
Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 1302 N. Fourth | SD-72 | Non-contributing | Non-contributing | AGE | 1984 | Neo-Mediterranean | Single Family Residential |
| 1305 N. Fourth | SD-50 | Non-contributing | Contributing | AGE | 1946 | Ranch | Single Family Residential |
| 1314 N. Fourth | SD-73 | Non-contributing | Contributing | AGE | 1955 | Ranch | Single Family Residential |
| 1315 N. Fourth | SD-65 | Non-contributing | Contributing | AGE | 1945 | Tudor Rev. Infl. | Single Family Residential |
| 1321 N. Fourth | SD-64 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1322 N. Fourth | SD-74A | Contributing | Contributing | | 1927 | Sp. Eclectic | Single Family Residential |
| 1327 N. Fourth | SD-63 | Non-contributing | Contributing | INTEG | 1926 | Sp. Eclectic | Single Family Residential |
| 1333 N. Fourth | SD-62 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1552 N. Fourth | F-535 | N/A | Non-contributing | AGE | 1987 | Sp. Eclectic Infl. | Duplex Res. |
| 130 E. Helen | SD-322 | Contributing | Contributing | | 1919 | Craftsman Bungalow | Single Family Residential |
| 203 E. Helen | SD-291 | Non-contributing | Non-contributing | INTEG | 1922 | Craftsman Bungalow | Single Family Residential |
| 204 E. Helen | SD-330 | Non-contributing | Contributing | AGE | 1946 | American International | Single Family Residential |
| 209 E. Helen | SD-290 | Contributing | Contributing | | 1917 | Craftsman Bungalow | Single Family Residential |
| 215 E. Helen | SD-289 | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| 218-20 E. Helen | SD-331 | Contributing | Contributing | | 1917 | Craftsman Bungalow | Single Family Residential |
| 219 E. Helen | SD-288 | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| 222 E. Helen | SD-332 | Contributing | Contributing | | 1924 | Craftsman Bungalow | Single Family Residential |
| 227 E. Helen | SD-287 | Contributing | Contributing | | 1921 | Craftsman Bungalow | Single Family Residential |
| 228 E. Helen | SD-333 | Contributing | Contributing | | 1920 | California Bungalow | Single Family Residential |
| 233 E. Helen | SD-286 | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| 245 E. Helen | SD-285 | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 249 E. Helen | SD-284 | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| 307 E. Helen | SD-268 | Non-contributing | Contributing | AGE | 1951 | Spanish Territorial Influence | Religious |
| 322 E. Helen | SD-350 | Non-contributing | N/A | DEMO | 1920 | Craftsman Bungalow | Single Family Residential |
| 327-327½ E. Helen | SD-267 | Contributing | Contributing | | 1936 | Spanish Eclectic | Single Family Residential |
| 328 E. Helen | SD-351 | Contributing | N/A | DEMO | 1920 | Craftsman Bungalow | Single Family Residential |
| 401 E. Helen | SD-250 | Non-contributing | Contributing | AGE | 1946 | Transitional Ranch | Single Family Residential |
| 411 E. Helen | SD-249 | Contributing | Contributing | | 1936 | Spanish Eclectic | Single Family Residential |
| 415 E. Helen | SD-248 | Non-contributing | Contributing | AGE | 1941 | Ranch/Bungalow Influence | Single Family Residential |
| 421 E. Helen | SD-247 | Non-contributing | Contributing | AGE | 1941 | Transitional Ranch | Single Family Residential |
| 426-428 E. Helen | SD-353 | Contributing | Contributing | | 1925 | Craftsman Bungalow | Single Family Residential |
| 427-429 E. Helen | SD-246 | Contributing | Contributing | | 1925 | Mission Revival | Single Family Residential |
| 434 E. Helen | SD-354 | Contributing | Contributing | | 1925 | Craftsman Bungalow | Single Family Residential |
| 437 E. Helen | SD-245 | Non-contributing | Non-contributing | | 1920 | National Folk/Craftsman | Single Family Residential |
| 501 E. Helen | SD-226 | Non-contributing | Contributing | INTEG | 1924 | Craftsman Bungalow | Single Family Residential |
| 504 E. Helen | SD-365 | Non-contributing | Contributing | INTEG | 1928 | Spanish Eclectic | Single Family Residential |
| 509 E. Helen | SD-225 | Contributing | Contributing | | 1924 | Craftsman Bungalow | Single Family Residential |
| 510 E. Helen | SD-366 | Contributing | Contributing | | 1928 | Spanish Eclectic | Single Family Residential |
| 515 E. Helen | SD-224 | Contributing | Contributing | | 1924 | Craftsman Bungalow | Single Family Residential |
| 516 E. Helen | SD-367 | Contributing | Contributing | | 1927 | Spanish Eclectic | Single Family Residential |
| 520 E. Helen | SD-368 | Non-contributing | Contributing | INTEG | 1928 | Spanish Eclectic | Single Family Residential |
| 521 E. Helen | SD-223 | Non-contributing | Contributing | INTEG | 1924 | Spanish Colonial Revival | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev Revival, DEMO Demolished
Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 522-524 E. Helen | SD-369 | Contributing | Contributing | | 1924 | Craftsman Bungalow | Single Family Residential |
| 525 E. Helen | SD-222 | Contributing | Contributing | | 1924 | Craftsman Bungalow | Single Family Residential |
| 602 E. Helen | SD-386 | Non-contributing | Non-contributing | INTEG | 1925 | Craftsman Bungalow | Single Family Residential |
| 610-612 E. Helen | SD-387 | Contributing | Contributing | | 1925 | Spanish Colonial Revival/Pueblo | Multi-Unit Residential |
| 615 E. Helen | SD-201 | Contributing | Contributing | | 1929 | Spanish Eclectic | Single Family Residential |
| 616 E. Helen | SD-388 | Contributing | Contributing | | 1927 | Spanish Eclectic/Mission | Single Family Residential |
| 619-623 E. Helen | SD-200 | Contributing | Contributing | | 1925 | Craftsman Bungalow | Multi-Unit Residential |
| 624 E. Helen | SD-389 | Contributing | Contributing | | 1930 | Spanish Eclectic | Single Family Residential |
| 627-631 E. Helen | SD-199 | Contributing | Contributing | | 1925 | Craftsman Bungalow | Multi-Unit Residential |
| 633 E. Helen | SD-198 | Contributing | Contributing | | c. 1929 | Spanish Eclectic | Single Family Residential |
| 721 E. Helen | SD-179 | Contributing | Contributing | | 1920 | Bungalow | Single Family Residential |
| 722 E. Helen | SD-408 | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| 727 E. Helen | SD-178 | Contributing | Contributing | | 1921 | Bungalow | Single Family Residential |
| 728 E. Helen | SD-409 | Contributing | Contributing | | 1921 | Bungalow | Single Family Residential |
| 734 E. Helen | SD-410 | Contributing | Contributing | | 1920 | Bungalow | Single Family Residential |
| 735 E. Helen | SD-177 | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| 740 E. Helen | SD-411 | Contributing | Contributing | | 1920 | Bungalow | Single Family Residential |
| 803 E. Helen | SD-159 | Contributing | Contributing | | 1925 | Early 20th c. Commercial | Commercial |
| 815 E. Helen | SD-158 | Contributing | Contributing | | 1921 | Craftsman Bungalow | Single Family Residential |
| 816 E. Helen | SD-419 | Contributing | Contributing | | 1921 | Craftsman Bungalow | Single Family Residential |
| 820 E. Helen | SD-420 | Contributing | Contributing | | 1938 | Spanish Eclectic | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 824 E. Helen | SD-421 | Contributing | Contributing | | 1925 | Spanish Eclectic | Single Family Residential |
| 825 E. Helen | SD-157 | Contributing | Contributing | | 1921 | Craftsman Bungalow | Single Family Residential |
| 827 E. Helen | SD-156 | Contributing | Contributing | | 1921 | Craftsman Bungalow | Single Family Residential |
| 833 E. Helen | SD-155 | Contributing | Contributing | | 1924 | Spanish Colonial Revival | Single Family Residential |
| 834 E. Helen | SD-422 | Contributing | Contributing | | 1919 | Craftsman Bungalow | Single Family Residential |
| 838 E. Helen | SD-423 | Contributing | Contributing | | 1919 | Craftsman Bungalow | Single Family Residential |
| 840 E. Helen | SD-424 | Contributing | Contributing | | 1919 | Craftsman Bungalow | Single Family Residential |
| 844 E. Helen | SD-425 | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| 904 E. Helen | SD-433 | Contributing | Contributing | | 1921 | Craftsman Bungalow | Single Family Residential |
| 908-910 E. Helen | SD-434 | Contributing | Contributing | | 1925 | Craftsman Bungalow | Multi-Unit Residential |
| 914-916 E. Helen | SD-435 | Contributing | Contributing | | 1925 | Craftsman Bungalow | Multi-Unit Residential |
| 928 E. Helen | SD-436 | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| 210-212 E. Lee | F-506 | N/A | Non-contributing | AGE | 1980 | Contemporary / Southwestern | Duplex Residential |
| 216 E. Lee | F-507 | N/A | Contributing | | 1938 | Spanish Eclectic | Single Family Residential |
| 220-222 E. Lee | F-508 | N/A | Non-contributing | AGE | 1980 | Contemporary / Southwestern | Duplex Residential |
| 228 E. Lee | F-509 | N/A | Contributing | | 1955 | Ranch | Single Family Residential |
| 230-236 E. Lee | F-510 | N/A | Non-contributing | AGE | 1980 | Builder Vernacular | Duplex Residential |
| 240 E. Lee | F-511 | N/A | Contributing | | 1957 | Ranch | Single Family Residential |
| 304 E. Lee | F-520 | N/A | Contributing | | 1930 | Spanish Eclectic | Single Family Residential |
| 314 E. Lee | F-521 | N/A | Non-contributing | AGE | 1990 | Post-Modern | Duplex Residential |
| 316 E. Lee | F-522 | N/A | Contributing | | 1926 | Spanish Eclectic | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 324 E. Lee | F-523 | N/A | Contributing | | 1926 | Spanish Eclectic | Single Family Residential |
| 334 E. Lee | F-524 | N/A | Contributing | | 1949 | American International Ranch | Single Family Residential |
| 340 E. Lee | F-525 | N/A | Non-contributing | INTEG | 1952 | National Folk - Front Gable | Single Family Residential |
| 348-350 E. Lee | F-526 | N/A | Non-contributing | AGE | 1983 | Contemporary Spanish Eclectic | Duplex Residential |
| 410 E. Lee | F-536 | N/A | Contributing | | 1933 | Spanish Eclectic | Single Family Residential |
| 416 E. Lee | F-537 | N/A | Non-contributing | INTEG | 1949 | Contemporary Southwest Vernacular | Single Family Residential |
| 420-424 E. Lee | F-538 | N/A | Non-contributing | AGE | 1984 | Builder Vernacular | Triplex Residential |
| 430-436 E. Lee | F-539 | N/A | Non-contributing | AGE | 1980 | Spanish Contemporary | Fourplex Residential |
| 450-456 E. Lee | F-540 | N/A | Non-contributing | AGE | 1976 | American International Influence | Fourplex Residential |
| 508-510 E. Lee | F-543 | N/A | Contributing | | 1954 | Ranch | Duplex Residential |
| 516 E. Lee | F-544 | N/A | Contributing | | 1954 | Ranch | Single Family Residential |
| 522 E. Lee | F-545 | N/A | Contributing | | 1954 | Transitional Ranch | Single Family Residential |
| 526-528 E. Lee | F-546 | N/A | Non-contributing | AGE | 1976 | Contemporary / Southwestern | Duplex Residential |
| 534 E. Lee | F-547 | N/A | Non-contributing | INTEG | 1948 | Ranch | Single Family Residential |
| 540 E. Lee, 1541-43 N. Second | F-548 | N/A | Non-contributing | AGE | 1964 | Ranch Influence | Triplex Residential |
| 826 E. Lee | F-556 | N/A | Contributing | | 1920,1949 | National Folk - Hall & Parlor | SF Residential (1920) rear rental unit (1949) |
| 834-836 E. Lee | F-557 | N/A | Contributing | | 1938, 1948 | National Folk - Hall & Parlor | SF Residential (1938) rear rental units (1948) |
| 844 E. Lee | F-558 | N/A | Contributing | | 1920 | Bungalow | Single Family Residential |
| 848 E. Lee | F-559 | N/A | Contributing | | 1919 | Bungalow | Single Family Residential |
| 908 E. Lee | F-564 | N/A | Contributing | | 1950 | National Folk - Hall & Parlor | Single Family Residential |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished
Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 918 E. Lee | F-565 | N/A | Contributing | | 1944 | National Folk, Side Gable massed plan | Single Family Residential |
| 1321 N. Hoff | SD-74B | Contributing | Contributing | | 1927 | Sp. Eclectic | Single Family Residential |
| 105 E. Mabel | F-656 | N/A | Contributing | | 1927 | Spanish Eclectic | Single Family Residential |
| 109 E. Mabel | F-657 | N/A | Contributing | | 1951 | Pueblo Revival / Spanish Eclectic | SF Residential with home office |
| 125 E. Mabel | F-658 | N/A | Non-contributing | AGE | 1974 | Pueblo Revival | Professional Offices |
| 127 E. Mabel | F-644 | N/A | Contributing | | 1925 | Spanish Eclectic | Single Family Residential |
| 135 E. Mabel | F-643 | N/A | Contributing | | c. 1915 | Bungalow | Single Family Residential |
| 214 E. Mabel | SD-298 | Non-contributing | Non-contributing | INTEG | 1958 | Neo-Eclectic | Commercial |
| 219 E. Mabel | F-646 | N/A | Contributing | N/A | 1960 | International Style | Commercial |
| 220 E. Mabel | SD-299 | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| 221 E. Mabel | SD-40 | Non-contributing | Contributing | AGE | 1950 | Spanish Colonial Influence | Single Family Residential |
| 227 E. Mabel | SD-39 | Non-contributing | Contributing | INTEG | 1918 | Bungalow | Single Family Residential |
| 230 E. Mabel | SD-300 | Contributing | Contributing | | 1924 | Craftsman Bungalow | Single Family Residential |
| 301 E. Mabel | SD-56 | Non-contributing | Non-contributing | | 1920 | Bungalow | Single Family Residential |
| 303 E. Mabel | SD-55 | Non-contributing | Contributing | INTEG | 1920 | Bungalow | Single Family Residential |
| 315 E. Mabel | SD-54 | Contributing | Contributing | | 1925 | Spanish Eclectic | Single Family Residential |
| 318 E. Mabel | SD-274 | Non-contributing | Contributing | AGE | 1946 | Minimal Traditional | Single Family Residential |
| 321 E. Mabel | SD-53 | Contributing | Contributing | | 1925 | Spanish Eclectic | Single Family Residential |
| 324 E. Mabel | SD-275 | Non-contributing | Contributing | AGE | 1951 | Ranch | Single Family Residential |
| 327 E. Mabel | SD-52 | Contributing | Contributing | AGE | 1953 | Ranch | Single Family Residential |
| 332 E. Mabel | SD-276 | Contributing | Contributing | | 1926 | Spanish Colonial Revival | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

**Abbreviations:** c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

**Reason:** AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 333 E. Mabel | SD-51 | Non-contributing | Contributing | AGE | 1948 | Ranch | Single Family Residential |
| 336 E. Mabel | SD-277 | Contributing | Contributing | | 1925 | Spanish Eclectic | Single Family Residential |
| 342 E. Mabel | SD-278 | Contributing | Contributing | | 1927 | Spanish Eclectic | Single Family Residential |
| 348 E. Mabel | SD-279 | Contributing | Contributing | | 1925 | Spanish Eclectic | Single Family Residential |
| 415 E. Mabel | SD-71 | Contributing | Contributing | | 1925 | Bungalow/Spanish Eclectic | Single Family Residential |
| 416 E. Mabel | SD-256 | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| 421 E. Mabel | SD-70 | Non-contributing | Contributing | AGE | 1945 | Spanish Eclectic influence | Single Family Residential |
| 422 E. Mabel | SD-257 | Contributing | Contributing | | 1926 | Craftsman Bungalow | Single Family Residential |
| 427 E. Mabel | SD-69 | Contributing | Contributing | | 1925 | Spanish Eclectic/Mission | Single Family Residential |
| 428 E. Mabel | SD-258 | Contributing | Contributing | | 1925 | Spanish Eclectic | Single Family Residential |
| 433 E. Mabel | SD-68 | Non-contributing | Contributing | AGE | 1948 | Bungalow | Single Family Residential |
| 439 E. Mabel | SD-67 | Contributing | Contributing | | 1924 | Craftsman Bungalow | Single Family Residential |
| 445 E. Mabel | SD-66 | Contributing | Contributing | | 1924 | Craftsman Bungalow | Single Family Residential |
| 501 E. Mabel | SD-90 | Non-contributing | Contributing | AGE | 1950 | National Folk Front Gable | Single Family Residential |
| 509 E. Mabel | SD-89 | Contributing | Contributing | | 1926 | Spanish Eclectic | Single Family Residential |
| 515 E. Mabel | SD-88 | Non-contributing | Contributing | AGE | 1950 | Ranch | Single Family Residential |
| 516 E. Mabel | SD-233 | Non-contributing | Non-contributing | INTEG | 1924 | Craftsman Bungalow | Single Family Residential |
| 522 E. Mabel | SD-234 | Contributing | Contributing | | 1923 | Craftsman Bungalow | Single Family Residential |
| 523 E. Mabel | SD-87 | Contributing | Contributing | | 1926 | Spanish Eclectic Influence | Single Family Residential |
| 526 E. Mabel | SD-235B | Contributing | Contributing | | 1926 | Sp. Colonial Rev. | Single Family Residential |
| 527 E. Mabel | SD-86 | Non-contributing | Contributing | AGE | 1946 | Ranch | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 528-530 E. Mabel | SD-235A | Contributing | Contributing | | 1926 | Crafts. Bungalow | Single Family Residential |
| 533 E. Mabel | SD-85 | Non-contributing | Contributing | AGE | 1946 | Ranch | Single Family Residential |
| 536 E. Mabel | SD-236 | Non-contributing | Non-contributing | AGE | >1986 | Neo-Eclectic | Single Family Residential |
| 539 E. Mabel | SD-84 | Contributing | Contributing | | 1928 | Sp. Eclectic | Single Family Residential |
| 545 E. Mabel | SD-83 | Contributing | Non-contributing | INTEG | 1928 | Sp. Eclectic | Single Family Residential |
| 601 E. Mabel | SD-101 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 604 E. Mabel | SD-208 | Contributing | Contributing | | 1925 | Crafts. Bungalow | Single Family Residential |
| 609 E. Mabel | SD-100 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 610 E. Mabel | SD-209 | Contributing | Contributing | | 1926 | Sp. Colonial Rev. | Single Family Residential |
| 615 E. Mabel | SD-99 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 616 E. Mabel | SD-210 | Contributing | Contributing | | 1925 | Crafts. Bungalow | Single Family Residential |
| 620 E. Mabel | SD-211 | Contributing | Contributing | | 1920 | Natl. Folk | Single Family Residential |
| 621 E. Mabel | SD-98 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 625 E. Mabel | SD-97 | Contributing | Contributing | | 1919 | Crafts. Bungalow | Single Family Residential |
| 628 E. Mabel | SD-212 | Contributing | Contributing | | 1926 | Crafts. Bungalow | Single Family Residential |
| 631 E. Mabel | SD-96B | Contributing | Contributing | | 1929/ 1937 | Sp. Eclectic Infl. | Single Family Residential |
| 634 E. Mabel | SD-213 | Contributing | Contributing | | 1928 | Sp. Eclectic | Single Family Residential |
| 640 E. Mabel | SD-214B | Non-contributing | Contributing | INTEG | 1921 | Bungalow | Residential, guest house |
| 701 E. Mabel | SD-109 | Contributing | Contributing | | 1926 | Crafts. Bungalow | Single Family Residential |
| 704 E. Mabel | SD-185 | Non-contributing | Contributing | INTEG | 1920 | Bungalow | Single Family Residential |
| 705 E. Mabel | SD-108 | Contributing | Contributing | | 1926 | Sp. Colonial Rev. | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished
Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 708 E. Mabel | SD-186 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 711 E. Mabel | SD-107 | Contributing | Contributing | | 1926 | Sp. Colonial Rev. | Single Family Residential |
| 712 E. Mabel | SD-187 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 716 E. Mabel | SD-188 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 721 E. Mabel | SD-106 | Contributing | Contributing | | 1924 | Sp. Colonial Rev. | Single Family Residential |
| 728 E. Mabel | SD-190 | Contributing | Contributing | | 1922 | Crafts. Bungalow | Single Family Residential |
| 729 E. Mabel | SD-105 | Contributing | Contributing | | 1922 | Crafts. Bungalow | Single Family Residential |
| 732 E. Mabel | SD-189 | Contributing | Contributing | | 1922 | Crafts. Bungalow/Prairie | Single Family Residential |
| 737 E. Mabel | SD-500 | N/A | Non-contributing | AGE | >1989 | Southwest Modern | Single Family Residential |
| 747 E. Mabel | SD-104 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 815 E. Mabel | SD-126 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 816 E. Mabel | SD-166 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 821 E. Mabel | SD-125 | Non-contributing | Non-contributing | INTEG | 1921 | Crafts. Bungalow | Single Family Residential |
| 822 E. Mabel | SD-167 | Contributing | Contributing | | 1922 | Crafts. Bungalow | Single Family Residential |
| 828 E. Mabel | SD-168 | Non-contributing | Contributing | AGE | 1949 | Ranch | Single Family Residential |
| 834 E. Mabel | SD-169 | Contributing | Contributing | | 1926 | Sp. Colonial Rev. | Single Family Residential |
| 840 E. Mabel | SD-170 | Contributing | Contributing | | 1924 | Sp. Eclectic/Mission | Single Family Residential |
| 846 E. Mabel | SD-171 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 909 E. Mabel | SD-141A | Contributing | Contributing | | 1924 | Crafts. Bungalow | Single Family Residential |
| 909 E. Mabel (rear) | SD-141B | Contributing | Contributing | | 1926 | Natl. Folk | Single Family Residential |
| 915 E. Mabel | SD-140 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 923 E. Mabel | SD-139 | Contributing | Contributing | | 1920/1932 | Sp. Eclectic | Single Family Residential |
| 1135 N. Park | SD-439 | Contributing | Contributing | | 1920 | California Bungalow | Single Family Residential |
| 1147-49 N. Park | SD-438 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Multi-Unit Res. |
| 1201 N. Park | SD-153 | Contributing | Contributing | | 1925 | Mission Rev. | Multi-Unit Res. |
| 1301-03 N. Park | SD-138 | Contributing | Contributing | | 1925 | Crafts. Bungalow | Single Family Residential |
| 1309 N. Park | SD-152 | Non-contributing | Non-contributing | AGE | 1988 | Neo-Eclectic | Multi-Unit Res. |
| 1327 N. Park | SD-151 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 1333 N. Park | SD-150 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 1339 N. Park | SD-149 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 1425 N. Park | F-639 | N/A | Non-contributing | AGE | 1965 | Contemporary | Multi-Unit Res. |
| 1505-07 N. Park | F-566 | N/A | Contributing | | 1938 | Transitional Ranch | Duplex Res. |
| 1116 N. Second | SD-381 | Contributing | Contributing | | 1920 | Sp. Colonial Rev. | Single Family Residential |
| 1120 N. Second | SD-382 | Contributing | Contributing | | 1920 | Sp. Colonial Rev. | Single Family Residential |
| 1121 N. Second | SD-373 | Contributing | Contributing | | 1923 | Sp. Eclectic | Single Family Residential |
| 1125 N. Second | SD-372 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1128 N. Second | SD-383 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 1130 N. Second | SD-384 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1139 N. Second | SD-371 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1140 N. Second | SD-385 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 1147 N. Second | SD-370 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1202 N. Second | SD-202 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 1203 N. Second | SD-221 | Non-contributing | Contributing | INTEG | 1920 | Crafts. Bungalow | Single Family Residential |
| 1207 N. Second | SD-243 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1212 N. Second | SD-203 | Non-contributing | Non-contributing | INTEG | 1921/ 1949 | Bungalow | Duplex Res. |
| 1214 N. Second | SD-204 | Contributing | Contributing | | 1922 | Crafts. Bungalow | Single Family Residential |
| 1215 N. Second | SD-242 | Non-contributing | Contributing | INTEG | 1920 | Bungalow | Single Family Residential |
| 1217 N. Second | SD-241 | Non-contributing | Non-contributing | INTEG | 1920 | Crafts. Bungalow | Single Family Residential |
| 1222 N. Second | SD-206 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1224 N. Second | SD-205 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1227 N. Second | SD-240 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1233 N. Second | SD-239 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 1234 N. Second | SD-207 | Contributing | Contributing | | 1925 | Crafts. Bungalow | Single Family Residential |
| 1243 N. Second | SD-238 | Contributing | Contributing | | 1923 | Sp. Colonial Rev. | Single Family Residential |
| 1247 N. Second | SD-237 | Non-contributing | Non-contributing | INTEG | 1922 | Crafts. Bungalow | Single Family Residential |
| 1315 N. Second | SD-95 | Contributing | Contributing | | 1919 | Crafts. Bungalow | Single Family Residential |
| 1325-33 N. Second | F-647 | N/A | 6 Contributing | | 1949, 1956 | Sp. Eclectic Infl. | 6 Multi-Unit Res.+ 534 E. Drachman |
| rear 1333 N. Second | F-647 | N/A | Non-contributing | AGE | c. 1970 | Contemporary | Storage |
| 1330-36 N. Second | F-648 | N/A | Contributing | | 1959 | Contemporary | Fourplex Res., with F-649 |
| 1410 N. Second | F-629 | N/A | Non-contributing | AGE | 1983 | Ranch | Duplex Res. |
| 1425 N. Second | F-613 | N/A | Contributing | | 1935 | Bungalow | SF Residential, rear rental unit |
| 1427 N. Second | F-612 | N/A | Non-contributing | INTEG | 1932 | Ranch Infl. - Sp. Character | Single Family Residential |
| 1440 N. Second | F-619 | N/A | Non-contributing | AGE | 1973 | Ranch | orig. SFR, now owned by City |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

**Abbreviations:** c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

**Reason:** AGE: <45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 1501-03 N. Second | F-549 | N/A | Contributing | | 1950 | Ranch | Triplex Res. |
| 1115-17N. Seventh | SD-312 | Contributing | Contributing | | 1927 | Sp. Eclectic | Multi-Unit Res. |
| 1125 N. Seventh | SD-313 | Non-contributing | Non-contributing | AGE | 1984 | Sp. Neo-Eclectic | Multi-Unit Res. |
| 1137 N. Seventh | SD-314 | Contributing | Contributing | | 1925 | Sp. Colonial Rev. | Commercial |
| 1143 N. Seventh | SD-315 | Contributing | Contributing | | 1926 | Sp. Colonial Rev. | Commercial |
| 1126 N. Sixth | SD-328 | Non-contributing | Contributing | INTEG | 1916 | Natl. Folk | Single Family Residential |
| 1127 N. Sixth | SD-325 | Contributing | Non-contributing | INTEG | 1918 | Prairie | Commercial |
| 1131 N. Sixth | SD-324 | Contributing | Contributing | | 1918 | Crafts. Bungalow | Single Family Residential |
| 1132-34 N. Sixth | SD-329 | Non-contributing | Non-contributing | INTEG | 1916/ 1941 | California Bungalow | Single Family Residential |
| 1139 N. Sixth | SD-323 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1203 N. Sixth | SD-306 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1207 N. Sixth | SD-307 | Contributing | Contributing | | 1927 | Crafts. Bungalow | Single Family Residential |
| 1214 N. Sixth | SD-292 | Contributing | Contributing | | 1924 | Sp. Colonial Rev. | Single Family Residential |
| 1219 N. Sixth | SD-308 | Contributing | Contributing | | 1914 | Natl. Folk | Single Family Residential |
| 1221 N. Sixth | SD-309 | N/A | Contributing | | 1922 | Bungalow | Single Family Residential |
| 1228 N. Sixth | SD-293 | Contributing | Contributing | | 1921 | California Bungalow | Single Family Residential |
| 1230 N. Sixth | SD-294 | Non-contributing | Non-contributing | INTEG | 1949 | Minimal Traditional | Multi-Unit Res. |
| 1234 N. Sixth | SD-295 | Non-contributing | Non-contributing | INTEG | 1920 | Sp. Eclectic | Single Family Residential |
| 1240-42 N. Sixth | SD-296 | Contributing | Contributing | | 1918/ 1947 | Crafts. Bungalow | Single Family Residential |
| 1244 N. Sixth | SD-297 | Contributing | Contributing | | 1919 | Crafts. Bungalow | Single Family Residential |
| 1315 N. Sixth | F-642 | N/A | Non-contributing | AGE | 1986 | Contemporary/Builder Vernacular | Multi-Unit Res. |
| | | | | | | | |

TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 1316 N. Sixth | F-645 | N/A | Non-contributing | AGE | 1975 | | Industrial |
| 1321 N. Sixth | F-641 | N/A | Contributing | | 1944 | Sp. Eclectic (south), Bungalow (north) | Daycare center |
| 1328 N. Sixth | SD-41 | Contributing | Contributing | | 1912 | Crafts. Bungalow | Single Family Residential |
| 1402 N. Sixth | F-582 | N/A | Contributing | | 1924 | Crafts. Bungalow | Single Family Residential |
| 1418 N. Sixth | F-583 | N/A | Contributing | | 1922 | Crafts. Bungalow | Single Family Residential |
| 1430 N. Sixth | F-584 | N/A | Non-contributing | AGE | 1977 | Modern Commercial - Sp. Infl. | Commercial |
| 1444 N. Sixth | F-572 | N/A | Contributing | | 1946 | Ranch | Single Family Residential |
| 1501 N. Sixth | F-504 | N/A | Contributing | | 1921 | Bungalow | Single Family Residential |
| 1509 N. Sixth | F-503 | N/A | Contributing | | 1928 | Sp. Eclectic/Pueblo | Single Family Residential |
| 1511-15 N. Sixth | F-502 | N/A | Non-contributing | WALL | 1943 | | Single Family Residential |
| 1521 N. Sixth | F-501 | N/A | Contributing | | 1949 | Transitional Ranch, Bungalow Infl. | Single Family Residential |
| 1550-52 N. Sixth | F-505 | N/A | Non-contributing | AGE | 1979 | Sp. Eclectic Infl. | Duplex Res. |
| 37 E. Speedway | SD-311 | Contributing | Non-contributing | INTEG | 1930 | Spanish Colonial Revival | Single Family Residential |
| 41 E. Speedway | SD-310 | Non-contributing | Contributing | INTEG | 1925 | California Bungalow | Single Family Residential |
| 105 E. Speedway | SD-321 | Contributing | Contributing | | 1924 | Spanish Eclectic | Single Family Residential |
| 109 E. Speedway | SD-320 | Contributing | Contributing | | 1924 | Spanish Eclectic/Mission | Single Family Residential |
| 119 E. Speedway | SD-319 | Contributing | Contributing | | 1925 | Craftsman Bungalow/Prairie | Single Family Residential |
| 131 E. Speedway | SD-318 | Non-contributing | Non-contributing | INTEG | 1919 | Craftsman Bungalow | Single Family Residential |
| 133 E. Speedway | SD-317 | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| 135 E. Speedway | SD-316 | Contributing | N/A | DEMO | 1914 | Craftsman Bungalow | Single Family Residential |
| 301 E. Speedway | SD-344 | Contributing | Contributing | | 1936 | Spanish Eclectic | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 307 E. Speedway | SD-343 | Contributing | Contributing | | 1936 | Spanish Eclectic | Single Family Residential |
| 315 E. Speedway | SD-342 | Contributing | N/A | DEMO | 1917 | Craftsman Bungalow | Single Family Residential |
| 317 E. Speedway | SD-341 | Contributing | N/A | DEMO | 1922 | Craftsman Bungalow | Commercial |
| 327 E. Speedway | SD-340 | Non-contributing | N/A | DEMO | 1923 | Spanish Colonial Revival | Commercial |
| 335-37 E. Speedway | SD-339 | Contributing | N/A | DEMO | 1927 | Spanish Eclectic | Commercial |
| 347 E. Speedway | SD-338 | Non-contributing | N/A | DEMO | 1916/ 1929 | Craftsman Bungalow | Commercial |
| 445 E. Speedway | SD-352 | Contributing | Contributing | | 1939 | 20th c. Ecclesiastical | Religious |
| 511 E. Speedway | SD-361 | Contributing | Contributing | | 1914 | Craftsman Bungalow | Single Family Residential |
| 525 E. Speedway | SD-360 | Contributing | Contributing | | 1921 | Craftsman Bungalow | Single Family Residential |
| 527 E. Speedway | SD-359 | Non-contributing | Contributing | INTEG | 1921 | Bungalow | Single Family Residential |
| 539 E. Speedway | SD-358 | Contributing | Contributing | | 1914 | Craftsman Bungalow | Single Family Residential |
| 543 E. Speedway | SD-357 | Contributing | Contributing | | 1907 | Mission Revival | Single Family Residential |
| 603 E. Speedway | SD-380 | Contributing | Contributing | | 1921 | Craftsman Bungalow | Single Family Residential |
| 609 E. Speedway | SD-379 | Contributing | Contributing | | 1919 | Craftsman Bungalow/Greek Revival | Single Family Residential |
| 615 E. Speedway | SD-378 | Contributing | Contributing | | 1925 | Spanish Colonial Revival/Mission | Single Family Residential |
| 621 E. Speedway | SD-377 | Contributing | Contributing | | 1924 | Spanish Colonial Revival | Single Family Residential |
| 627 E. Speedway | SD-376 | Contributing | Contributing | | 1927 | Tudor Revival | Single Family Residential |
| 639 E. Speedway | SD-375 | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| 645 E. Speedway | SD-374 | Contributing | Contributing | | 1902 | National Folk | Single Family Residential |
| 721 E. Speedway | SD-402 | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| 703 E. Speedway | SD-401A | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 703rear E. Speedway | SD-401B | Contributing | N/A | DEMO | 1928 | Spanish Colonial Revival | Single Family Residential |
| 725 E. Speedway | SD-400 | Contributing | Contributing | | 1921 | Craftsman Bungalow | Single Family Residential |
| 733 E. Speedway | SD-399 | Contributing | Contributing | | 1923 | Spanish Colonial Revival/Mission | Single Family Residential |
| 713 E. Speedway | SD-398 | Contributing | Contributing | | 1920 | Spanish Eclectic | Single Family Residential |
| 747-49 E. Speedway | SD-397 | Contributing | Contributing | | 1920 | Craftsman Bungalow | Single Family Residential |
| 741 E. Speedway | SD-396 | Non-contributing | N/A | DEMO | 1952 | Contemporary | Single Family Residential |
| 751 E. Speedway | SD-395 | Contributing | N/A | DEMO | 1925 | Spanish Eclectic/Mission | Commercial |
| 841 E. Speedway | SD-417 | Contributing | N/A | DEMO | 1921 | Craftsman Bungalow | Single Family Residential |
| 1124 N. Third | SD-363A | Contributing | N/A | DEMO | 1917 | California Bungalow | Single Family Residential |
| 1124rear N. Third | SD-363B | Contributing | N/A | DEMO | 1918 | Natl. Folk | Single Family Residential |
| 1134 N. Third | SD-364 | Contributing | Contributing | | 1921 | Crafts. Bungalow | Single Family Residential |
| 1147 N. Third | SD-355 | Contributing | Contributing | | 1925 | Sp. Colonial Rev./Mission | Single Family Residential |
| 1201-03 N. Third | SD-244 | Contributing | Contributing | | 1925 | Crafts. Bungalow | Single Family Residential |
| 1209 N. Third | SD-265 | Contributing | Non-contributing | WALL | 1924 | Sp. Colonial Rev./Mission | Single Family Residential |
| 1215 N. Third | SD-264 | Contributing | Contributing | | 1924 | Sp. Colonial Rev. | Single Family Residential |
| 1216 N. Third | SD-227 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 1221 N. Third | SD-263A | Contributing | Contributing | | 1924 | Crafts. Bungalow | Single Family Residential |
| 1222 N. Third | SD-228 | Contributing | Non-contributing | FENCE INTEG | 1923 | Crafts. Bungalow | Single Family Residential |
| 1223-25 N. Third | SD-263B | Contributing | Contributing | | 1924 | Crafts. Bungalow | Single Family Residential |
| 1227 N. Third | SD-262 | Contributing | Contributing | | 1925 | Sp. Eclectic | Single Family Residential |
| 1228 N. Third | SD-229 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 1232 N. Third | SD-230 | Non-contributing | Contributing | INTEG | 1924 | Bungalow | Single Family Residential |
| 1233 N. Third | SD-261 | Contributing | Contributing | | 1925 | Sp. Colonial Rev. | Single Family Residential |
| 1238-40 N. Third | SD-231 | Non-contributing | Contributing | INTEG | 1923 | Bungalow | Single Family Residential |
| 1241 N. Third | SD-260 | Contributing | Contributing | | 1927 | Sp. Eclectic | Single Family Residential |
| 1248 N. Third | SD-232 | Non-contributing | Contributing | INTEG | 1924 | Sp. Colonial Rev. | Single Family Residential |
| 1249 N. Third | SD-259 | Contributing | Contributing | | 1925 | Sp. Colonial Rev./Mission | Single Family Residential |
| 1320 N. Third | SD-91 | Non-contributing | Contributing | AGE | 1954 | Ranch | Single Family Residential |
| 1409-15 N. Third | F-601 | N/A | 3 Contributing | | 1920, 40,56 | Bungalow Infl. (rear units)/ Ranch | 3 Multi-Unit Res. |
| 1512 N. Third | F-555 | N/A | Contributing | | 1939 | Period Rev./ Bungalow Infl. | Single Family Residential |
| 1540 N. Third | F-542 | N/A | Contributing | | 1949 | Ranch | Duplex Res. |
| 1123 N. Tyndall | SD-429 | Contributing | Contributing | | 1929 | Monterey | Multi-Unit Res. |
| 1127 N. Tyndall | SD-428 | Contributing | Non-contributing | INTEG | 1922 | Crafts. Bungalow | Single Family Residential |
| 1128 N. Tyndall | SD-430 | Contributing | Contributing | | 1932 | Sp. Eclectic | Multi-Unit Res. |
| 1129 N. Tyndall | SD-427 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1131 N. Tyndall | SD-426 | Non-contributing | Contributing | INTEG | 1920 | Bungalow Infl. | Single Family Residential |
| 1132 N. Tyndall | SD-431 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1203 N. Tyndall | SD-154 | Contributing | Contributing | | 1925 | Sp. Eclectic | Single Family Residential |
| 1215 N. Tyndall | SD-175 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 1217 N. Tyndall | SD-174 | Non-contributing | Contributing | INTEG | 1921 | Bungalow | Single Family Residential |
| 1221 N. Tyndall | SD-173 | Non-contributing | Contributing | INTEG | 1921 | Bungalow | Single Family Residential |
| 1227 N. Tyndall | SD-172 | Contributing | Contributing | | 1925 | Sp. Colonial Rev. | Single Family Residential |
| | | | | | | | |

**TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004**

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

| Street Address | Inv. # | 1989 NR Status | 2005 NR Status | Reason | Date | Style | Present Use |
|---|---|---|---|---|---|---|---|
| 1305 N. Tyndall | SD-124 | Contributing | Contributing | | 1925 | Crafts. Bungalow | Single Family Residential |
| 1306 N. Tyndall | SD-142 | Non-contributing | Contributing | AGE | 1952 | Ranch | Single Family Residential |
| 1311 N. Tyndall | SD-136 | Contributing | Contributing | | 1924 | Crafts. Bungalow | Single Family Residential |
| 1315 N. Tyndall | SD-137 | Contributing | Contributing | | 1920 | Natl. Folk | Single Family Residential |
| 1316 N. Tyndall | SD-143 | Contributing | Contributing | | 1920 | Crafts. Bungalow | Single Family Residential |
| 1324 N. Tyndall | SD-144 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 1330 N. Tyndall | SD-145 | Non-contributing | Non-contributing | INTEG | 1923 | Crafts. Bungalow | Single Family Residential |
| 1333 N. Tyndall | SD-135 | Non-contributing | Non-contributing | AGE | 1966 | Contemporary | Multi-Unit Res. |
| 1338 N. Tyndall | SD-146 | Contributing | Contributing | | 1923 | Crafts. Bungalow | Single Family Residential |
| 1410 N. Tyndall | F-640 | N/A | Non-contributing | AGE | 1980 | Contemporary | Single Family Residential |
| 1524 N. Tyndall | F-570 | N/A | Non-contributing | AGE | 2002 | Contemporary Ranch | Duplex Res. |
| 1536 N. Tyndall | F-571 | N/A | Non-Contributing | INTEG | 1926 | Bungalow | Single Family Residential |
| 1540 N. Tyndall | F-563 | N/A | Contributing | | 1915, 1959 | Prairie/Bungalow, American Internatl. | Single Family Residential |
| | | | | | | | |