

Age, Significant (Architecturally) & Integrity

50 years or older

ADOPTED BY THE
MAYOR AND COUNCIL ON

April 13, 2010

ORDINANCE NO. 10776

RELATING TO PLANNING AND ZONING; AMENDING CERTAIN PORTIONS OF THE LAND USE CODE, CHAPTER 23, ARTICLE V, ADMINISTRATION, DIVISION 3, SPECIAL DEVELOPMENT APPLICATIONS, ADDING SECTION 5.3.11, ARCHITECTURAL DOCUMENTATION PRIOR TO DEMOLITION OF HISTORIC BUILDINGS; AND DECLARING AN EMERGENCY.

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 V, Division 3, Special Development Applications, is hereby amended to add Section 5.3.11 Architectural Documentation Prior To Demolition Of Historic Buildings, to read as follows:

**ARTICLE V. ADMINISTRATION
DIVISION 3. SPECIAL DEVELOPMENT APPLICATIONS**

5.3.11 ARCHITECTURAL DOCUMENTATION PRIOR TO DEMOLITION OF HISTORIC BUILDINGS. Applications for permits for the demolition of buildings that are partially or in their entirety fifty (50) or more years old must include architectural documentation to provide a permanent record of buildings of historical significance before their loss. Demolition applications are available from the Planning and Development Services Department (PDSD).

5.3.11.1 Applicability. These regulations apply when an application for a demolition permit involves the complete or partial demolition of a building that is partially or in its entirety fifty (50) or more years old.

Minor Documentation is required for demolition permit requests for all buildings that are partially or in their entirety fifty (50) or more years old, but are not contributing properties within designated or pending National Register Historic Districts; are not individually listed on the National Register of Historic Places; and do not meet the eligibility criteria for the National Register of Historic Places. For buildings that otherwise meet the criteria for Full Documentation, only Minor Documentation is required if the demolition will be limited to an addition that is less than fifty (50) years old.

Full Documentation is required for demolition permit requests for all buildings that are partially or in their entirety fifty (50) or more years old and are contributing properties within designated or pending National Register Historic Districts; or are individually listed on the National Register of Historic Places; or meet the criteria for eligibility for the National Register of Historic Places.

If the building to be completely or partially demolished is located in a Historic Preservation Zone (HPZ) or the Rio Nuevo and Downtown Zone (RND) overlay zone, compliance with the applicable demolition review and approval requirements contained in Section 2.8.8.7 through Section 2.8.8.9 is required in addition to the provisions contained in this section.

5.3.11.2 Review Required. The applicant must submit Minor or Full Architectural Documentation to PDSD for review before issuance of a demolition permit.

5.3.11.3 Application and Review Process.

- A. Prior to the submittal of a demolition permit application, the applicant may meet with PDSD. At that time, PDSD determines whether the application requires Minor or Full Documentation.
- B. At the time of submittal, the applicant must submit two (2) copies of the demolition permit application and all required architectural documentation to PDSD. All new photos must be printed on photographic paper.
- C. If Minor Documentation is required, PDSD reviews and approves the applications for completeness. PDSD determines and informs the applicant that the Minor Documentation is complete, or of any additional

documentation which is required within five (5) working days of the submittal date.

- D. If Full Documentation is required, the Historic Preservation Officer (HPO) reviews and approves the applications for completeness, and informs the applicant that Full Documentation is complete or informs the applicant of any additional documentation which is required within five (5) working days of the submittal date.
- E. If PDSD or the HPO determine that the required architectural documentation is complete, then a demolition permit application may be processed. The applicant must demonstrate compliance with all provisions of the Tucson Code before a demolition permit will be issued.

5.3.11.4 Minor Documentation Required:

- A. Current photographs of the front, rear and sides of the building to be completely or partially demolished (printed on photographic paper); and
- B. Documentation from the County Assessor's records, the State Historic Preservation Office, or other official government records confirming the year of construction and dates of additions to the building to be demolished. Some of this documentation of construction dates may be available at PDSD.

5.3.11.5 Full Documentation Required.

- A. Floor plans with measured dimensions; and
- B. Photographs of the front, rear and sides of the building to be completely or partially demolished, and all interior rooms; and
- C. A 'context photograph' illustrating the relationship between the building to be completely or partially demolished and the nearest adjacent buildings in the Development Zone. The Development Zone is defined in Sec. 6.2.4 of the *Land Use Code* (LUC); and
- D. Copies of old photographs of the building to be completely or partially demolished (taken at least 20 years prior to the demolition application), if in the possession of the applicant; and

- E. Documentation from the County Assessor's records, the State Historic Preservation Office, or other official government records confirming the year of construction and dates of additions to the building to be demolished. Some of this documentation of construction dates may be available at PDSD; and
- F. A general description of construction materials, such as exterior walls, roofing, windows, porches, and carports of the building to be demolished; and
- G. A list of any important historical events or historically significant persons related to the building to be demolished, if known to the applicant.

5.3.11.6 Documentation Retention. Upon approval of the demolition permit, the HPO shall retain one (1) copy as a record of a lost historic resource and forward one (1) copy to the Tucson-Pima County Historical Commission for their records.

SECTION 2. The various City officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

SECTION 3. WHEREAS, it is necessary for the preservation of the peace, health and safety of the City of Tucson that this ordinance become immediately

///

///

///

effective, an emergency is hereby declared to exist, and this ordinance shall be effective immediately upon its passage and adoption.


PASSED, ADOPTED, AND APPROVED by the Mayor and Council of the City of Tucson, Arizona, April 13, 2010.


MAYOR

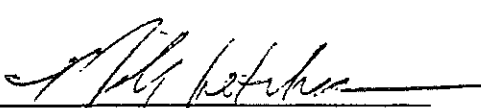
ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

REVIEWED BY:


CITY MANAGER

TM/tl
3/24/10