

*El Presidio Neighborhood Plan*

*adopted January 13, 1986*

*Resolution #13488*

# *El Presidio Neighborhood Plan*

Prepared by members of the El Presidio Neighborhood Association with assistance from the City of Tucson Planning Department

JANUARY 1986

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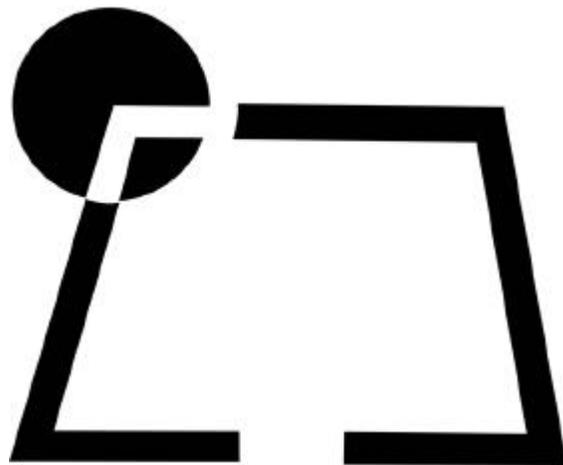
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El Presido Neighborhood Plan

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## **El Presidio Neighborhood Plan**

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This is an update of the *El Presidio Neighborhood Plan*. It has been drafted by the El Presidio Neighborhood Association (EPNA) with guidance from the existing plan, recommendations from the EPNA Plan Review Committee appointed by Council, and with technical assistance from the City of Tucson Planning Department.

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### **DEFINITIONS**

As used in this Plan,

Goals are general definitions of the desirable future state of the Neighborhood.

Policies are commitments to the course of action which will lead the Neighborhood toward its goals.

Means are available or recommended instruments of implementation of the policies.

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**INTRODUCTION**

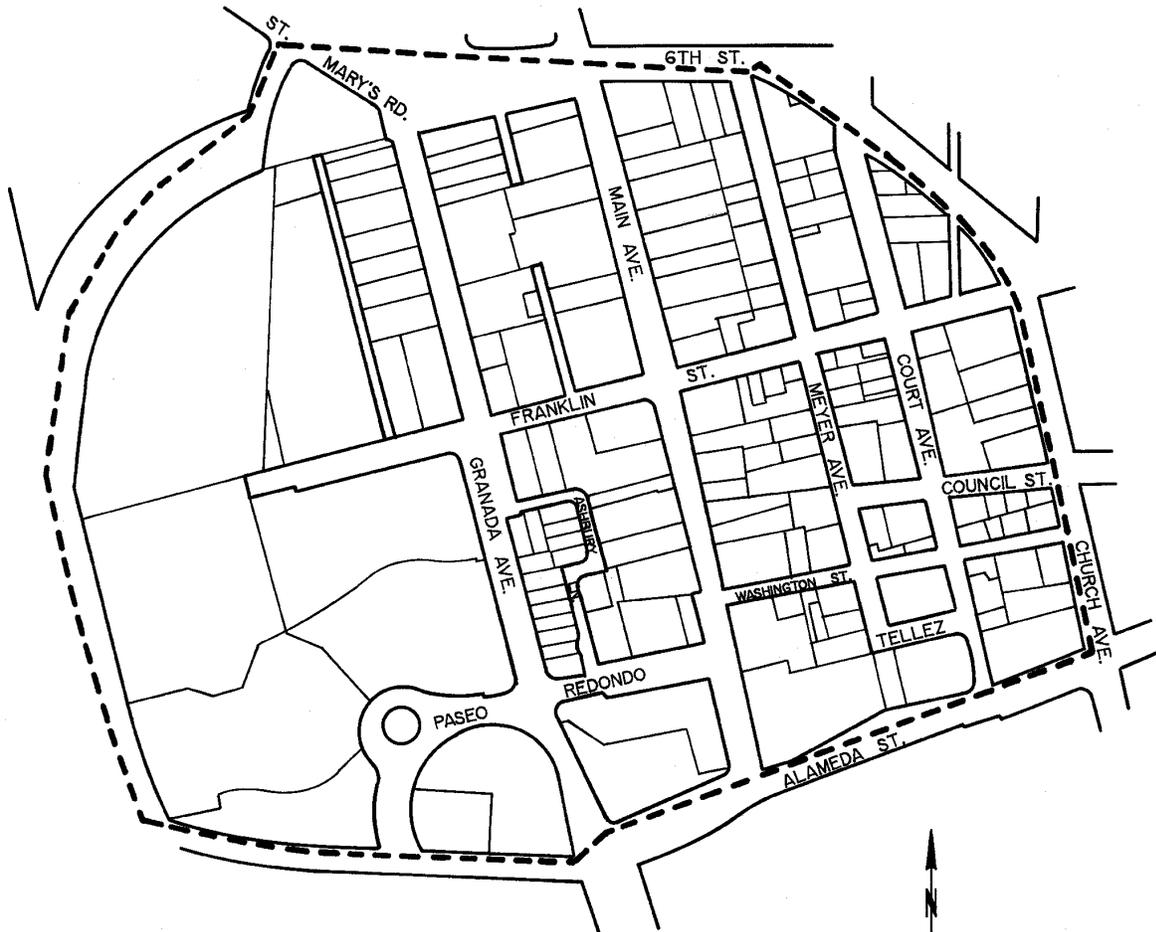
The El Presidio Neighborhood is located immediately north of Tucson's Central Business District and Governmental Complex. The neighborhood's boundaries are Church Avenue, St. Mary's Road, Interstate Highway 10, and Alameda Street.

El Presidio rests in part upon the site of a 1,200-year-old Hohokam Indian Pit House. The Neighborhood is also located in the area of Tucson's birthplace, the old Spanish Presidio, and contains many of the City's oldest and most historically significant homes.

The residential character of El Presidio remained virtually unchanged until the 1950s when a number of homes were destroyed. This was the result of changing land values in the downtown area, pressures to rezone, and anticipated commercial and governmental development.

In 1965, the *Granada Neighborhood Plan* was adopted, emphasizing the redevelopment of El Presidio by allowing a mix of high rise commercial and residential structures. The intense development market on which the *Granada Plan* was based did not materialize, and in 1979, the *El Presidio Neighborhood Plan* became the adopted land use guide.

# EL PRESIDIO NEIGHBORHOOD PLAN



Legend

----- Neighborhood Boundary

7-90

The 1979 *Plan* identified physical deterioration and conversion of residential properties to non-residential uses as the most significant problems in the Neighborhood. On-street parking and traffic circulation through the Neighborhood were also identified as major concerns. The *Plan* was intended to resolve these problems and to guide public and private expenditures in restoring El Presidio's attractiveness as a historic neighborhood.

**BACKGROUND**

Since the time of adoption, substantial development and redevelopment activity has occurred in the Neighborhood under the *Plan's* guidance, including:

Commercial/Office Development

Old Town Artisans - 186 North Meyer Avenue

Herring House - 430 North Main Avenue

Manning House - 9 Paseo Redondo

Janos Restaurant - Stevens House - 150 North Main Avenue

Ramada Inn - 404 North Freeway

Owl's Club - 378 North Main Avenue

Offices - 291-297 North Meyer Avenue

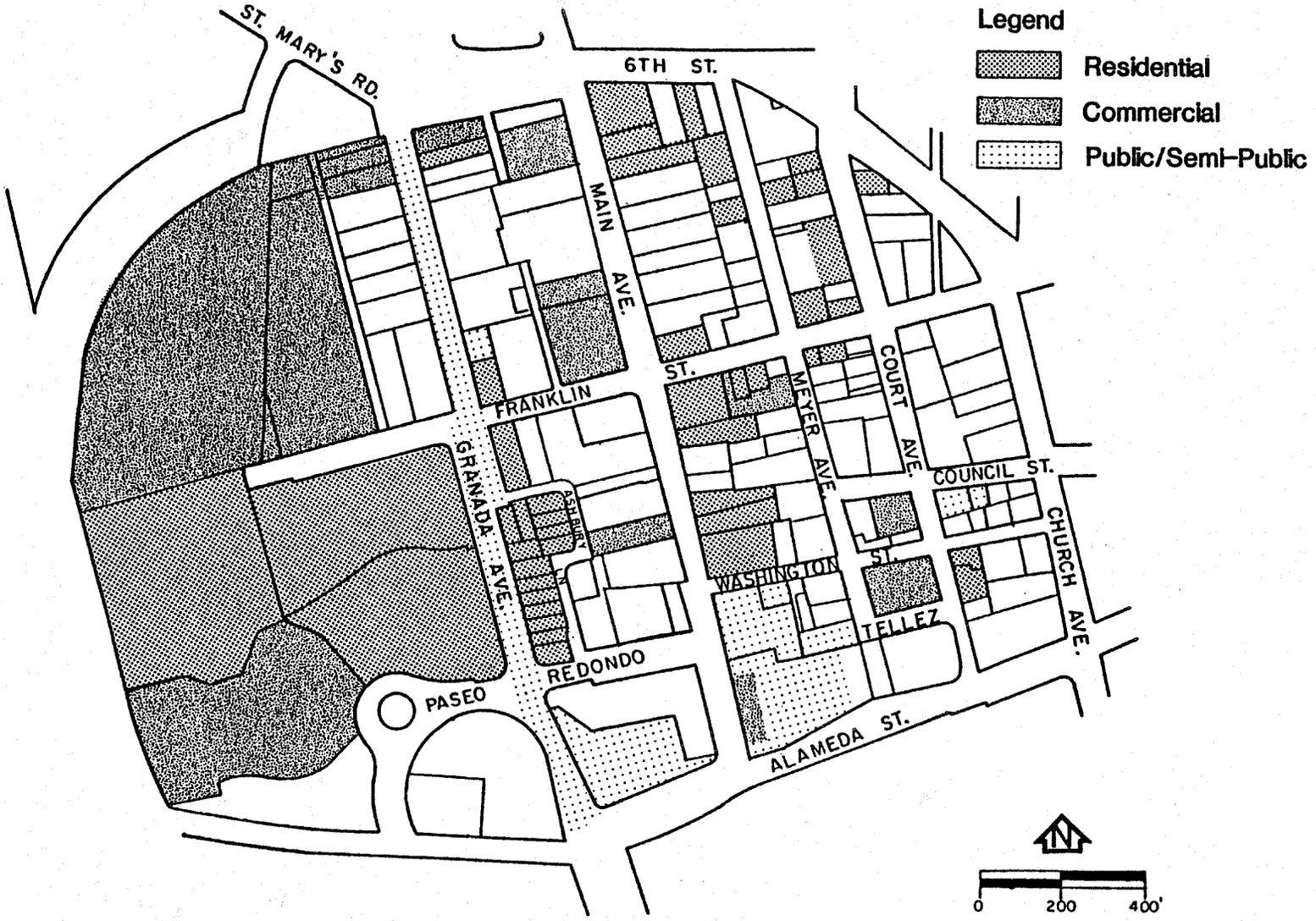
Hereford House - 340 North Main Avenue

Stork's Nest - 233-239 North Court Avenue

Olcott House - 234 North Main Avenue

# EL PRESIDIO NEIGHBORHOOD PLAN

## Redevelopment Activity 1979-1985



Residential Development

Block Grant Program	-	39 residences rehabilitated
		6 new residences developed
Private	-	6 units rehabilitated
		1 new residence
La Entrada	-	120 new residential units

Public/Semi-Public Projects

Tucson Women's Commission  
City Water Building and Plaza de La Entrada  
Alene Dunlap Smith Garden  
Granada Avenue Reconstruction  
Historic Street Light Refurbishment  
State Route 210 Preliminary Design  
Rehabilitation and Expansion of Tucson Museum of Art

Recognizing these physical changes in the neighborhood and in anticipation of the transportation changes related to proposed State Route 210, Mayor and Council requested an update of the *Plan* in December 1984. Subsequently, in February 1985, a plan review subcommittee was formed by the El Presidio Neighborhood Association to provide recommended revisions. After a review period of six months which included study sessions with Planning staff, a general neighborhood public meeting, and a detailed questionnaire, the Committee forwarded its recommendations to the El Presidio Neighborhood Association Council. The Neighborhood Council then drafted and approved the updated *Plan* after a final neighborhood public meeting.

The *Plan* was reviewed by the Citizens Advisory Planning Committee at a public hearing held December 3, 1985, and was forwarded to the Mayor and Council with a positive recommendation. The Mayor and Council formally adopted the *Plan* in a unanimous vote on January 13, 1986.

**GOAL #1: Neighborhood Conservation**

Because locally, regionally, and nationally important human and historic resources are the core of the Neighborhood and because El Presidio is Tucson's oldest continuously occupied neighborhood,

*THE TRADITIONAL RESIDENTIAL CHARACTER AND THE HISTORIC PHYSICAL CONDITION OF THE NEIGHBORHOOD SHOULD BE PRESERVED AND ENHANCED.*

**Policy 1.1 Foster historic aspects of the Neighborhood**

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by the following means:

1.1.1 Encourage stabilization and preservation of all existing historic structures in the Neighborhood.

1.1.2 Encourage maintenance of historic land uses as an alternative to adaptive uses.

1.1.3 Continue to cooperate with the El Presidio Historic District Advisory Board to ensure the appropriate review of all development activities having an impact on historic properties.

1.1.4 Work with the City of Tucson Planning Department and the Tucson-Pima County Historical Commission and other governmental departments and related organizations to develop better methods of protecting deteriorating historic structures.

1.1.5 Continue to support the Tucson-Pima County Historical Commission in establishing a revolving fund to purchase and preserve historically significant properties throughout the City and the County and to seek and apply for any available funding for historic preservation.

1.1.6 Encourage the expansion of the El Presidio Historic District boundaries where appropriate to include adjacent properties on the National Historic Register and other properties determined by the Tucson-Pima County Historical Commission to be of local and/or national historic significance.

1.1.7 Utilize all applicable historic district ordinances to preserve and protect areas which include historic sites and structures.

1.1.8 Request that Mayor and Council extend the 180 day moratorium on the demolition of designated historic structures to include structures determined to be of potential historic significance by the Tucson-Pima County Historical Commission or the El Presidio Historic District Advisory Board.

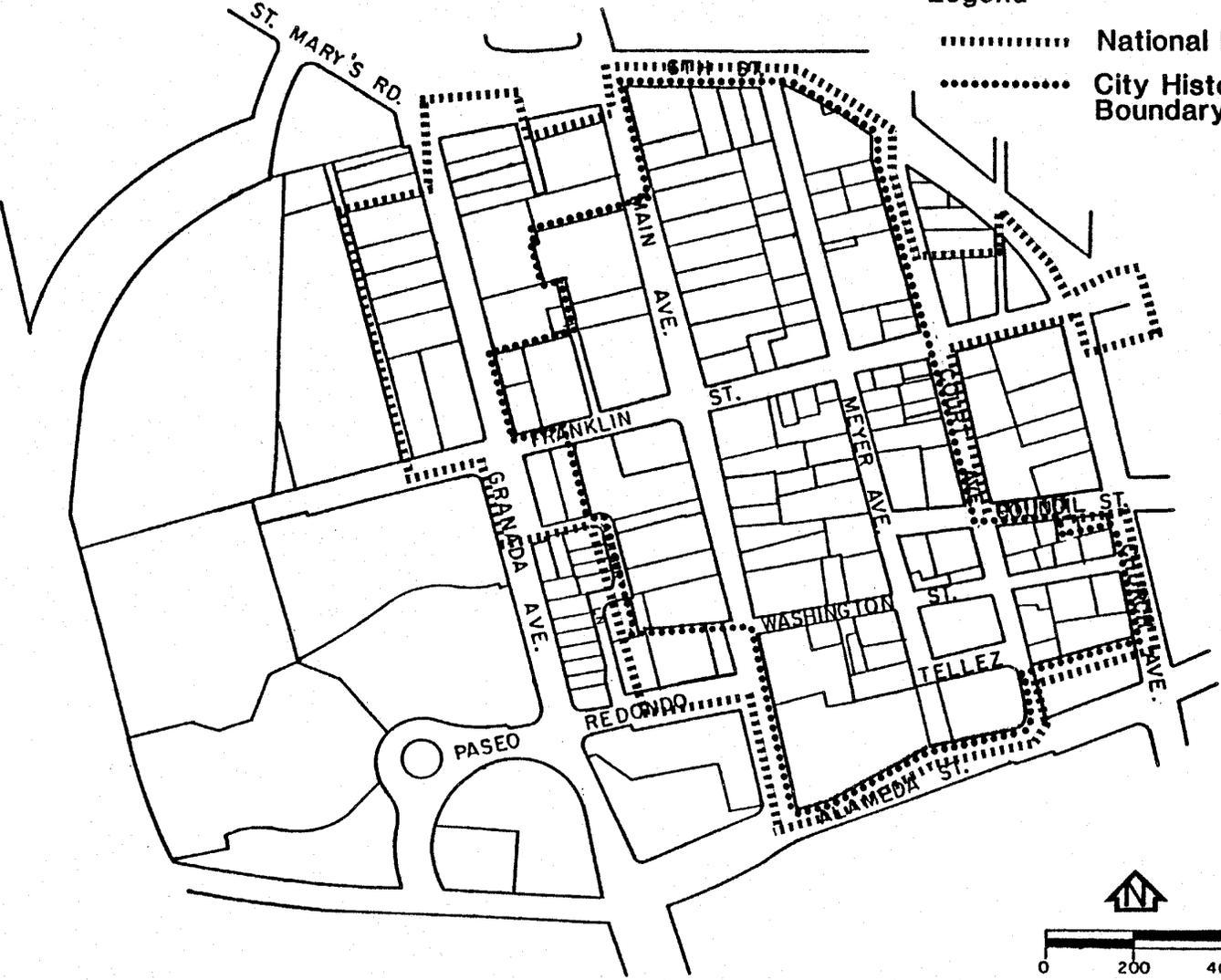
1.1.9 Recommend that builders, developers, and re-developers consult with the El Presidio Neighborhood Association (EPNA) Council in the preliminary stages of their planning regarding the compatibility of proposed projects with the traditional and historic character of the Neighborhood.

1.1.10 Protect and buffer residential and historic resources from the proposed State Route 210 (Aviation Corridor) through implementation of the mitigation package approved by Mayor and Council and included in the Concept Design Report approved by Mayor and Council June 24, 1985 (document appended), as well as from impacts of all other public projects.

# EL PRESIDIO NEIGHBORHOOD PLAN

### Legend

- ..... National District Boundary
- ..... City Historic District Boundary



**GOAL #2: Residential Land Use**

Because the Neighborhood has enjoyed a residential renaissance over the last five years, and because residential land uses have predominated in the Neighborhood historically, and because residential land uses continue in a delicate balance with other land uses,

*PRESENT RESIDENTIAL LAND USES SHOULD BE MAINTAINED AND THE DEVELOPMENT OF NEW COMPATIBLE RESIDENTIAL USES SHOULD BE CONTINUED.*

**Policy 2.1            Preserve the residential integrity of the established Neighborhood**

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by the following means:

2.1.1            Encourage continued residential use of historically residential structures throughout the Neighborhood.

2.1.2            Continue to encourage the renovation and stabilization of historic structures for residential use.

2.1.3            Encourage the development of new, sensitively designed dwelling units to complement the traditional character of the Neighborhood.

## El Presidio Neighborhood Plan

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2.1.4 Continue to support residential development on the vacant parcel on North Main owned by the Downtown Development Corporation (DDC) (per State Route 210 mitigation package) and other parcels within the Neighborhood as an alternative to commercial development and to public and semi-public institutional development.

2.1.5 Continue to participate in the implementation of the *La Entrada Redevelopment Plan* as a primarily residential development with complementary support uses on all of its parcels.

### **Policy 2.2            Ensure compatibility of residential renovations and new residential developments**

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by the following means:

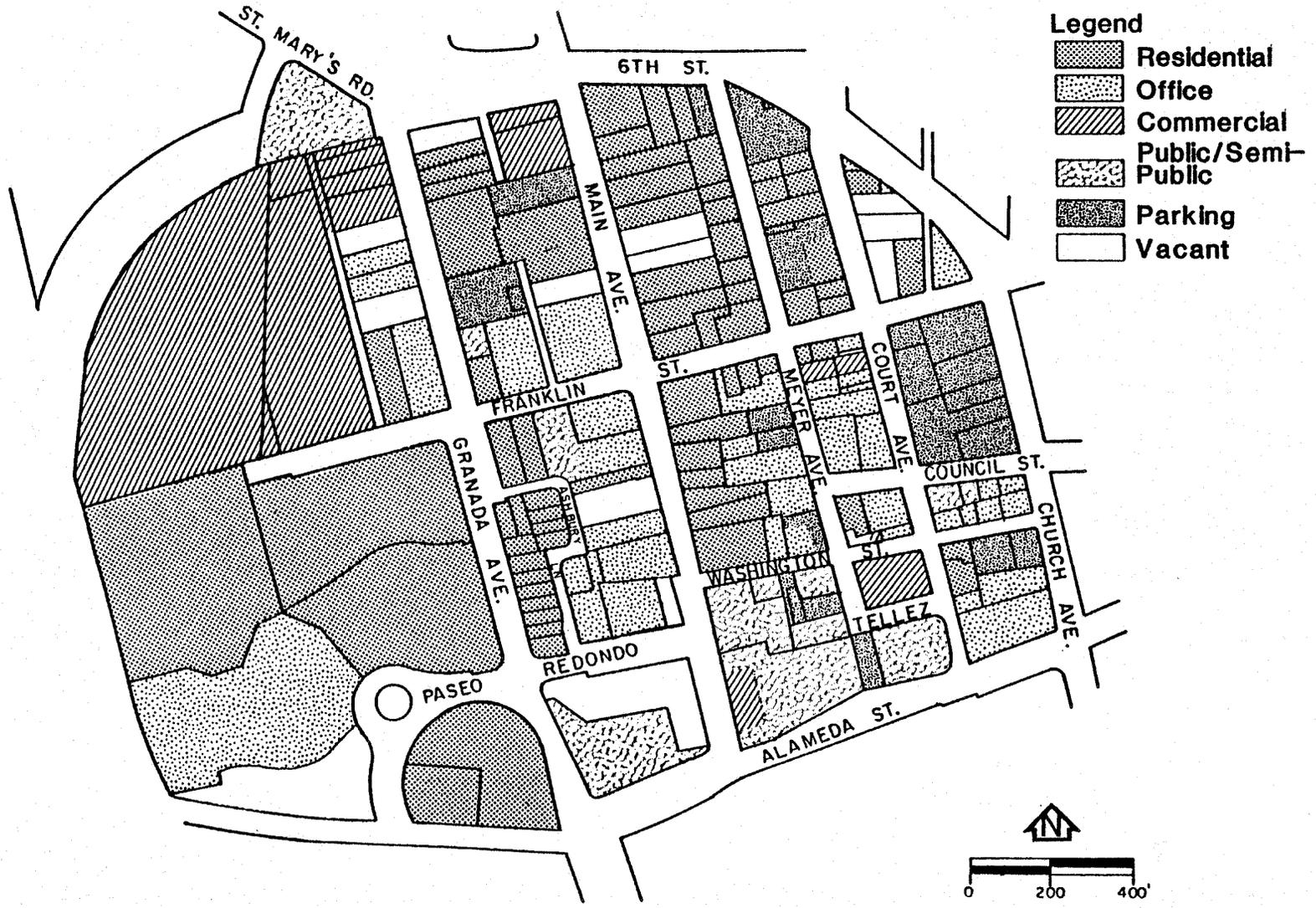
2.2.1 Encourage design concepts that reflect historic architectural and traditional use patterns in accordance with the El Presidio Historic District Zone ordinance.

2.2.2 Recommend appropriate buffers (fences, walls, berms, vegetation, and the like) where necessary to mitigate adverse impacts of sound, visibility, traffic, and other elements that may infringe on the integrity of established residential uses. Buffers should be a visual amenity and in context with the character of the Neighborhood.

2.2.3 Prior to public hearings on rezoning requests or prior to review of development plans or tentative plats, if rezoning is not required, encourage the applicant to consult with the EPNA Council and to provide a project summary. A project summary might include a concept plan, existing site conditions, impacts on historic resources, buffering, traffic, sound, lighting, and similar considerations.

# EL PRESIDIO NEIGHBORHOOD PLAN

## Current Land Use





**GOAL #3: Non-Residential Land Uses**

Because residential land uses presently exist in delicate balance with both professional and commercial land uses, and because the Neighborhood is enriched by many quality non-residential uses, and because present zoning provides the opportunity for compatible business uses at many locations throughout the Neighborhood,

*NON-RESIDENTIAL LAND USES SHOULD BE PROVIDED FOR AT LOCATIONS WHERE PRESENT ZONING PERMITS AND WHERE THEY WOULD SUPPORT AND ENHANCE THE CHARACTER AND QUALITY OF THE NEIGHBORHOOD.*

**Policy 3.1 Promote appropriate location of non-residential uses**

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by the following means:

3.1.1 Encourage the continuing development of non-residential uses on the perimeter of the Neighborhood as a buffer for residential uses where present zoning permits.

3.1.2 New commercial uses should be encouraged only on parcels presently zoned B-1, B-2, HB-1, and HB-2. Rezoning to B and HB designations should be discouraged.

3.1.3 New professional office uses should be encouraged in settings where they are compatible with and complement existing or new residential uses. Professional or semi-professional office uses should be permitted as a complement to residential uses in the historic district on HR-2 parcels if the parcels have more than one dwelling structure, if the office use is limited to only one structure, and if the parking provisions of the City Land Use Code are met without variance.

**Policy 3.2            Ensure compatibility of both redevelopments and new developments for non-residential purposes with existing land uses**

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by the following means:

3.2.1            Encourage new non-residential projects and any proposed expansion of existing non-residential uses to provide architectural continuity with surrounding structures.

3.2.2            Recommend appropriate buffers (fences, walls, berms, vegetation, and the like) where necessary to mitigate adverse impacts of sound, visibility, traffic, and other elements that may infringe on the integrity of established residential uses. Buffers should be a visual amenity and in context with the character of the Neighborhood.

3.2.3            Prior to public hearings on rezoning requests or prior to review of development plans or tentative plats, if rezoning is not required, encourage the applicant to consult with the EPNA Council and to provide a project summary. A project summary might include a concept plan, existing conditions, impacts on historic resources, buffering, traffic, sound, lighting, and similar considerations.

3.2.4            Recommend that any new non-residential projects and any proposed expansion of existing non-residential uses provide parking in strict conformance with City Land Use Code requirements without variance.

**GOAL #4: Transportation and Public Projects**

Because the Neighborhood is located near the Central Business District and major public institutions, and because the Neighborhood is bordered by Tucson's major limited access roadway, and because the Neighborhood contains vulnerable human and historical resources,

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*THE IMPACTS OF PUBLIC INSTITUTIONS AND CENTRAL BUSINESS DISTRICT DEVELOPMENT ACTIVITIES SHOULD BE MINIMIZED, THE IMPACTS OF PUBLIC PROJECTS SHOULD BE MITIGATED, AND TRAFFIC AND PARKING CONGESTION SHOULD BE REDUCED.*

**Policy 4.1            Preserve the integrity of the Neighborhood**

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by the following means:

4.1.1            Recommend that all public and semi-public entities in the northwestern section of the CBD consult with the EPNA Council and provide a project summary, prior to public hearings or prior to review of development plans if public hearings are not required, before they undertake projects that may affect the Neighborhood.

4.1.2            Implement the Neighborhood Parking Permit Program approved for El Presidio by Mayor and Council in conjunction with the opening of the City-State Parking Garage.

4.1.3            Recommend that all rezoning and change of use applications provide parking in strict conformance with City Land Use Code requirements, without variance.

4.1.4            Ensure that Neighborhood parking lots are in conformance with the Land Use Code so as to enhance surrounding land uses.

4.1.5            Encourage the Downtown Advisory Committee and City Staff to continue to develop and refine an overall downtown parking policy, that is compatible with the Neighborhood's goals here expressed, for Mayor and Council adoption.

4.1.6            Ensure that traffic and construction vehicles are routed around the Neighborhood during construction of the proposed SR 210, the I-10 frontage road improvements, and other public projects.

## El Presidio Neighborhood Plan

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4.1.7 Work with City of Tucson Transportation Department to ensure implementation of the mitigation package approved by Mayor and Council and included in the Concept Design Report for SR 210 (appended).

4.1.8 Work with City of Tucson Transportation Department to discourage through traffic in the Neighborhood through placement of signage and other devices at appropriate locations throughout the Neighborhood. Criteria for consideration must include factors unique to El Presidio (traditional pedestrian use patterns, street width, proximity to the Central Business District (CBD) and major public and semi-public institutions, proposed State Route 210, and the like) in addition to standard guidelines. The following locations should be given immediate consideration for improvement:

Franklin Street and Main Avenue

Franklin Street and Meyer Avenue

Franklin Street and Court Avenue

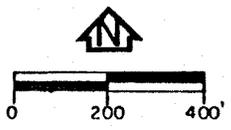
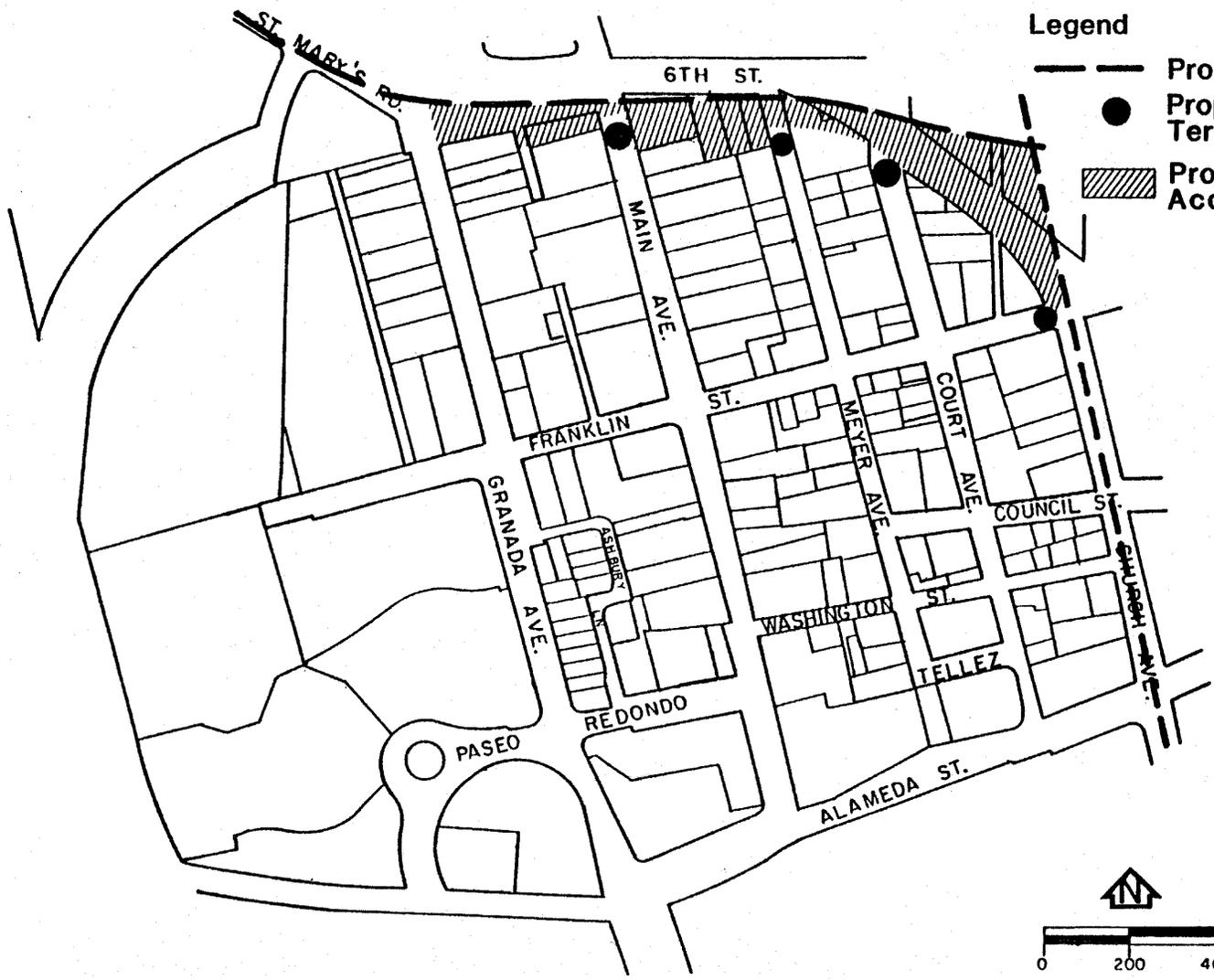
4.1.9 Work with City of Tucson Transportation Department and Tucson Unified School District (specifically Davis School) to provide El Presidio school children and others with a safe location to cross Sixth Street/St. Mary's Road at Granada Avenue. Institution of a reduced speed zone and a crossing guard system should be given immediate consideration. Criteria for consideration must include traditional pedestrian use patterns, street width, and proximity to I-10, proposed State Route 210, major public and semi-public institutions and to the CBD, in addition to standard design guidelines.

4.1.10 Work with City of Tucson Transportation Department to ensure that Granada Avenue is not widened or upgraded as an arterial.

# EL PRESIDIO NEIGHBORHOOD PLAN STATE ROUTE 210

## Legend

-  Proposed Alignments
-  Proposed Street Terminals
-  Proposed Acquisitions



## El Presidio Neighborhood Plan

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### APPENDIX

#### REGISTERED HISTORIC PLACES IN EL PRESIDIO

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	Name	Address	Year Built	Nat. Reg.	City Reg.
1.	Gustav Hoff House	127 W. Franklin St.	c1880	*	
2.	House	143 W. Franklin St.	(Unknown)	*	
3.	Charles C. Wheeler House	157 W. Franklin St.	c1900	Destroyed	(1977)
4.	House	186-192 W Franklin St	1912	*	*
5.	Row House	191-193 W Franklin St	c1890	*	*
6.	Chinese Market	21.1 W. Franklin St.	1884	*	*
7.	House	212 W. Franklin St.	1906	*	*
8.	House	216 W. Franklin St.	1906	*	*
9.	House	220 W. Franklin St.	1906	*	*
10.	Samuel L. Kingan House	235 W. Franklin St.	1898	*	*
11.	Mac Troy McCleary House	241-245 W. Franklin St.	1880	*	*
12.	Fred Fleishman House	371 W. Franklin St.	c1910	*	
13.	Eliza Rockwell House	405 W. Franklin St.	1918	*	
14.	Edward Nye Fish House	119-133 N. Main Ave.	1868	*	*
15.	Hiram Stevens House	151-163 N. Main Ave.	1862	*	*
16.	J. Knox Corbett House	179 N. Main Ave.	1907	*	*
17.	Edward Cater House	216 N. Main Ave.	1898	*	*
18.	Sam Hughes House	223 N. Main Ave.	1864	*	*
19.	Dr. Arthur Olcott House	234 N. Main Ave.	1890's	*	*
20.	George Cheney House	252 N. Main Ave.	1905	*	*
21.	Duplex	253-255 N. Main Ave.	1900	*	
22.	House	262 N. Main Ave.	(Unknown)	*	*
23.	Dr. Purkham Purcell House	265 N. Main Ave.	c1895	*	*

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REGISTERED HISTORIC PLACES IN EL PRESIDIO (CONTINUED)

	Name	Address	Year Built	Nat. Reg.	City Reg.
24.	House	273 N. Main Ave.	1895	*	*
25.	House	297 N. Main Ave.	1898	*	*
26.	Owl's Club Albert Steinfeld House	300 N. Main Ave.	1900	*	*
27.	Verdugo House	317-325 N. Main Ave.	1877	*	*
28.	Francis Hereford House	340 N. Main Ave.	1900	*	*
29.	Gertrude McCleary Ochoa House	347 N. Main Ave.	1903	*	*
30.	Owl's Club	378 N. Main Ave.	1900	*	*
31.	House	385 N. Main Ave.	1900	*	*
32.	Selim Franklin House	402 N. Main Ave.	1898	*	*
33.	House	419 N. Main Ave.	1893	*	*
34.	House	423 N. Main Ave.	1893	*	*
35.	House	427 N. Main Ave.	1898	*	*
36.	William Herring House	430 N. Main Ave.	c1868	*	
37.	House	433 N. Main Ave.	1900	*	*
38.	Cordova House	171-177 N. Meyer Ave.	1848	*	*
39.	Row House	220 N. Meyer Ave.	1886	*	*
40.	House	234 N. Meyer Ave.	1885	*	*
41.	House	239 N. Meyer Ave.	1906	*	*
42.	Row House	290 N. Meyer Ave.	1879	*	*
43.	Row House	291-297 N. Meyer Ave.	1876	*	*
44.	Row Houses	326-340 N. Meyer Ave.	c1890	*	*
45.	Row House	345-347 N. Meyer Ave.	c1880	*	*
46.	Row House	349-351 N. Meyer Ave.	c1890	*	*
47.	Row House	357-361 N. Meyer Ave.	c1890	*	*
48.	Row House	365-369 N. Meyer Ave.	c1890	*	*
49.	Row House	371-377 N. Meyer Ave.	c1890	*	*
50.	House	378-380 N. Meyer Ave.	c1890	*	*
51.	House	382-384 N. Meyer Ave.	c1890	*	*
52.	Row House	385 N. Meyer Ave.	c1890	*	*
53.	House	387 N. Meyer Ave.	c1900	*	*
54.	House	402 N. Meyer Ave.	1905	*	*
55.	Row House	405-411 N. Meyer Ave.	c1890	*	*

## El Presidio Neighborhood Plan

### REGISTERED HISTORIC PLACES IN EL PRESIDIO (CONTINUED)

	Name	Address	Year Built	Nat. Reg.	City Reg.
56.	Jacome House	182 N. Court Ave.	1874	*	*
57.	Row Houses	186-204 N. Court Ave. (Unknown)		*	*
58.	Row House	190-196 N. Court Ave.	1883	*	*
59.	Double House	198-200 N. Court Ave.	1909	*	*
60.	House	220 N. Court Ave.	c1905	*	*
61.	The Stork's Nest Maternity Hosp.	233-239 N. Court Ave.	1880	*	*
62.	House	240 N. Court & 134 W. Council	c1880	*	*
63.	Row House	297-2971 N. Court Ave.	c1900	*	*
64.	Row House	299 N. Court Ave.	c1880	*	*
65.	Jules Flin-El Charro Restaurant	311 N. Court Ave.	c1900	*	*
66.	Row House	317 N. Court Ave.	c1880	*	*
67.	House	337-339 N. Court Ave.	1905	*	*
68.	Row House	351-357 N. Court Ave.	c1900	*	*
69.	House	403 N. Court Ave.	190C	*	*
70.	House	15 W. Washington St.	1906	*	*
71.	House	38 W. Washington St.	c1905	*	*
72.	Building Complex	100-108 W. Washington St. & 195-199 N. Meyer Ave.	c1870	*	*
73.	Sam Hughes - Storage/ Servants House	135 W. Washington St.	c1880	*	*
74.	House	223 N. Church Ave.	1906	*	*
75.	Wright-Zellweger House	288 N. Church Ave.	1900	*	
76.	House	338 N. Granada Ave.	1910	*	
77.	Charles Hinchcliffe	392 N. Granada Ave.	1910	*	
78.	House	450 N. Granada Ave. (Unknown)		*	
79.	Hinchcliffe Court	405 N. Granada Ave.	c1911	*	
80.	House	451 N. Granada Ave.	1911	*	
81.	House	453 N. Granada Ave.	1911	*	
82.	House	544 N. Granada Ave.	1911	*	
83.	Row House	149-153 W. Council St.	1880	*	
84.	R.F. Aldridge House	25 W. Alameda St.	c1880	*	
85.	Levi Howell Manning House	9 Paseo Redondo	1906	*	
86.	Manning-Johnson House	10 Paseo Redondo	1916	*	