
ARMORY PARK HISTORIC DISTRICT

GUIDELINES FOR REMODELING, RENOVATION AND CONSTRUCTION

“ A fine old building is a special thing. It possesses qualities unmatched in new construction: qualities both tangible and intangible.

Such a building demonstrates that quality of design and craftsmanship knows no time limit. It brings a sense of comfort from awareness of the passage of time.

The house becomes a point of reference in today's rapidly changing society. Together with other buildings of other periods, it becomes a record of community development.

An old house, well maintained, is a source of pride not only for the owner but for the entire community. ”



Quote courtesy of *Tucson Preservation Primer*, U of A College of Architecture, 1979.

GUIDELINES FOR REMODELING, RENOVATION AND CONSTRUCTION

The Armory Park Neighborhood was designated as Tucson's first Historic District in 1976. A city zoning ordinance was written to preserve property values, provide for future development and to promote an awareness of the heritage of Tucson among both residents and visitors to the community.

The Armory Park Historic Zone Advisory Board was created by the ordinance to help preserve the historic character of the neighborhood by reviewing and encouraging good design. The Advisory Board consists of property owners, residents, and experts nominated by neighborhood residents and property owners and appointed by the Mayor and Council. The Board provides the resources, expertise, advice and guidance necessary to preserve the original appearance and intention of the homes and neighborhood setting of Armory Park.

All plans involving the construction of a new building or addition, or the modification, moving or demolition of existing structures within the Historic Zone must be reviewed by this board, and the Tucson-Pima County Historical Commission, and be approved by the Planning Director.

Cooperation and early dialog can frequently eliminate frustration stemming from the misinterpretation of the ordinance and review procedures. Before beginning your project, call the Tucson Planning Department at 791-4541, or write to the Armory Park Historic Zone Advisory Board at P.O. Box 2132, Tucson, AZ 85702.

ADDITIONS

- Keep additions simple and appropriate in size, shape, material, color and detail.
- Do not disturb the street side(s) of existing buildings.
- Place additions to the rear. This includes new rooms, porch steps and stairs.

WINDOWS AND DOORS

- All windows and doors should conform to the original size, style and materials.
- Maintain the original doors and windows and the size, shape and placement of openings.
- Flush doors and sliding glass doors are not appropriate; do not use aluminium windows, doors or screen frames.
- Security bars should be simple and not dominate the building. Bars should follow the lines of the window; bars should be mounted inside the window opening, rather than on the surface of the building.

MASONRY

- Use the same or similar materials to repair or replace brick, stucco or stone. Match as closely as possible the color, texture and composition of the original.
- Do not use exposed concrete block as a substitute for brick or adobe.
- If used for new construction, concrete block must be stuccoed. Color may be added to the stucco or it may be painted.

NEW CONSTRUCTION

- New construction need not copy existing structures but should be compatible with surrounding historic buildings and streetscapes.

CHIMNEYS

- Maintain original chimneys, even if unused.
- If repairs are necessary, match original material, color, shape and brick pattern as closely as possible.

ROOFING

- Alteration of the roof line is discouraged.
- White roofing shingles are inappropriate.
- Rolled roofing is discouraged on surfaces visible from the street.

PORCHES

- Maintain original porches.
- Retain as much of the original material and ornamentation as possible if repair is necessary.
- Front porches should not be enclosed as rooms. If possible, such rooms should be removed and porches restored.
- Do not use wrought iron columns, steel pipe columns or horizontal railings.

ARCHITECTURAL DETAIL

- Do not remove original architectural detail: even the simplest details contribute to the character of your building.
- If replacement is necessary, select details used on similar houses, and duplicate size, placement and quantity.

DEMOLITION

- Historic structures, including garages, sheds and outbuildings should not be removed.
- Buildings should not be allowed to deteriorate.
- Proposed demolition requires review and approval of the Planning Director.

MECHANICAL EQUIPMENT

- Swamp coolers, air conditioners, water heaters, metal turbine and roof vents, furnaces, electrical equipment, solar panels, catwalks, satellite dishes, disks and antennas, as well as sky lights, should not be visible from the street.

FENCES

- Walls and fences should be appropriate to the style and age of the house.
- The height of your fence should not obstruct the public view of buildings.
- Do not use chain link, unpainted redwood, rough cedar, stockade, post & rail or concrete block fences for the street side(s) of a property.

LANDSCAPING

- Landscaping should respect the historic period of the neighborhood as well as the architectural style of the structure, and not obstruct the public view of the building.

PARKING

- Locate off-street parking to the side or rear of the building, not in front.
- Parking lots and commercial parking areas should be screened.

SIGNS

- A sign should be compatible with its historic setting.
- Monument signs are inappropriate.



ARMORY PARK HISTORIC ZONE ADVISORY BOARD, P.O. BOX 2132, TUCSON, ARIZONA 85702

Consider these questions as you develop your proposed plans:

1. Are exterior alterations and changes kept to a minimum?
2. Do plans fit the structure's original design?
3. Do plans relate compatibly to the surroundings?
4. Are changes visible from the street side(s) kept to a minimum?
5. Are original building materials maintained and/or exposed?
6. Are all materials appropriate to the building and to the neighborhood?
7. Are the original sizes and shapes of window and door openings maintained?
8. Are original and distinctive architectural details kept?
9. Are traditional views unobstructed by proposed walls, fencing or landscaping?

Your participation in the design review process insures the preservation of the original architectural character for which Armory Park is known.

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Before beginning your project, call the

837-4962

**Armory Park Historic Zone Advisory
Board at P.O. Box 2132
Tucson, AZ 85702**

