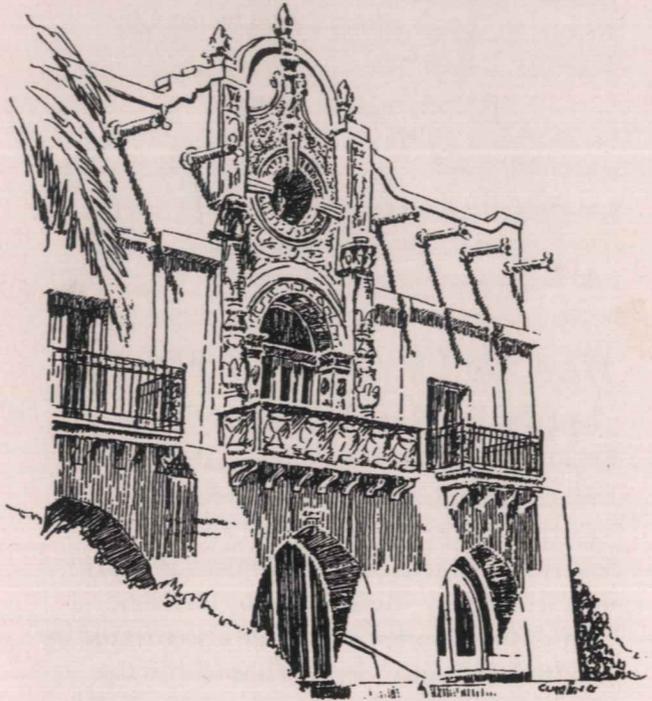


Preserving Tucson's Cultural Heritage

Historic Preservation Zone Review



City of Tucson Planning Department

Why Are There Historic Districts?

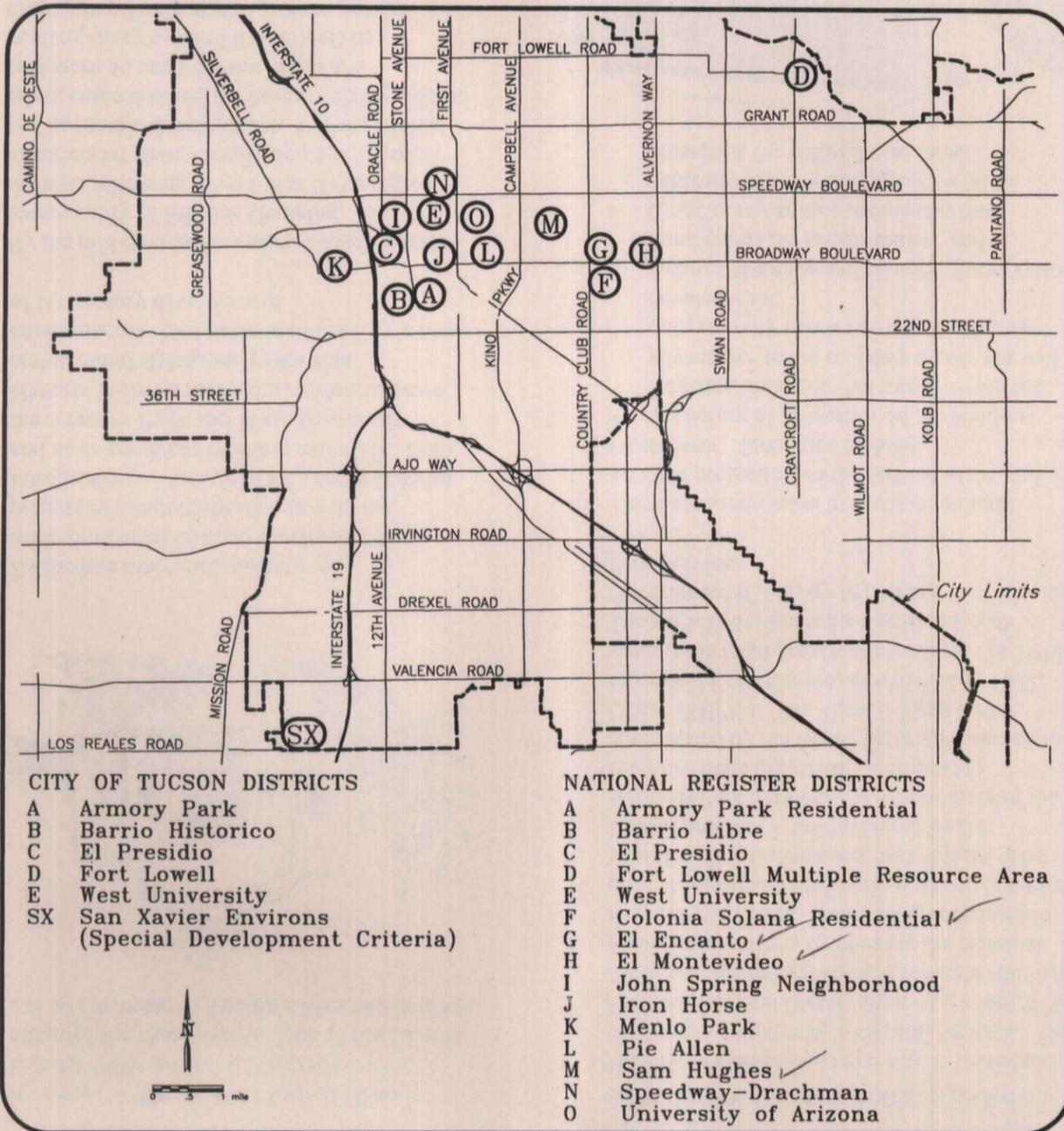
Tucson's preservation efforts in the 1970s through the early 1980s focused on the establishment and enhancement of residential historic districts to foster neighborhood revitalization. During that period, five neighborhoods were designated as local historic districts. They are **Armory Park**--adopted in 1974 and one of the first of two such districts in Arizona--followed by **El Presidio** and **Barrio Historico** (1975), **Fort Lowell** (1978), and **West University** (1984). The **San Xavier Environs Historic District** was established in 1972 by Pima County in order to conserve heritage values within an area of influence from the County's most recognized historic landmark, San Xavier del Bac Mission. Areas included in the County-designated historic zone now within City limits are protected by the City's HPZ ordinance.

Separate from but sometimes overlapping City historic districts, the National Register of Historic Places lists several historic neighborhoods. The map to the right identifies the general location of both City-designated and National Register Districts.

What is the Historic Preservation Zone?

Tucson's Historic Preservation Zone (HPZ) ordinance, first adopted in 1972 and amended most recently in 1995, gives the City authority to regulate development that affects historic districts and landmarks. All City-designated historic districts lie within the mapped HPZ. The HPZ ordinance helps to ensure harmonious growth and development, preserve property values, and promote an awareness of Tucson's cultural heritage.

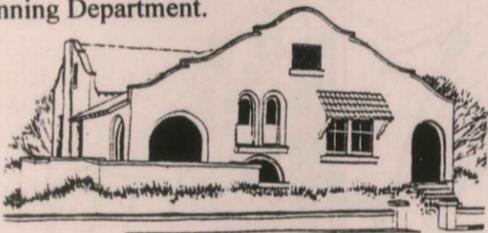
Historic Districts



What Is HPZ Review?

HPZ review is a City Code-required process for all development and improvements affecting the exterior of structures within the mapped Historic Preservation Zone, even those improvements that do not require building permits. HPZ review focuses on the exterior appearance of sites and structures rather than on interior layout, design, or furnishings.

Depending on the nature of the project, HPZ review may involve separate reviews by the applicable historic district advisory board, the Tucson-Pima County Historical Commission, and City staff, with final action by the Planning Director or Mayor and Council. The HPZ review process is administered by the City Planning Department.



How Do I Know If I Need To Apply for HPZ Review?

If your property is located within the HPZ and you are planning a demolition, new construction, or alterations that affect the exterior of structures, you will need to apply for HPZ review. Retail Sales by Resident Artisans in historic districts are also covered by the HPZ ordinance. **Properties within the Historic Preservation Zone are identified with the prefix "H" on City of Tucson Zoning Maps.**

Examples of work that require HPZ review include:

- New construction on vacant land
- Demolition of an existing structure, including garages, sheds, walls and fences
- Any addition to your house
- Rehabilitation of the exterior of your house, including changes to surface materials, windows, or other architectural details.

What Should I Do To Apply for HPZ Review?

Before planning a project, you should contact the Planning Department at (520)-791-4505 ⁷⁹¹⁻⁵³⁵⁰ and the chairperson of the appropriate Historic Zone Advisory Board.

Generally, the review process begins with preliminary review by the local advisory board and a presubmittal conference with Planning Department staff. Staff will inform you if your project requires Full HPZ Review, Minor Review, or Demolition Review.

An important first step for the applicant is to understand the character of the historic district with regard to development patterns, design relationships, and architectural styles and details. Key development criteria relating to height, setbacks, proportion, roof types, surface texture, site utilization, projections and recessions, details, building form, and rhythm have been identified to guide the review process. These design elements are explained in detail in Development Standard 9-02, available from the Planning Department.

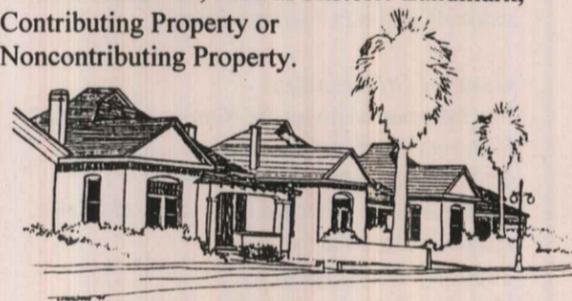
How Long Does the Process Take?

Most projects will require Full HPZ Review which takes approximately six weeks for review and final action. Applications for Minor Review take less than a week. Flow charts describing the review processes are available from the Planning Department.

Is There More Information About the City's Historic Preservation Zone?

A detailed description of general design criteria and specific historic district guidelines is available from the Planning Department as part of Development Standard 9-02.

A comprehensive listing of structures within historic districts, published as Development Standard 9-03, is also available from the Planning Department. This list classifies structures according to their relative value as cultural resources, such as Historic Landmark, Contributing Property or Noncontributing Property.



Tucson's Cultural Heritage

Cultural heritage is a mosaic of a community's history, technology, art and literature, archaeological legacy, urban design, architecture, and folkways. Tucson has a rich and multicultural history, beginning about 100 A.D. with permanent settlement along the Santa Cruz River and its tributaries by Native American cultures. Hohokam culture thrived in the region until the fourteenth century and was followed by settlement by Hohokam descendants--the Pimas and Tohono O'odam. Archaeological excavations and research suggest that these early agriculturalists lived in harmony with their Sonoran desert environment.



European contact introduced a different cultural system with a radically contrasting world view, legal system, and technology. The legacy of the Spanish-colonial period is reflected by the remains of missions and military forts, or *presidios*, Mediterranean design and settlement patterns, and Sonoran architectural styles. Two of the City's historic districts, **El Presidio** and **Barrio Historico**, trace their cultural roots to this period, although within each of these districts there are significant remains of earlier Native American settlement.

The early nineteenth century brought Mexican Independence, heightened trade and cultural exchange between Mexico and the United States and, after the Gadsden Purchase in 1854, increased Anglo-American settlement. The range of historic, scenic, rural, and natural

resources within the **Fort Lowell** Historic District spans several settlement periods, although the characteristic look of the District can be attributed to Tucson's Mexican heritage.



By the late nineteenth century the transcontinental railroad accelerated the process of community change with the introduction of American architectural styles and mass-produced building materials. Both the **Armory Park** and **West University** Historic Districts retain the residential scale, architectural styles, and pedestrian environments characteristic of the City's turn of the century development.

By the mid-twentieth century Tucson's small-town quality of life was changing. In the decades following World War II the region experienced phenomenal population growth and economic development. In spite of this urban explosion and the homogenizing effects of American mass culture, Tucson's contemporary cultural life reflects its multicultural antecedents and the unique character of its desert setting.

What is Historic Preservation and How Is It Accomplished?

Historic preservation is one way to retain and celebrate a community's cultural heritage. The National Historic Preservation Act, adopted in 1966, sets the federal context for state and local preservation efforts by creating the National Register of Historic Places and procedures to protect significant archaeological and historical sites, buildings, structures, and objects. The federal program is administered by the National Park Service/U.S. Department of the Interior. State preservation efforts are coordinated by the State Historic Preservation Office (SHPO). The Tucson-Pima County Historical Commission, established in 1972, spearheads local preservation efforts. In 1990 Tucson was designated a Certified Local Government (CLG) by SHPO and the National Park Service.

There are many ways to promote cultural heritage protection on the federal, state, and local levels. Strategies include:

- the listing of properties on the National Register, an action that may provide tax advantages to the property owner but will not generally restrict or regulate future development;
- Arizona Heritage and Historic Preservation Fund grants for rehabilitation; and
- City/County zoning ordinances that generally provide the highest level of protection for cultural resources.



Sources for Additional Historic Preservation Information

The HPZ Review Process:

The City of Tucson Planning Department
City Hall, 255 West Alameda
P.O. Box 27210
Tucson, Arizona 85726-7210
(520) 791-4505

The Tucson-Pima County Historical Commission:

The Historical Commission advises the Mayor and Council and the Planning Director on cultural heritage issues, including review of new construction, alterations, and demolition within the Historic Preservation Zone.

City Historic District Advisory Boards:

Historic District Advisory Boards assist the Mayor and Council and Planning Director in evaluating proposed development within City historic districts.

Contact the Planning Department at 791-4505 for current information regarding the Historical Commission and City-designated Historic District Advisory Boards, including phone contacts and meeting schedules.

General Information:

For information about the National Register of Historic Places and potential tax benefits for National Register properties contact :
Arizona State Historic Preservation Office
Arizona State Parks
1300 W. Washington
Phoenix, Arizona 85007
(602) 542-4174

For local history and photographic archives:

Arizona Historical Society
949 East Second Street
Tucson, Arizona 85719
(520) 628-5774