DRAFT July 29, 2009

FELDMAN'S NEIGHBORHOOD DESIGN MANUAL

Adopted by the Mayor
& Council, X, 2009

Planning &
Development
Services Department

DRAFT July 29, 2009

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.

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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 (adoption date), 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-XX 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

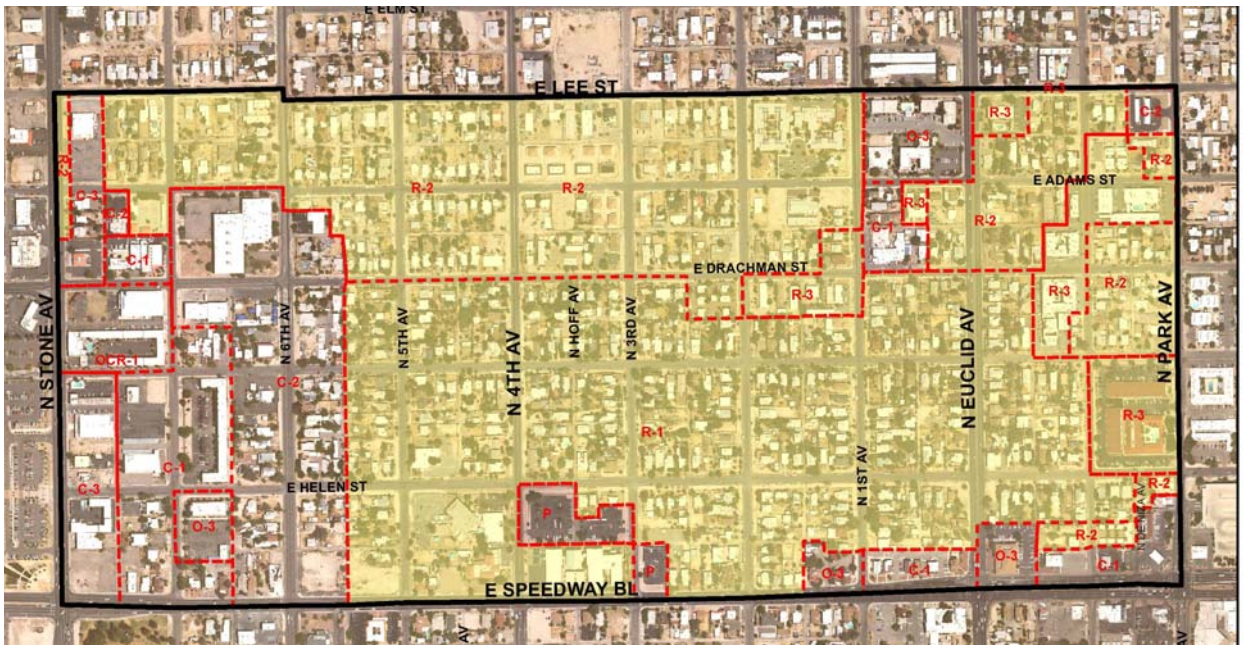
The Feldman's Neighborhood Design Manual (Design Manual) provides a process to guide architectural and design requirements to assure development is compatible with the Feldman's Neighborhood unique character as well as with the character of an applicable Development Zone.

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.

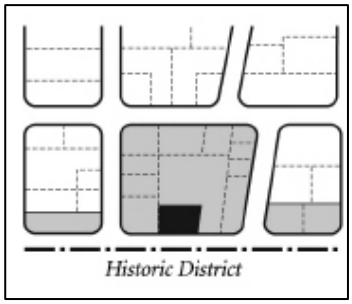


Illustration C

= 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

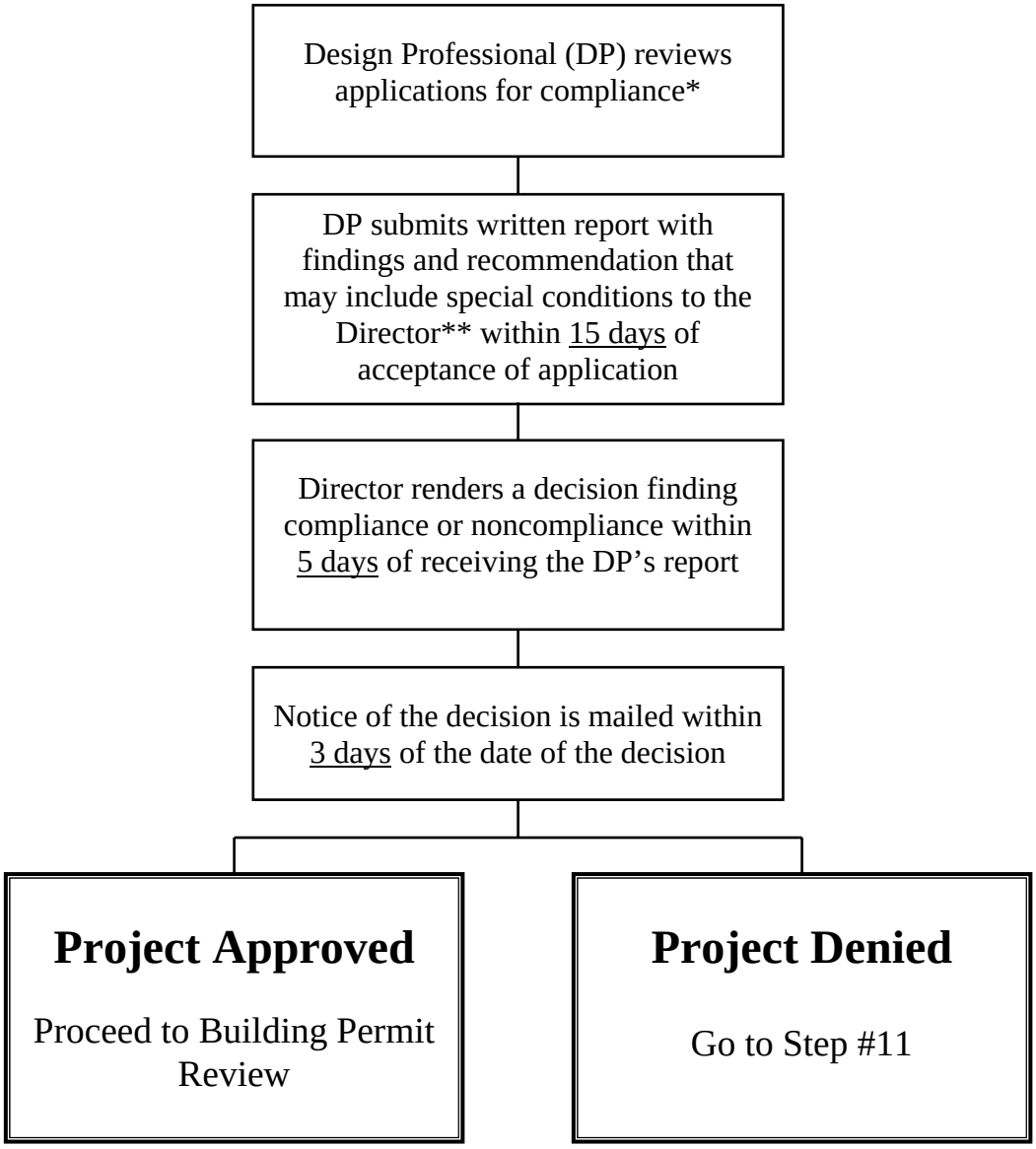
Submit application. Staff will review the application for completeness. The application shall be accepted or rejected within two (2) days.

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

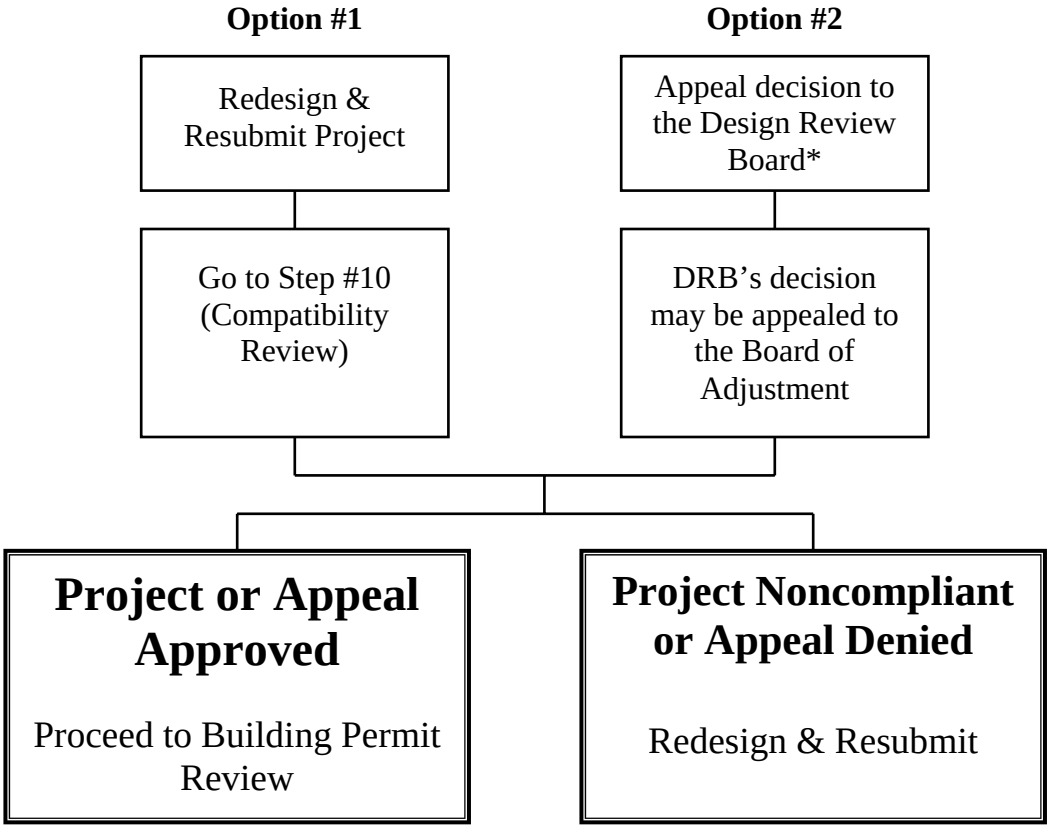


* The Design Professional will review proposal for:
  - Applicability
  - Compatibility with the Priority and Regular Review Criteria
  - Privacy Mitigation (if applicable)
  - Nuisance impact

  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 five 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.

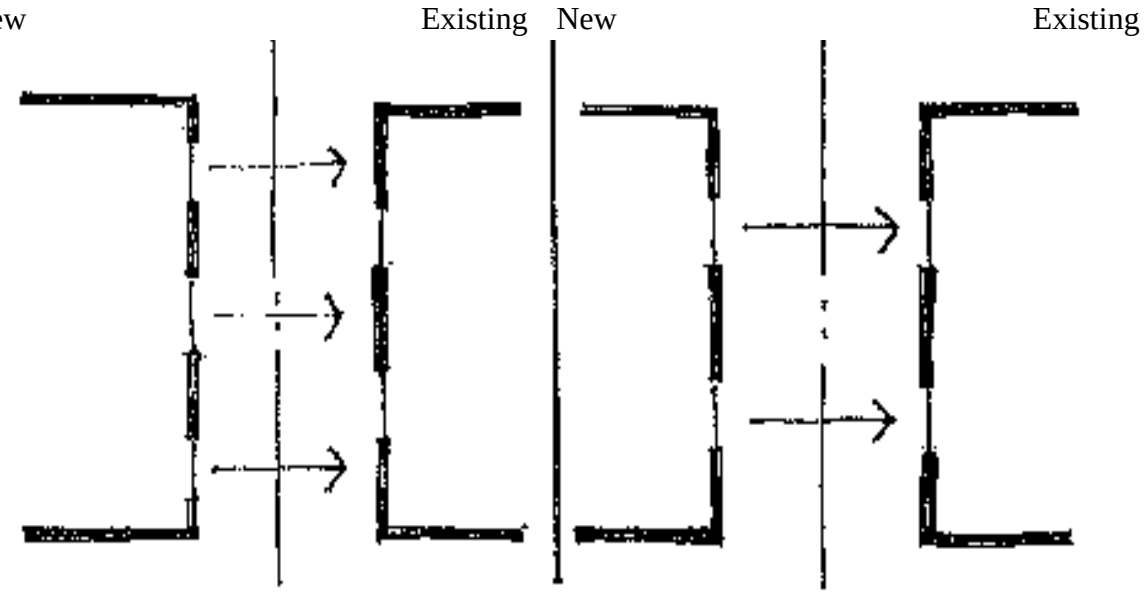
4.4 Mitigation of Privacy Intrusions from Windows

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.

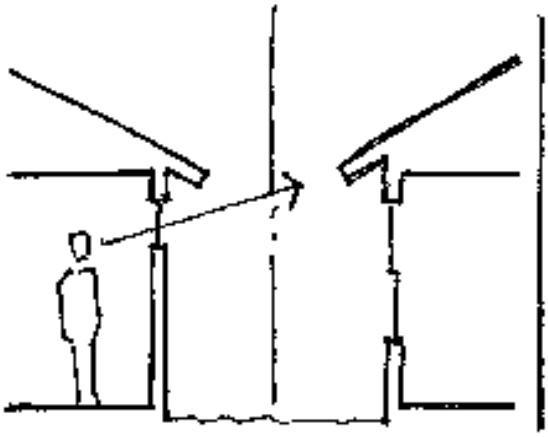


Preferred: Staggered window location Avoid: Windows directly facing one another

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:

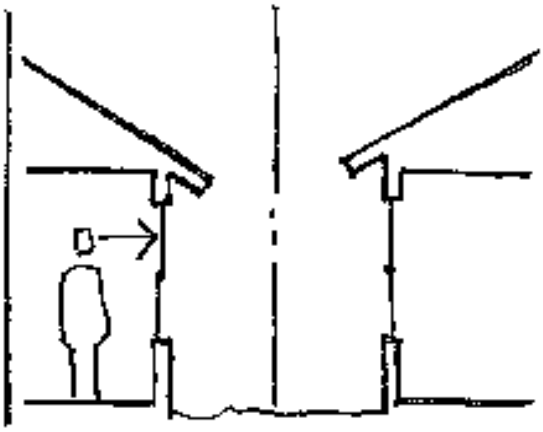
- A window with the sill at least five feet above the floor,
- A window with translucent glass, or
- An opaque wall, fence or hedge between the new window and the neighbor's window.

New Existing



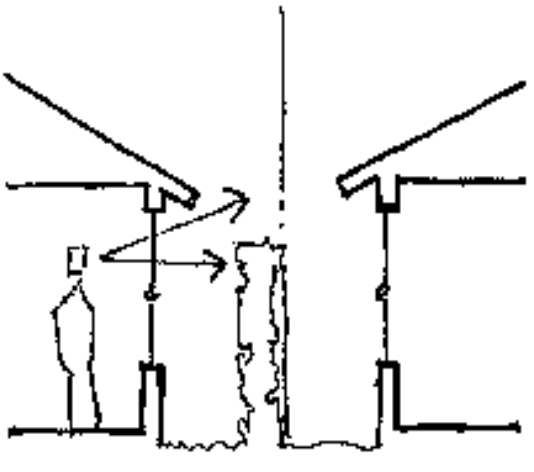
Preferred: High window facing a neighbor's view window

New Existing



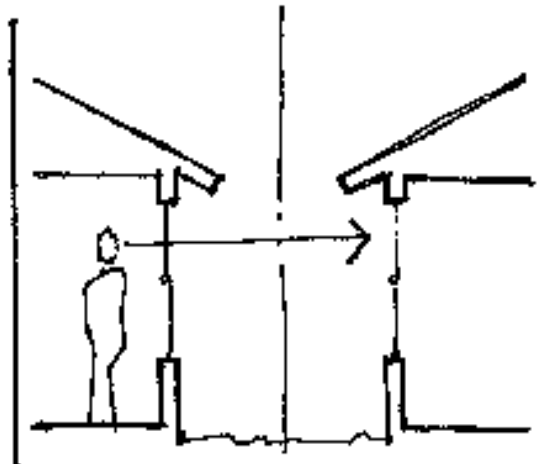
Preferred: Translucent window facing a neighbor's clear window

New Existing



Preferred: Opaque screen at property line

New Existing

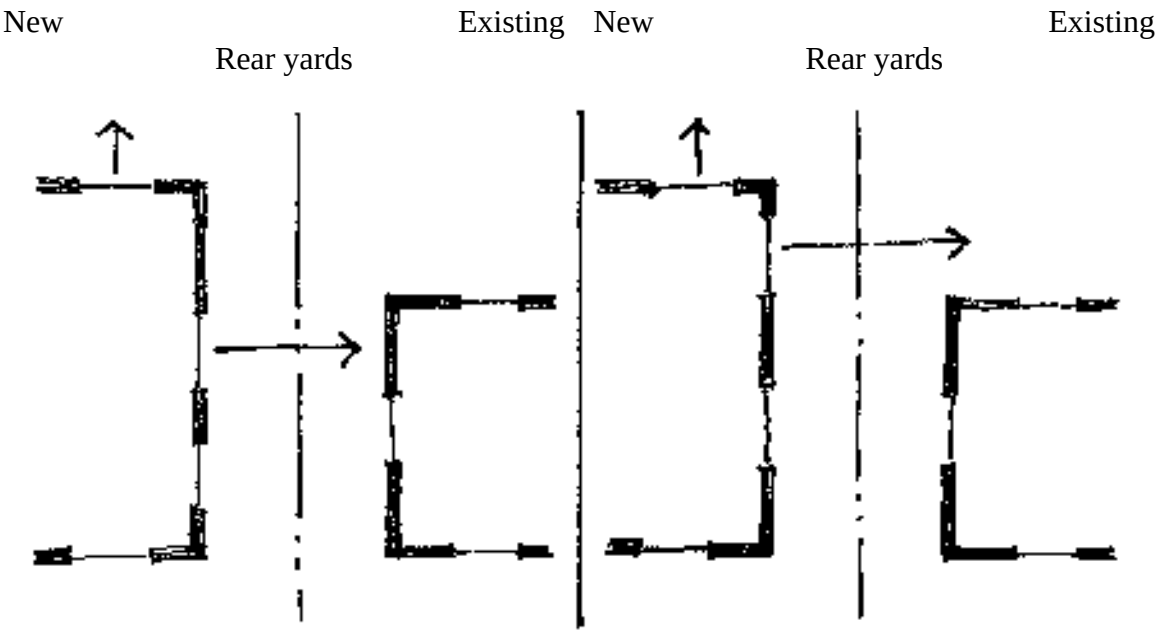


Avoid: Unobstructed view from window to window

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

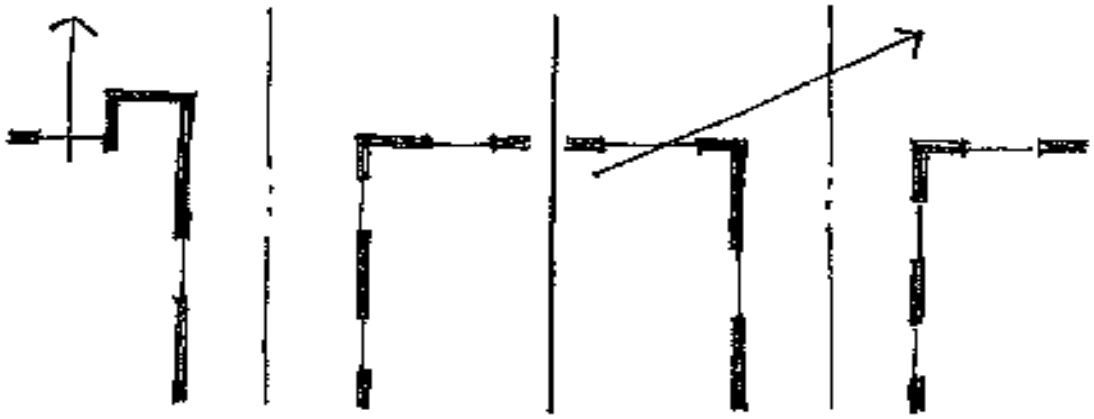
Avoid: Windows facing neighbor's yard

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

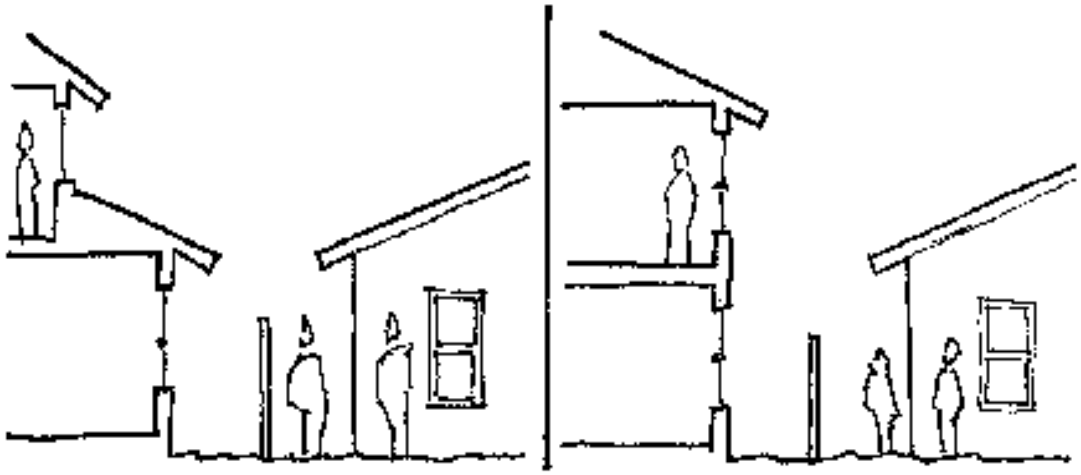


Preferred: 2nd story window recessed into building

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

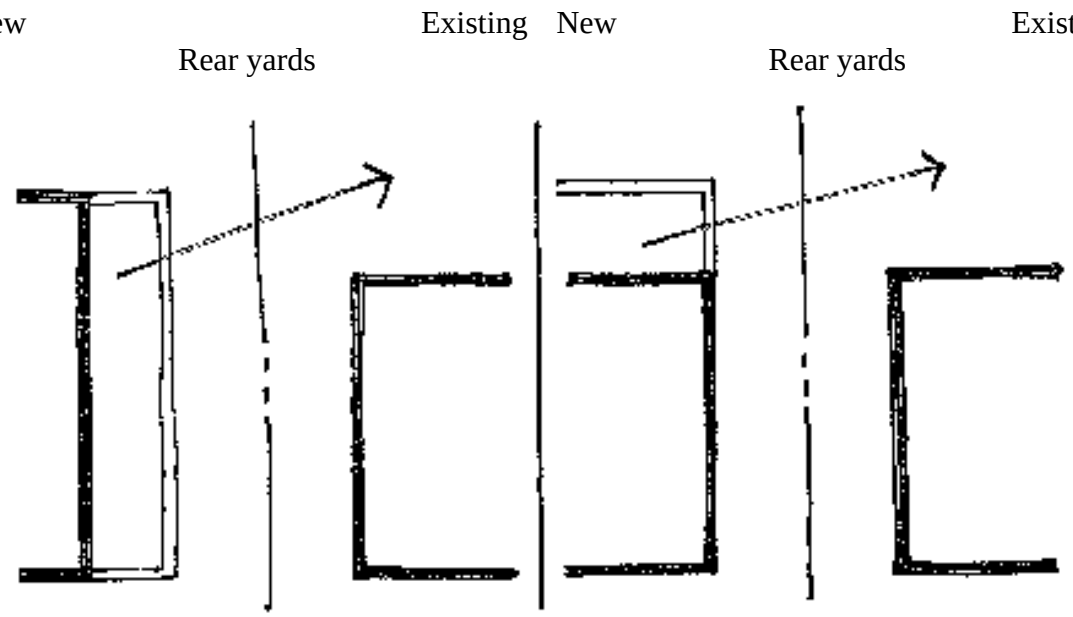
4.5: Mitigation of Privacy Intrusions from Balconies

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.



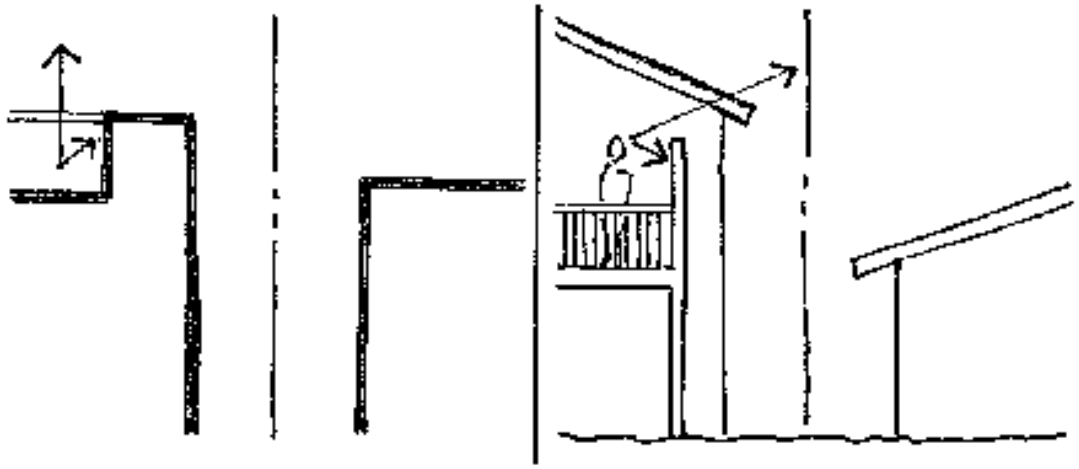
Avoid: Side balcony overlooking a neighbor's yard

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

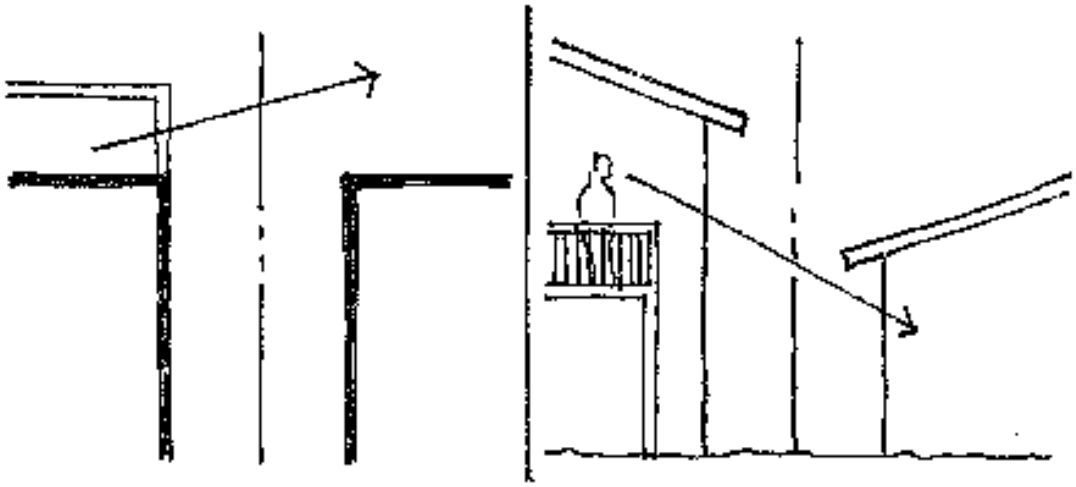


Preferred: Balcony recessed into the house to prevent view into neighbor's yard

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

New Existing New Existing

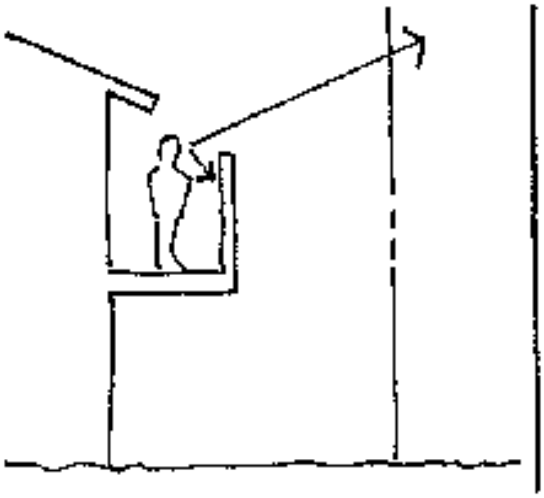
Rear yards



Avoid: Open balcony with view into neighbor's yard

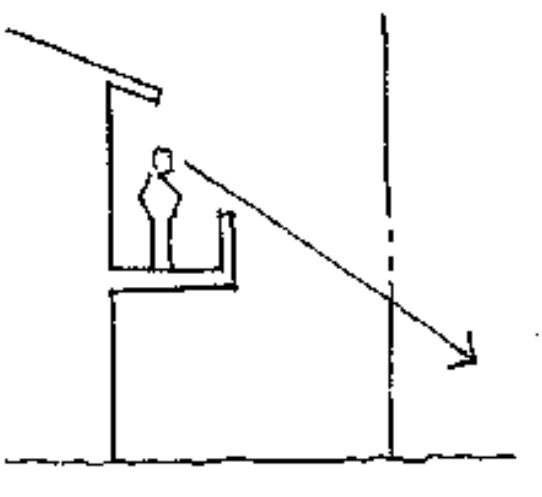
Strategy #3: Where a rear-facing balcony overlooks a neighbor's rear yard and is less than 25 feet from the neighbor's rear property line, a six-foot high opaque screen should be provided on the balcony to prevent views into the rear neighbor's private yard.

New Existing
Rear yards



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

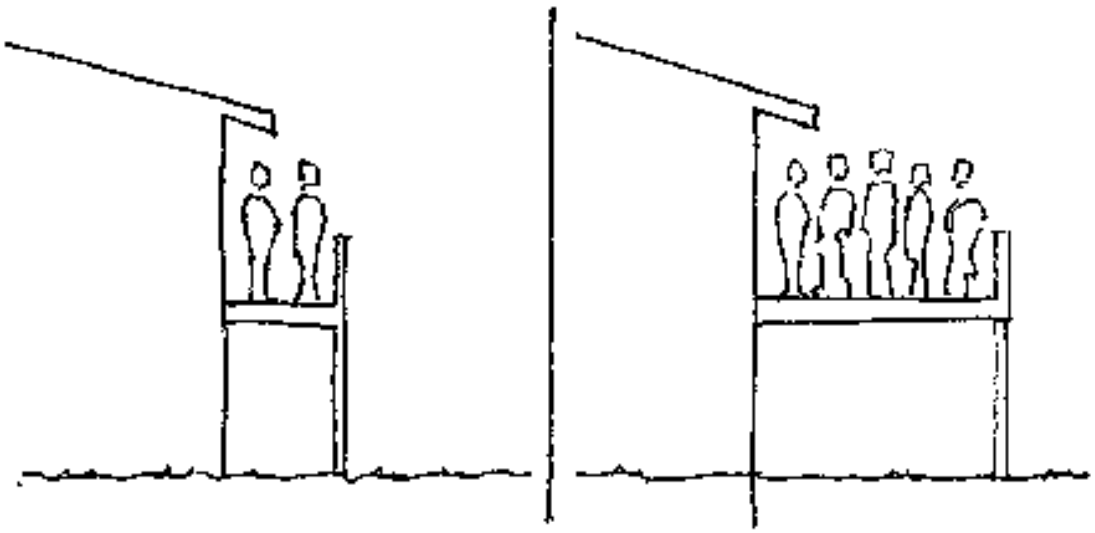
New Existing
Rear yards



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.



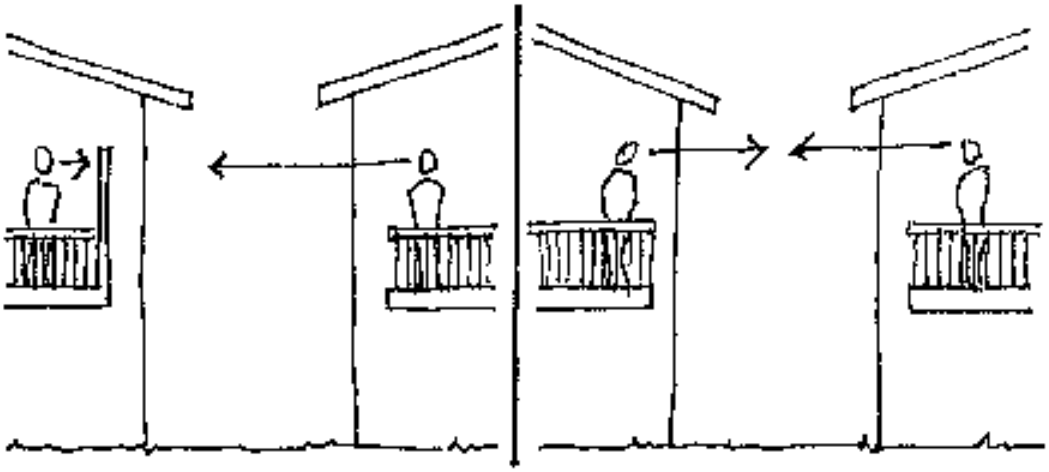
Preferred: Maximum 5' deep balcony Avoid: Room-sized balcony

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.

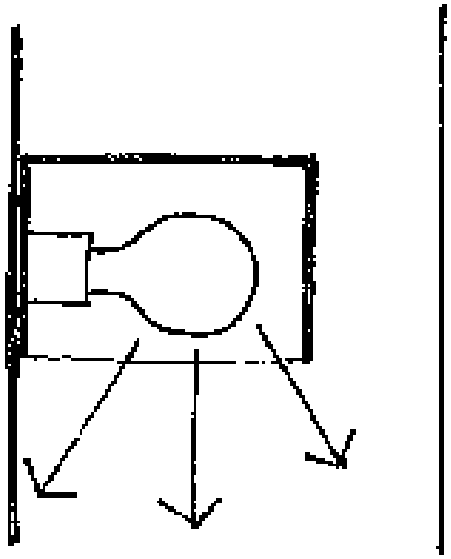
Strategy #3: Rear yards may be screened by walls, fences or vegetation, with the latter being preferred. Screening is limited in height as described above.

4.7: Exterior Lighting

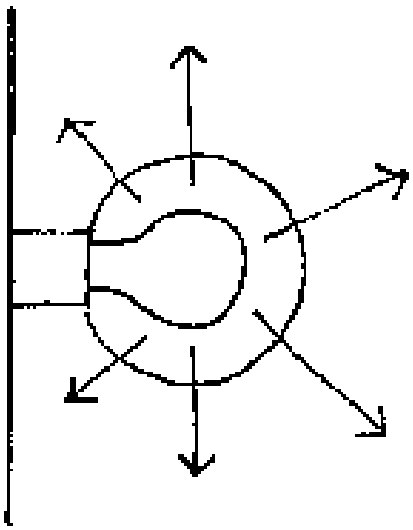
Another kind of intrusion into the privacy of residential properties is light shining into windows and/or yards from a neighbor's exterior light fixtures. The Tucson Lighting Code specifies that all exterior light fixtures must be of the "full cutoff" type. This type of fixture directs light downward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



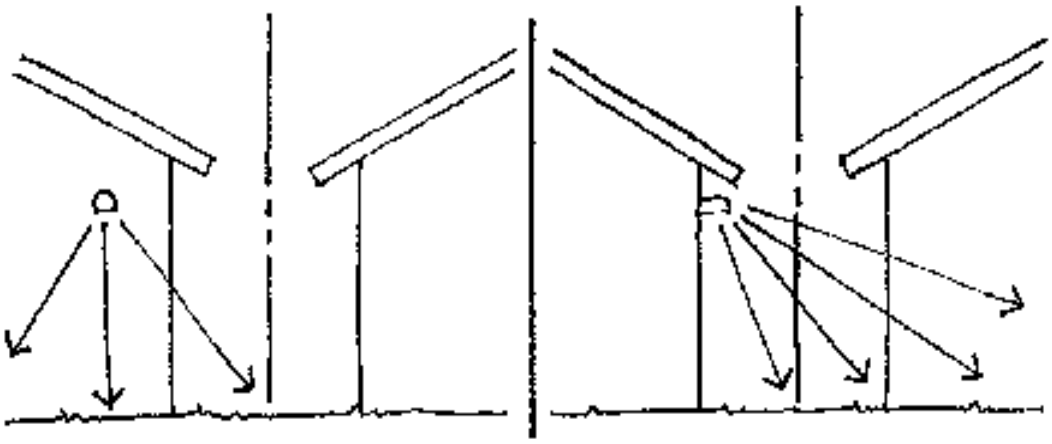
Preferred: Full cutoff exterior lighting fixture



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

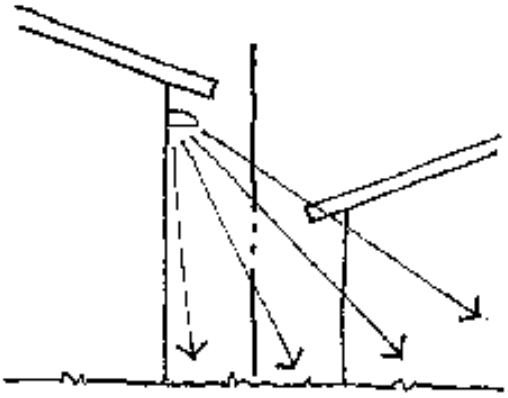


Preferred: Exterior fixture lighting only the yard where it's located

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.

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
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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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.

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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.

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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

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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

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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

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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

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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