



**FORT LOWELL**  
**HISTORIC PRESERVATION ZONE**  
**DESIGN GUIDELINES**

Tucson, Arizona  
Revision 2026

Revision approved by:

Fort Lowell Historic Preservation Zone Advisory Board, January 27, 2025 and September 29, 2025

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# 1 HISTORY

## 1.1 HISTORY OF FORT LOWELL

The Fort Lowell Historic Preservation Zone (FLHPZ) is a unique area in metropolitan Tucson that reflects a wide range of historic, scenic, rural, and natural resources. It reflects a historic cultural landscape spanning centuries of human settlement in the Sonoran Desert. The first documented remains of settlement show a large community of Hohokam people, who lived and farmed in the area from about 300 to 1250 CE, named the Hardy Site (AZ BB:9:14) by archaeologists. Apache people and infrequent settlers used the area before 1870. In 1873, the military began to build structures for Fort Lowell, one of some 200 military establishments in the Southwest. Fort Lowell was a base of supply operations during U.S. Army campaigns against the Apache. The Fort was decommissioned and abandoned in 1891.

After the Fort era, Sonoran and Chihuahuan farming and ranching families came north from Mexico to the rich bottomlands of the Rillito and Pantano Washes. They adapted the deserted fort buildings to their own use, and as time passed, they acquired land and built homes. To the west of the fort, the Village of El Fuerte was established. At about the same time, Anglo farmers and Latter-Day Saints families established dairy farms. Farming in the area continued until the 1970s.

Starting in the 1930s, when the ruins of the Fort Quartermasters Commissary Storehouse and the sutler's store (also called the Post Trader's Store) were restored for residential use, the area began to attract a community of artists, authors, and professionals who were drawn by the natural resources, history, and rural character of the district.

Historically, growth in this area was incremental and low density, and generally developed in harmony with the opportunities and limits of the area's natural resources, including a mesquite bosque (forest) along the water courses. The historic Mesquite Bosque of the area has been negatively impacted by the lowered water table and development, however some property owners have continued to steward mesquite trees and native vegetation in Fort Lowell.

Fort Lowell Park, a City of Tucson Parks and Recreation multi-use regional facility, comprises approximately 70 acres of the preservation zone. It provides a variety of activities for Tucson residents and is an important historical site with rich and surviving historic resources and structures that bring to life many important eras of Tucson's history.

## 1.2 HISTORY OF THE PRESERVATION ZONE

The first inventory of historic properties was conducted between 1976 and 1980 by the University of Arizona Committee on Urban Planning, which was then collected at the behest of the Tucson-Pima County Historical Commission and submitted to the Arizona State Historic Preservation Office. The significance of this area's history was acknowledged nationally when Fort Lowell Park and the surrounding area was designated as the "Fort Lowell Multiple Resource Area" and listed in the National Register of Historic Places in 1978. In 1976, Pima County established the Fort Lowell Historic District north of Fort Lowell Road, along with a 200-foot buffer zone (per specific regulations-Fort Lowell Historic District Zone [Pima County 18.63.110]).

In 1981, the City of Tucson (the City) designated the area south of Fort Lowell Road as a Historic Preservation Zone (HPZ), and in 1992 when the City annexed land north of Fort Lowell Road, the Pima County Historic District and City HPZ were combined to form a single FLHPZ. In 1982, the nearby San Pedro Chapel became the first Historic Landmark designated by the City of Tucson; it was listed in the State and National Registers of Historic Places in 1993.

Maintenance of the historic, cultural, and natural resources of the historic zone and surrounding area are supported through the development criteria included within the HPZ ordinances, review guidelines developed by the HPZ Advisory Boards since 1976, and policies established for the greater Fort Lowell area in the Old Fort Lowell Neighborhood Plan (City of Tucson, 1984-1998).

On August 9, 1992, and September 8, 1992, the Tucson Mayor and Council adopted ordinance No. 7902 establishing original City zoning for the Annexation District, established a HPZ, and established a Historic District Buffer (HDB)—an area within 200 feet of the FLHPZ on the north, east, and west sides of the zone (Swan/Fort Lowell/Orchard Annexation District [C15-91-02]). See Figure 1 Annexation Ordinance Map below (C15-91-02 162D).



harmonize and be compatible<sup>1</sup> with existing buildings and structures within the sites and development zones. It is recommended that an applicant consult early on with staff and the HPZ advisory board, review these guidelines, and refer to the Secretary of the Interior’s Standards for Rehabilitation when designing a project.

### 3 APPLICABILITY

HPZs are governed by the Unified Development Code (UDC), Article 5.8, which establishes the purpose, applicability, and legal procedures for administration of HPZs. The focus of the HPZ is to preserve the character of existing areas of Tucson that are unique.

UDC 5.8.2.B states: *The HPZ and HL designation applies to specifically mapped areas where there is an individual historically important building, structure, site, or object; a group of surviving related historic resources in their original setting; or an archaeological site that gives a historic dimension to the City.*

The FLHPZ contains all of these elements in its surviving archaeological resources, natural resources and landscape, residences, and public buildings. All properties, buildings, signs, structures, and in some cases, landscape, within the HPZ require review by the FLHZAB for development<sup>2</sup> or improvements. This applies for residential, commercial, or institutional use, including new construction or improvements that do not otherwise require permits.

These guidelines are intended as a general framework for review. Specific requirements, described in the City of Tucson Development Standards, Technical Standards Manual, can be acquired from the City of Tucson Planning & Development Services Department (PDS) and online at <https://www.tucsonaz.gov/Departments/Planning-Development-Services>.

The design standards for exterior alterations, additions, and new construction within HPZs are provided in the UDC, Section 5.8.9, and further defined in the Technical Standards Section 9-02. Since each historic area within the city is distinct with its own development style, each has its own section in the Technical Standards. Fort Lowell is described in the Technical Standards, Section 9-02.7.5, and refers applicants to the specific Design Guidelines for properties within the FLHPZ. This document details those specific guidelines.

Projects are reviewed in accordance with the Full or Minor HPZ Review Procedures. This applies to:

- New construction of any kind of building or structure including all accessory structures such as ramadas, walls, or sheds
- Alteration to primary buildings, and secondary buildings and structures<sup>3</sup> including residential, commercial, or institutional uses
- Enclosures, landscape and hardscape elements, and site furnishings on the site such as new fences, walls, gates, screens, walkways, driveways, ramadas, outdoor lighting or signs
- Buildings or structures that are moved into the HPZ or relocated on a site
- Solar or HVAC installations
- Pools and pool fence

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<sup>1</sup>UDC 11.4.4 **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.

<sup>2</sup>UDC 11.4.5 **Development:** Any human alteration to the state of land, including its vegetation, soil, geology, or hydrology, for any residential, commercial, industrial, utility, or other use, such as, but not limited to, clearing, grubbing, or grading of land, and structural improvements, e.g., buildings, walls, fences, signs, and vehicular use areas.

<sup>3</sup>UDC 11.4.20 **Structure:** A physical element constructed or erected with a fixed location on the ground or attached to another physical element having a fixed location at, below, or above grade. Structures include such elements as, but are not limited to, buildings, paved areas, walls, fences, posts, and patios.

- Roof, window, and door replacements
- Landscaping will be reviewed as part of a project that requires Full or Minor HPZ review (i.e., addition/alteration, new construction, walls, ramadas, etc.). Per UDC 5.8.9.1.2: *Plantings and other ornamental features shall reflect the historic period of the subject structure. Landscaping may be reviewed in the context of a required HPZ review; landscaping alone shall not be considered through HPZ review.*

All new construction, alteration, addition to, and demolition of any building or structure must be reviewed by the FLHZAB and the Tucson–Pima County Historical Commission (TPCHC) Plans Review Subcommittee (PRS) and approved by the City of Tucson Planning and Development Services Director.

**Demolition:** The removal or relocation of any building or structure is not allowed without prior approval. Ease of approval and the acquisition of a permit depends on the classification of the structure and whether the structure is an imminent hazard to public safety and repairs would be impractical. Review of demolition of structures is addressed below.

Demolition of structures within the HPZ are governed by UDC 5.8.10.A and 5.8.10.B: *For structures designated as intrusions or non-contributing, non-historic properties in HPZs, the PDSO Director shall consult with the appropriate HPZ Advisory Board, and the Tucson-Pima County Historical Commission Plans Review Subcommittee to ensure that the structure is properly classified at the time of the request for demolition. If the structure is an intrusion or non-contributing, non-historic, no further review shall be required. If the PDSO Director determines that the structure has not been properly designated, the PDSO Director may delay the issuance of the permit until the proper designation is determined by the Zoning Administrator or may proceed with the appropriate review process as if the designation had been changed.*

## 4 PROCESS

Every building and site is unique. Even buildings that look identical have a few details or a setting that distinguishes them from others. This means that what is appropriate for one building may not be appropriate for another. Each building must be looked at on an individual basis by the property owner, architect or designer and by the FLHZAB. The City’s review process for projects proposed within the FLHPZ is outlined below.

### 4.1 STEPS FOR REVIEW

An applicant must contact the Historic Preservation Office at the City of Tucson Planning and Development Services Department (PDSO) or refer to the City of Tucson website for the current application process, instructions, and requirements of Historic Review. See: <https://www.tucsonaz.gov/Departments/Planning-Development-Services>.

1. Applicant contacts [PDSOHistoric@tucsonaz.gov](mailto:PDSOHistoric@tucsonaz.gov) for guidance on the application and review process. Staff will determine whether their project will require Minor or Full HPZ Review and can provide guidance on the process. For Full HPZ Reviews, a “courtesy review” of early plans and design concepts is *highly recommended* before the formal review; it is beneficial to the applicant to better understand the design guidelines at the concept stage. FLHZAB can also provide illustrations and photographs of design elements to assist an applicant.
2. Applicant submits project application materials to PDSO. Historic Preservation Office staff review for completeness.
3. Review is scheduled by PDSO for FLHZAB review.
4. Review is scheduled by PDSO for review by the TPCHC PRS.
5. Decision by the City of Tucson PDSO Director is issued.
6. Applicant completes the building permit process if approved with no appeals.

## 4.2 FULL HPZ REVIEW

Full HPZ Review is required for most improvements, alterations to buildings/structures, and new construction. The following project types are reviewed for compliance with the applicable standards in accordance with the Full HPZ Review Procedure:

- Grading or the erection or construction of a new building/structure
- A permit for any alteration involving the modification, addition, or moving of any part of an existing structure, including signs, that would affect the exterior appearance, except as provided in UDC Section 5.8.8.C, Minor HPZ Review
- Repairs or new construction as provided for in UDC Section 5.8.8.C, Minor HPZ Review, that the PDSO Director determines shall be approved under the Full HPZ Review process due to the cumulative effect of phased work that would normally be subject to the applicability of the Full HPZ review process
- The construction or enlargement of a parking lot within a HPZ or on a property containing a Historic Landmark
- Exceptions: The following project types are reviewed using the Minor HPZ Review Procedure: installation of solar panels or cisterns or installation of, or repairs to a roof.

## 4.3 MINOR HPZ REVIEW

In general, the Minor HPZ Review process is for projects that do not require building permits. Specifically, the following project types are reviewed for compliance with the applicable standards in accordance with the Minor HPZ Review Procedure:

- Minor or necessary repairs to a building/structure provided that the repairs involve replacement with materials of identical or historically accurate design, size, and color to those being replaced
- Emergency repairs provided that the repairs involve replacement with materials of identical or historically accurate design, size, and color to those being replaced
- The change in copy of a sign
- Any alteration that does not require a permit involving the modification, addition, or moving of any part of an existing structure that would affect the exterior appearance
- Alterations include, but are not limited to, fences and walls, except those alterations that the PDSO Director determines shall be approved under the Full HPZ Review process due to the cumulative effect of phased work that would normally be subject to the applicability of the HPZ review
- Installation of solar panels or cisterns or replacement/installation of, or repairs to a roof

**NOTE:** The FLHZAB has the ability to request to the PDSO Director that a Minor Review be elevated to a Full Review.

## 5 CLASSIFICATIONS & DEVELOPMENT ZONE

There are five classifications of buildings/structures (including principal and accessory buildings, and structures) and properties within the FLHPZ. They are:

**Historic Landmark:** A historic site, building, or structure of the highest historic, cultural, architectural, or archaeological importance to Tucson that if demolished or significantly altered would constitute an irreplaceable loss to the quality and character of Tucson. A Historic Landmark is an outstanding or unique example of architectural style; is associated with a major historical event, activity, or person; or has unique visual quality and identification. A Historic Landmark may be located within the boundaries of or outside a historic district. The Historic Landmark or “HL” designation is a zoning overlay, like the HPZ zoning overlay.

**Contributing-Historic Property:** A property within the Historic Preservation Zone or National Register Historic District that contributes to the historic significance or visual character of the zone or district and has sufficient integrity to convey that significance and those visual character defining features in terms of location, design, setting, materials, workmanship, character, or association.

**Contributing-Nonhistoric Property:** A building, structure, or site located within a City of Tucson HPZ that, while not historically significant in itself, or not meeting the threshold for individual historic designation, contributes to the overall character, context, and planning fabric of the historic district. Designated as such under City of Tucson ordinance revisions adopted in 1995, Contributing Nonhistoric properties are subject to the same design and demolition review requirements as Contributing-Historic properties. This designation ensures uniform oversight of development activities within HPZs, including review under UDC 5.8.10.D, to preserve the integrity of the historic environment.

**Non-contributing Property:** Does not contain any designated Contributing building, structure, natural resource, or archaeology.

**Intrusion:** Does not contain any designated historic status or features.

Requirements for additions, alterations, and demolition vary greatly depending on the classification of the structure and building.

## 5.1 DEVELOPMENT ZONE

City of Tucson definition of development zone is as follows:

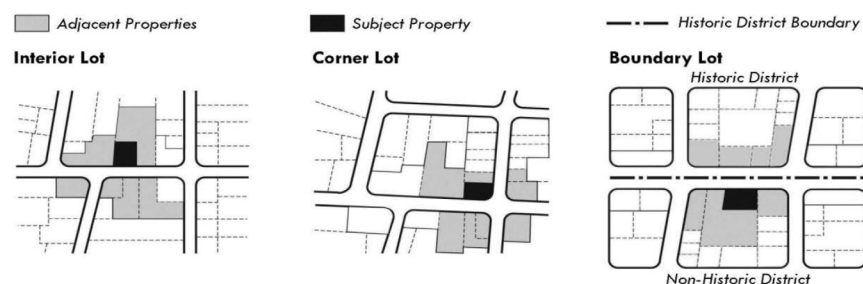
### UDC Article 11.4.5: Development Zone

*As used in Section 5.8, "H" Historic Preservation Zone (HPZ), Section 5.10, Neighborhood Preservation Zone (NPZ), and Section 5.11, Rio Nuevo District (RND), a certain designated area adjacent to the lot to be developed. Public and institutional structures within the development zone are not considered to be part of the development zone when evaluating proposed development on an adjacent property, except for public and institutional structures listed in or eligible for listing in the National Register of Historic Places. The development zone is determined as follows (see Illustrations below):*

*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 that fall outside the boundary of the HPZ, NPZ, or the RND.*

*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 streets in the same block, and all lots on the opposite sides of those streets, except such portions of the development zone that fall outside the boundary of the HPZ, NPZ, or the RND.*

*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 that fall outside the boundary of the HPZ, NPZ, or the RND.*



## 5.2 FORT LOWELL DEVELOPMENT ZONES

The FLHPZ is unique in contrast to other HPZs. It is a semirural landscape that has been defined by “organic” incremental development as illustrated below.



Figure 2: Fort Lowell HPZ unique development and setbacks

Because of the FLHPZ’s semi-rural, organic, incremental development, the neighborhood does not have traditional city blocks<sup>45</sup> on a grid. All public land at Fort Lowell Park will be considered one development zone. Applicants are advised to seek guidance from City staff and request a courtesy review by the FLHZAB for help in understanding their development zone at the onset of their design process.

With ill-defined “blocks” there are many instances in Fort Lowell where different building styles are located side-by-side or across from each other within the same development zone. Because of the heterogeneous nature of this HPZ, the design context within the development zone will be evaluated as part of HPZ review, particularly for proposed additions, renovations, or new construction.

## 5.3 COMPATIBILITY WITHIN THE DEVELOPMENT ZONE

Within the FLHPZ, only Contributing-Historic properties should be used as a reference in the design process. New construction or alterations and additions to Non-contributing or Contributing-Nonhistoric properties shall be compatible with the architectural features, design elements, and landscape of the Contributing-Historic properties located within a given development zone. The development zone may be expanded by an administrative request to the Director of PDS

<sup>4</sup> UDC 11.4.3. **Block:** A unit of land bounded by streets or by a combination of streets and public lands, railroad rights-of-way, watercourses, or other barriers to the continuity of the unit of land. A block may be comprised of one or more lots. A block made up of one lot may also be referred to as a lot or parcel.

<sup>5</sup> UDC 11.4.20. **Street:** Any permanent public or private right-of-way, other than an alley, access lane, or parking area access lane, set aside to accommodate vehicular travel lanes, parking lanes, bike lanes, pedestrian facilities, utility areas, and other such design features, whether designated as a street, drive, highway, thoroughfare, road, boulevard, avenue, lane, or place.

to identify comparisons.

Plans submitted that are not compatible with the character, period(s), or style of the subject property or surrounding properties, even though examples of similar alterations or buildings are found within the development zone, will not meet the criteria outlined in these Design Guidelines.

Renovations and additions must be consistent with the style and period(s) of the subject building, despite the existence of other styles within the development zone. New construction must be compatible with its Contributing -Historic neighbors. Specific attention will be given to height, proportion, massing, and details. The applicant should avoid grafting on stylistic details from neighboring buildings of a different period, historical context, or architectural style.

If there are no Contributing-Historic properties within the subject property's development zone, the applicant will work with Historic Preservation Office staff and Zoning Administrator to identify a set of appropriate Contributing-Historic properties within the HPZ to use as design comparisons. Historic Preservation Office staff will communicate the comparison properties to the applicant prior to the board review.

## **6 TYPES OF IMPROVEMENTS**

### **6.1 NEW CONSTRUCTION**

Neighborhood patterns and relationships (buildings and landscape), as well as architectural styles and associated details, combine to form the HPZ's character. New construction should be designed in a compatible architectural style without imitating existing buildings.

New construction of primary buildings will be based on the traditional street and building patterns that are seen in the project's development zone:

- The proportion (height, width, scale, and massing) of new buildings will be within the range already found in the project's development zone.
- The building street setback will be similar to others in the development zone.
- Front entrances are often *not* oriented to the main street.
- Consistent with the HPZ's semi-rural nature and the Old Fort Lowell Neighborhood Plan: New roadways, lanes, and externally visible driveways should be constructed without raised curbs or concrete sidewalks in consultation with City of Tucson Department of Transportation and Mobility and should use surfacing that blends with the existing landscape and earth color.
- Building materials should be in keeping with materials seen within the project's development zone. Mud adobe and burnt adobe are the most common building materials. Use of nontraditional building materials will be approved on a case-by-case basis. Materials used should be compatible with existing historic buildings through surface treatment, for example by thickly rounded edges and parapets, and irregular smooth finishes to give the appearance of mud adobe. New materials should be manipulated to harmonize with existing styles.
- Consider the site plan, parking, landscape and vegetation within the context of the semi-rural district. Off-street parking that is visible from the street should be avoided; locate parking and loading areas to the rear. Screening may be required on a case-by-case basis. Utilize landscaping and other screening elements to screen these areas without negatively impacting adjacent properties. Screening of parking areas, surfacing, wheel stops, etc., using non-traditional materials may be required to be compatible with and protect the character of the HPZ.
- All accessory structures such as garages, carports, sheds, patio walls, and fences, shall be designed and constructed so that they are compatible with the aesthetic character of the residences with which they are associated. Garages and carports are encouraged to be detached and located to the rear of primary buildings. They may not be located in the front yard or in front of the street-facing front façade of the primary residence. Garage doors must not be seen from the public right of way or El Callejón. Garage doors should reflect the style of the HPZ, drawing from examples of existing garage doors within the development zone.

- Single-family dwellings, confined to one-story in height and individually detached, are encouraged. Construction of multiple single-family dwellings should display non-uniform facades.
- If higher density is allowed on a single lot, the appearance of a single-family dwelling should be maintained. If a multi-unit complex is allowed on a parcel, the height and surfaces should be broken up to suggest single-family dwellings and non-uniform facades. Multi-unit complexes should visually integrate and function with the existing residences.
- Major landscaping features such as mature trees and shrubs, and native desert landscapes, should be retained. This is especially important where plantings are seen from the public right of way. Vegetation on all externally visible land areas in front of and between buildings in developed parcels should have the informal, un-landscaped appearance and natural, native growth characteristic of the district.
- All façades will be considered in the design review process. The primary façade, or the front street-facing façade, is the most important. There may be secondary facades that are also visible from the public street and thus, taken into consideration during the design review process.
- Mechanical equipment is encouraged to be placed at the rear of the parcel or at non-street visible facades.

## 6.2 ACCESSORY DWELLING UNITS

- Accessory dwelling units (also known as “ADUs”, “casitas”, or “guest houses”), which are used for sleeping and cooking, should be given as much design consideration as the primary building. The proposed height, massing, scale, proportion, design, and materials of new accessory dwelling units will be evaluated using the same criteria that are applied to new primary residences, with some exceptions and special considerations as discussed below.
- If the existing primary building on the site is historic, accessory dwelling units should be compatible with but not identical to it.
- Accessory dwelling units in the FLHPZ are encouraged to be detached. If an *attached* accessory dwelling unit is proposed, please refer to Section 6.4 “Additions & Alterations” for additional design guidance.
- Accessory dwelling units in the FLHPZ are encouraged to be located at the rear of primary residences.
- Variances for setbacks that do not meet current UDC requirements, but that are in keeping with historical patterns found in Fort Lowell, will be considered on a case-by-case basis.
- Landscaping and other screening elements (for example desert shrubs) can be used to screen loading and utility areas without negatively impacting adjacent properties.
- If a proposed accessory dwelling unit is wider than one lot, break up the heights and surfaces to suggest variations similar to the primary building or structure.

## 6.3 SECONDARY BUILDINGS AND STRUCTURES

- Secondary buildings and structures that are not dwelling units (e.g., sheds, studios, garages, carports, or storage buildings) should be detached from the main residence, constructed at the rear of the property, and complement the existing primary building in design. If the primary building is historic, accessory buildings and structures should be compatible with but not identical to it.
- Secondary buildings and structures should not dominate the primary building in design, height, or proportion, and should defer to the main residence. The massing, height, and scale should be at or lower than the primary building.

- Variances for setbacks that do not meet current UDC requirements, but that are in keeping with historical patterns found in Fort Lowell, will be considered on a case-by-case basis.
- Exterior finishes, details, doors and windows, and materials should be compatible with those used for the primary building.
- Landscaping and other screening elements (for example desert shrubs) can be used to screen loading and utility areas without negatively impacting adjacent properties.
- If a proposed secondary building or structure is wider than one lot, break up the heights and surfaces to suggest variations similar to the primary building or structure.

## **6.4 ADDITIONS & ALTERATIONS**

Additions and alterations should maintain the style, height, proportion, and mass of the primary building and surrounding buildings within the development zone.

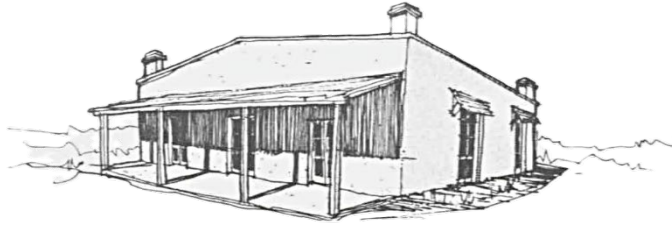
Changes will conform to the unique character of the building. This character and architectural style should be compatible with Contributing-historic properties located within the development zone.

- Place additions and modifications to the rear. This includes new rooms, porches, decks, and stairs. Do not place them on the street sides of existing visible Contributing-historic buildings. Exterior alterations visible from the street should be kept to a minimum.
- Keep additions simple and appropriate in size, shape, materials, color, and detail that are compatible with, but do not mimic the existing building. Do not create a false sense of history by making an addition appear older than it is.
- Additions will maintain the style, height, proportion, and mass of the building and surrounding buildings within the development zone.
- Original elements such as scale, roof form, and roof elements, patterning of solids and voids (windows, porches and doors), projections (porches, steps, parapets, etc.), architectural details, materials, and site elements should be maintained.
- Alterations will be compatible with the building's original design and any historic changes that occurred during the period of significance. The period of significance is the span of time during which the historic zone/district was associated with important events, activities or persons; individually listed properties may have their own period of significance in addition to that of the historic zone/district.
- Openings, including windows, doors, porches should not be filled in, particularly at street-facing facades. Their original materials, sizes, shapes, and general designs should be maintained. When a rear addition is proposed, use existing openings to connect the existing and new portions of the building whenever possible.

## **7 DESIGN CRITERIA**

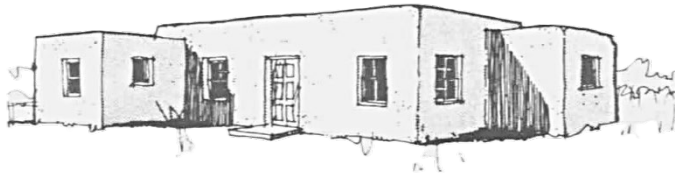
### **7.1 STYLE**

Buildings in the FLHPZ generally reflect a simple vernacular style with design roots in the Sonoran tradition. Styles include Sonoran Military, Sonoran Ranch, Santa Fe-Sonoran Ranch/Pueblo Revival, Territorial Ranch, and Bungalow Vernacular (see illustrations and descriptions). The area's rural and low-density residential development resulted in organic rather than planned growth. This informality is also found in the HPZ's landscaping, with the retention of plants native to the Sonoran Desert and its riparian areas.



Sonoran-Military

The **Sonoran Military style** represents the earliest architectural tradition in the FLHPZ, dating to the U.S. Army's occupation of the fort in the late 19th century. These buildings were constructed with practicality in mind, using locally available materials and simple construction techniques. Thick adobe brick walls, often finished with a smooth lime or earthen plaster, provide insulation against the hot climate. Roofs are flat and edged with parapet walls capped in fired brick coping, a defining feature of the style. Massing is typically rectilinear and symmetrical, with a clear and deliberate simplicity in form. Fenestration is minimal and functional. Symmetrical, recessed window openings are near the bottom of the façade and are more vertical than horizontal. Porches supported by plain thick timber posts often run the full width of the façade, and low sloped shed porch roofs provide shaded outdoor space and a transition between interior and exterior. Originally cedar shingled, the shed roofs can be metal clad. Ornamentation is virtually absent, reinforcing the utilitarian character of the buildings. Surviving examples—such as the Fort Lowell Officers' Quarters—establish an architectural foundation for the district's evolution and reflect the military origins of the zone.



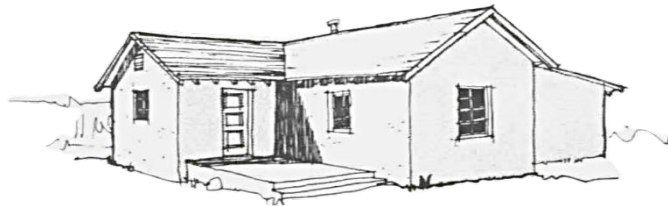
Sonoran Ranch

**Sonoran Ranch style** emerged in the late 19th and early 20th century as rural homesteads when small-scale agricultural operations began to populate the former military lands of Fort Lowell. While rooted in the vernacular building traditions of rural Sonora, Sonoran Ranch dwellings reflect a shift toward domesticity and semi-rural life. These buildings are typically modest, one-story mud adobe brick buildings that were expanded incrementally over time, resulting in irregular or L-shaped plans that express the addition of indoor kitchens or the organic growth of families. Roofs are flat or slightly pitched with parapet walls and sometimes feature brick coping for added weather protection. Exterior surfaces are usually finished in earthen or lime plaster, with a muted, natural palette that blends with the desert surroundings. Porches or verandas, supported by milled lumber or rustic posts, are common and serve both functional and social purposes. Openings tend to be modest, with wood-framed windows and plank or paneled doors that may be shaded with simple wood awnings. Landscaping is informal, with native vegetation in utilitarian yards, often bordered by wire field fences, ocotillo fences, or low adobe walls. The Sonoran Ranch style reflects a period of self-sufficiency and adaptation, where vernacular architecture was guided by climate, available materials, and the rhythms of rural desert life.



Santa Fe-Sonoran Ranch

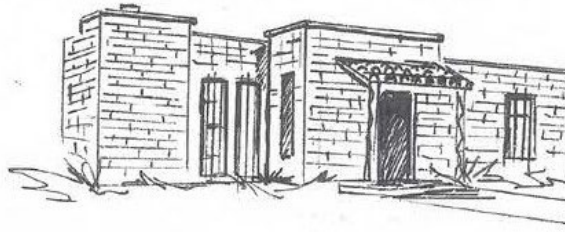
The **Santa Fe–Sonoran Ranch style**, also known as Pueblo Revival, emerged in the early to mid-20th century as a romantic reinterpretation of indigenous and Spanish colonial architecture, blending these influences with local Sonoran traditions. Popularized through the regionalist movements of the 1920s and 1930s, this style is characterized by its sculptural massing, thick adobe or adobe-like masonry walls, and rounded corners that evoke the forms of traditional Puebloan architecture. Roofs are flat and enclosed by continuous parapets, often with projecting vigas (exposed roof beams) extending through the walls, whether functional or purely decorative. Wall surfaces are typically finished in smooth stucco or mud plaster, hand-troweled to emphasize texture and softness, with warm earth tones reinforcing a connection to the desert landscape. Windows are modest in scale and deeply recessed, sometimes framed with wooden lintels or set into niches that create visual depth. Entry doors may be accentuated with rustic woodwork, arched openings, or ornamental iron hardware that reflects Southwestern design motifs. Porches and portals are often supported by peeled logs or heavy timber posts with corbelled brackets, reinforcing a rustic aesthetic. Landscape treatments include native plantings, enclosed courtyards, and traditional elements such as canales (rain spouts). The style communicates an idealized vision of the region’s past while remaining deeply rooted in the environmental realities and building traditions of the Sonoran Desert. In Fort Lowell, the style took on a distinctive local expression through the reinterpretation and reconstruction of existing adobe ruins from the earlier military and ranching periods. Builders and artists in the early and mid-20th century embraced the weathered foundations and partial walls of 19th-century structures, rebuilding them within the Pueblo Revival idiom to evoke a sense of antiquity and continuity. These efforts often feature finely hand-carved wooden doors, decorative corbels, and salvaged architectural elements that enhanced the rustic authenticity of the buildings. Particularly notable was the reuse of simple, fort-era simple neoclassical windows (rectilinear wood sash units with classical proportions), which were incorporated into the reconstructed forms.



Bungalow

The **Bungalow style** in the FLHPZ reflects early 20th-century trends adapted to the Sonoran Desert using local materials and simple construction methods. These modest homes are one-story buildings with compact footprints, horizontal massing, low pitched roofs that may be gabled, gabled with valleys, or shed roofs. There is a strong emphasis on shade, airflow, and livability. Roofs are low-pitched with overhangs, supported by exposed rafters. Porches are commonly supported by wood or masonry pillars. Walls may be wood-frame, adobe, or in combination with Concrete Masonry Unit (CMU) additions, finished in stucco, clapboard, or lime-washed plaster.

Windows are typically centrally located and operable—wood sash or steel casement—with a practical, rhythmic layout. Doors are straightforward and sometimes feature glazed upper panels or wooden screen doors. Ornamentation is minimal, focused on handcrafted details such as wood trim, exposed beams, or modest porch railings. In Fort Lowell, Bungalow Vernacular houses often incorporate adobe or hybrid construction and respond to the desert context with simplified forms, native landscaping, and functional outdoor spaces. The style reflects a transitional moment when Anglo-American housing ideals were regionally adapted, resulting in homes that are accessible and designed to be appropriate for the desert climate.



Territorial Ranch

The **Territorial Ranch style** blends Anglo-American formality with Sonoran adobe traditions. Buildings are one story with flat roofs and straight parapet walls, typically finished with a simple decorative coping—often brick or shaped adobe—that gives a refined edge to the roofline. Walls are constructed of red burnt adobe, either exposed brick or mortar washed with lime plaster to soften the surface while highlighting the material’s texture. Windows are symmetrically placed and are commonly wood sash or steel casement, often set beneath exposed wooden or concrete lintels. Doors are framed with minimal trim, emphasizing clean proportions and straightforward detailing. Porches, where present, feature low-sloped or flat roofs supported by thick posts, providing shade and a functional outdoor transition. While the exterior is restrained, interiors often incorporate Pueblo Revival elements, such as exposed beams or vigas, smooth plaster walls, built-in niches, and hand-carved door and cabinet features. Landscaping is typically informal and uses native plants, gravel, and low adobe or stone walls. The Territorial Ranch style reflects a period of architectural refinement rooted in regional materials, craftsmanship, and climate-responsive design.

## 7.2 ARCHITECTURE

Site and landscape form the symbiotic relationship that exists between the natural and cultural environment. The question to ask when designing a project is whether the proposed work fits within the historic character of the HPZ or is incompatible with it.

## 7.3 SITE UTILIZATION & SETBACKS

Sites are informal, semi-rural and low density. There is great variety in front yard setbacks. Projects should conform to the general character or pattern of front and interior perimeter yard setbacks within the development zone. The informal, semi-rural, low-density quality of design should be continued throughout the HPZ for new construction.

## 7.4 HEIGHT & PROPORTION

Generally, for building proportions, the length is greater than the height. Walls often have an irregular profile. One-story is permitted. No design will be accepted that is taller than the “typical height within the development zone”.

- Fourteen (14) feet is the tallest height of a Contributing building/structure located within the HPZ, except for the Post Trader’s Store / Las Saetas.<sup>6</sup>
- Note: The height of structures or buildings in the Historic Buffer Zone, which is adjacent to the FLHPZ, are regulated according to City Ordinances 7902 and 8473. Ordinance 7902 Section 2 established height limits in the Historic Buffer Zone as “One-story, 16 foot height limitation”. Ordinance No. 8473, adopted March 27, 1995, amended ordinance No. 7902 to allow construction of a 30-foot-high auditorium and a 24-foot-high student center on a parcel of St. Gregory School in the Historic Buffer Zone.

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<sup>6</sup> NOTE: The “Post Trader’s Store / Las Saetas” at 5425 E. Fort Lowell Road is a singularly unique residential property within the FLHPZ. It is a former institutional building listed in the National Register of Historic Places. Its size and height are not typical of the HPZ, but it can still provide relevant reference for other design criteria. This property cannot be used alone to justify height and proportion comparisons and may only be used in the correct context.

## 7.5 PATTERN & RHYTHM

Solid walls predominate over voids. Window and door openings should be a minimum of two feet from building corners. Symmetry is not characteristic. Walls often have an irregular profile of height, with softened or rounded edges and surfaces.

## 7.6 ROOFS

"Flat" roofs with parapets are characteristic. Sloping porch roofs may be clad with shingles or metal. Mission tile is incompatible, and any pre-existing tile or metal roofs cannot be used as precedent for justification for new roofs. Corrugated metal and standing seam metal roofs are not compatible except on porch roofs. Other materials, such as rolled roofing on low slope roofs, will be reviewed on a case-by-case basis. Architectural asphalt shingles (that replaced original cedar shingles) are common on historic gable or hip roofs.

Mechanical equipment, skylights, solar panels, satellite dishes or any other roof-mounted equipment should be installed in a way that minimizes visibility from public areas or adjacent properties. Newly installed equipment on primary buildings and on secondary buildings and structures should be placed in locations that minimize visual impacts. Mounting rooftop panels and other types of units on street-facing roof elevations should be avoided. For sloped roofs, panels should be installed flat against the roof to maintain the existing roof profile, and any visible mounting hardware should be painted to match the roofing materials as closely as possible. Panels and other types of units appropriate for flat roofs should be installed so they are hidden by parapet walls. If none of the secondary roof elevations are an appropriate orientation for efficient operation, then solar panels and other types of units should be ground mounted or placed on an accessory structure in a way that minimizes visual impacts.

## 7.7 TEXTURE & COLOR

Unstabilized, sun-dried adobe is the most common historic construction type in the FLHPZ. More contemporary stabilized adobe and burnt adobe construction, and stuccoed frame or masonry structures are also common in the HPZ. Prefabricated structures (for example, sheds or containers) are held to the same design standards as any other building in the HPZ, with appropriate exterior finishes, windows, and compatible roofs.

Consultation with an adobe specialist is highly encouraged prior to repairing or replacing any adobe exterior finishes. For further guidance on the treatment of historic adobe structures, refer to the National Park Service *Preservation Brief 5: Preservation of Historic Adobe Buildings*.

- **Finishes:** Appropriate exterior finishes for new construction or additions in the FLHZAB include stucco, plaster, stabilized adobe or burnt adobe façade. Wood plank, stucco and siding are seen on accessory structures. Corrugated metal or other solid metal siding is not appropriate.

Masonry construction that was originally exposed should not be covered with stucco, paint, or other exterior finishes. Appropriate exterior finishes for adobe buildings include traditional lime or mud plasters with no (or very little) Portland cement. Traditional plaster has similar expansion characteristics to adobe and allows moisture to be released to the outside. Contemporary Portland cement-based finishes (stucco) are not appropriate and can cause deterioration. Contemporary stucco does not have similar expansion characteristics and may trap moisture inside the walls.

- **Masonry Repair:** When repointing and joint striking the masonry (including adobe brick) on a building, be sure that the composition of the new mortar, as well as the color, tooling, and the width, are similar to the original mortar. The introduction of more than a small amount of Portland cement into the mortar that is different from the original lime or mud-based mortar will cause deterioration of the softer masonry. For detailed recommendations for masonry and stucco, see National Park Service Preservation Briefs: No. 1, [Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings](#); No. 2, [Repointing Mortar Joints in Historic Masonry Buildings](#); and No. 22, [The Preservation and Repair of Historic Stucco](#).

- **Sandblasting:** Not recommended because it causes severe damage to the adobe, brick, or stone, and accelerates erosion by allowing water to enter the pores.
- **Brick Replacement:** If it is necessary to replace old bricks (for example on a parapet), use bricks that match as closely as possible to the color, composition, and size of the original. Adobe brick should be replaced with adobe brick to ensure homogeneity of materials. Do not use CMU (concrete masonry unit) as a substitute for repair of brick or adobe, as it will cause cracking of the softer masonry.
- **Paint and Sealants:** Integrally colored stucco is acceptable on new construction. For previously painted lime stucco, care must be taken to use highly permeable paint so the building will breathe, otherwise the paint will blister and peel over time. Heavy application of water repellent sealers should be avoided, and ceramic paints should never be used on adobe.
- **Color:** Colors should be soft earth tones of light to middle value. Avoid very dark or very bold colors and stark primaries. Blue window trim is common. In the case of repainting a building/structure, color is reviewed only in conjunction with a full HPZ Review. The advisory board recommends that all repainting projects, regardless of size and scope, adhere to the color guidelines as stated above. The FLHZAB offers courtesy review of color selection.

## 7.8 PROJECTIONS

Canales, shading devices, and porches should be in scale with the buildings on which they occur.

## 7.9 ARCHITECTURAL DETAIL

Existing architectural details should be preserved during rehabilitation. Openings, including windows, doors, and porches should not be filled in. Their original materials, sizes, shapes, and general designs should be maintained. The following details are appropriate:

**Doors** – Frame-and-panel or plank-type wooden doors are most common. Doors are recessed toward the inside face of the wall. French doors are not historic but can be used if not visible from streets or adjacent properties. Glass doors may not be visible from the street or adjacent properties.

**Windows** (applies to new and replacement windows) - Wood double-hung, single-hung, and casement windows with divided lites are most historically appropriate. Most windows in the FLHZAB are vertically oriented. To keep with this pattern, the vertical dimensions of windows should be greater than the horizontal dimensions. Smaller windows in series are more appropriate than large picture windows and a variety of window sizes and asymmetrical placements are common. Painted steel casement windows with divided lites are common. Vinyl clad windows are not allowed. Aluminum sliding windows are not allowed. Depending on the style of the building, windows are placed toward the outside face of the wall or recessed into the wall with sills. Exposed masonry windowsills (adobe brick, brick) or concrete should not be stuccoed.

*NOTE FROM Technical Standards Manual 9-02.3.9: Of the details listed above, windows are particularly important in defining historical and architectural character. With this in mind, repair or alterations to windows must be accomplished with a degree of sensitivity to the types of existing windows on the building. Window location, size, shape, function, and materials should be retained, and in the case of new construction, the window type and historical style most common within the development zone will determine the type of window used in the new building/structure. Historic windows should be repaired, rather than replaced, whenever possible. When replacing historic windows, the replacements should be of the same types and designs (e.g., number and dimensions of lites, and widths and profiles of mullions and muntins) as the original windows. The material of a replacement window should be the same as the original window, or an alternative material acceptable to the FLHZAB. Aluminum, vinyl, and fiberglass materials are not allowed. Sliding, flush-mounted, and simulated divided lites are not allowed. Lintels, molding, and sills should be added to replacements and new windows as appropriate.*

On a case-by-case basis, wood-like fiberglass or metal-clad wood windows (with appropriate trim and sash) may be approved so long as they maintain the integrity and historic character of the individual property and the HPZ. Window colors should be compatible with the development zone. Stark colors should be avoided; blue window trims are most common.

**Awnings and shade sails** will be reviewed on a case-by-case basis but generally they are not appropriate.

**Glass block and stained glass** are not appropriate.

**Arches and Lintels** - Arched openings over the main entrance may be accepted, although rows of arches characteristic of Spanish Colonial or Mediterranean architecture would be inappropriate. Exposed wooden lintels or concrete lintels over openings are common.

**Gates, security doors, and window grates** should be of simple rustic design without modern or elaborate decorative design.

## 8 HISTORIC ELEMENTS

### 8.1 LANDSCAPE

Native vegetation should be retained as much as possible. Landscaping should be informal and favor native Sonoran Desert plant materials. Methods to enable storm water catchment are strongly encouraged so that storm water runoff can be utilized for passive irrigation, but water should not be directed toward adobe walls. In the case of historic properties, plantings and other ornamental features are encouraged to reflect the historic period of the subject building/structure. Some properties are subject to the Native Plant Preservation Ordinances set forth by the City of Tucson, Pima County, or the State of Arizona as applicable. The FLHZAB also uses the TPCHC Historic Landscape Subcommittee as a resource for guidelines.

For Historic reviews where landscaping is being considered, an inventory of existing native vegetation may be requested as part of the HPZ application. Surveys should be completed before any ground disturbance, grubbing, or grading. Plans to remove any vegetation shall be presented concomitantly with the HPZ application.

**Landscaping:** In these guidelines, “landscaping” refers to modifying the land for aesthetic purposes through features like planting, hardscape (patios, paving, sidewalks), structures (such as statuary, freestanding or attached unenclosed structures, fountains) and/or altering the topography or terrain. Plantings should be informal and consist of native Sonoran Desert plants.

**Historic landscape features** should be maintained wherever possible. New landscape elements should reflect the traditional environmental and cultural patterns of the FLHPZ. Enclosed portions of properties will be regarded differently than unenclosed portions:

**Enclosed** areas (fenced or walled) are encouraged to harmonize with the natural desert landscape but may contain elements of traditional garden styles (e.g., Mexican influence, mission era Tucson gardens). Native plants are encouraged but other crop varieties are acceptable. Examples include nopal, fig, and citrus. Planting of any invasive species is not allowed.

**Unenclosed** areas should maintain the informal natural desert character. Only native plant species should be planted (e.g., velvet mesquite, creosote, palo verde, and cacti native to the Sonoran Desert). Formal or decorative interventions—such as turf, raised planters, synthetic lawn, decorative boulders, or manicured layouts—are not appropriate and are strongly discouraged.

In both enclosed and unenclosed areas non-native species are discouraged. Invasive species and tall non-native trees will not be recommended for approval.

**Native desert terrain** should not be covered with artificial or non-typical covering. Non-typical covering includes gravel or decomposed granite (DG). Nor should DG cover an entire lot, and when used on driveways or walkways, DG should match the earth color. Plants in public view should come from the lists of native plants recommended in *Native Plants and Landscaping Practices for the Fort Lowell Historic District and Northern Tucson Basin*, by Barry Spicer, published by

the Fort Lowell Historic District Board in 2012. The list is provided as an appendix to these Design Guidelines. The book is available from FLHZAB.

**Streetscapes and road rights of way** of Fort Lowell Road and Craycroft Road within the HPZ are considered to have important cultural, historical, and environmental significance as historic corridors, as referenced on historic maps and surveys as “The Road to the Fort” and by archaeological surveys of the Hardy site (AZ BB:9:14). The right of way also serves as a natural landscape buffer that contributes to the context of the HPZ. The FLHZAB may request that modifications to landscape in City-owned right of way be referred to the Historic Landscapes Subcommittee (HLS) of the TPCCH for a courtesy review. The recommendations of FLHZAB and HLS may be transmitted to the Department of Transportation and Mobility (DTM).

## 8.2 CULTURAL, ECOLOGICAL, & ENVIRONMENTAL FEATURES

The FLHPZ has cultural, ecological, and environmental features that are important to preserve. Any removal or alteration of these features must first be reviewed by the FLHZAB.

**Cultural features** are elements of a property or area that show evidence of human interaction with the physical environment. This includes adobe ruins, man-made alterations to the environment (e.g., Corbett Ditch and other historic ditches), and natural resources that are associated with a historic event, activity, or person, or exhibit other cultural or aesthetic values. An example of these resources are the remnants of farm fields, farms, pastures, prehistoric trash mounds, pit houses, or berms.

**Ecological features** are natural or planted elements of a property or area that carry historical significance because they were present during a historically significant period or are associated with a historic event, activity, or person, or exhibit other important ecological or aesthetic values. These include but are not limited to heritage trees (e.g., old growth mesquite trees), bosques, natural areas where native flora and fauna are abundant, waterways (e.g., washes, basins), and bodies of water. “Alteration” includes the removal of these features and/or the addition of landscape elements that might pose any threat to these features. For example, planting species that sequester water from native plants or heritage trees would be a form of alteration.

**Environmental features** are elements of a property or area that provide a sense of place and identity but are not considered cultural or ecological. These include natural landforms, topographical features, and geological elements that help to dictate the overall appearance of the HPZ.

## 8.3 ENCLOSURES

Fences, walls or other physical features used to enclose open space or provide privacy should be compatible with the architectural style of the subject structure and the historic character of the development zone. Generally, adobe, stone, stuccoed masonry, ocotillo, retaque, latillas, rough vertical wood slat/picket, and plain wrought iron (without modern or elaborate design) are acceptable. Historic wire fences (4x4 sheep/goat twisted wire field fences and 4-foot chain link) and ocotillo fences are often seen in the district. Open wire fences allow visibility of desert landscape and small wildlife to pass. Chain link fences may remain but will not be considered to have set a precedent for new fences. Corrugated metal or solid sheet metal fences are not acceptable.

- The height of a privacy wall, fence, or gate cannot obstruct the public view of buildings and structures from the street. Solid walls or fences at the front of a property should not be taller than four feet as measured from the street-side grade but may step up to six feet tall on the sides and rear of a property. Privacy wall and fence materials must be appropriate to the historic context of the structure and the HPZ. Gate design should be simple without modern or elaborate decorative design. Metal, wire, or chain link should be rusticated or be allowed to develop patina.
- For front yards (sides visible from the primary street), the fence/wall heights should be appropriate to the scale and style of the house and streetscape. Front yard fences shall not block the view of the building and shall be greater than 66% or two-thirds see-through for fences that are between 4 feet and 6 feet in height, as measured from the street-side grade. Fences at the side and rear yards may be up to six feet tall and solid.

NOTE: Walls and fence construction requires a Minor Review per the UDC. However, because of the importance of visible open landscape and FLHPZ's semi-rural character, the FLHZAB may request to the PDS Director that a Full Review by the FLHZAB be completed for any new walls or fences, or on modifications of walls or fences on Contributing-historic properties before any construction is undertaken.

#### **8.4 PARKING**

On-site parking will be located to the rear of buildings and out of view from the public right-of-way. Screening of parking areas may be required to protect the character of the HPZ.

#### **8.5 SIDEWALKS**

Consistent with the HPZ's semi-rural nature, and the precedent of stabilized trails in place of sidewalks, as well as the guidelines as set forth in the Old Fort Lowell Neighborhood Plan, concrete sidewalks are not appropriate for the FLHPZ, although dust control and safe walking surfaces are encouraged.

#### **8.6 MAILBOXES**

Mailbox presentation (which is not regulated by the HPZ) is encouraged to be compatible with the style of the building and reflect the rural character of the district. Modern motif and highly stylized mailboxes are discouraged.

#### **8.7 SIGNS**

The appearance, color, size, position, method of attachment, texture of materials, and design of signs should be in keeping with the collective characteristics of the structures located within the development zone. Neon and backlit signs are not compatible.

#### **8.8 UTILITIES**

Above ground utilities in new construction are discouraged. Whenever possible, utility connections such as water/sewer, electrical, cable, telephone, and internet are encouraged to be underground. Connections should be placed in areas not visible from the public right-of-way. Consistent with UDC 5.3.9, a new pole set in line with an existing overhead system is not deemed to be a new utility. Upgrades and reinforcements of existing overhead facilities is allowed to the extent that the total number of electrical circuits or communication cables is not increased.

### **9 CITY CONTACTS**

City of Tucson Development Services Center, 201 N. Stone Avenue (520) 791-5550  
<https://www.tucsonaz.gov/Departments/Planning-Development-Services>  
<https://tdc-online.tucsonaz.gov/#/home>

City of Tucson Historic Preservation Office, <https://www.tucsonaz.gov/Departments/Planning-Development-Services/Historic-Preservation>

City of Tucson, Tucson-Pima County Historical Commission (TPCHC)  
<https://www.tucsonaz.gov/Departments/Clerks/Boards-Committees-Commissions/Boards-Commissions?board=61> and  
<https://www.pima.gov/2323/Historical-Commission-Tucson-Pima-County>

<https://www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Tucson-Pima-County-Historical-Commission-Plans-Review-Subcommittee>

Fort Lowell Historic Preservation Zone Advisory Board (FLHZAB) <https://clerkboards.tucsonaz.gov/boards?board=39>

## 10 NEIGHBORHOOD CONTACTS

[City of Tucson Department of Neighborhood Resources](#)

Old Fort Lowell Neighborhood Association, Inc. (OFLNA) <https://www.oldfortlowellneighborhood.com/> and <https://www.Oldfortlowell.org>

## 11 REFERENCES

A Guide to Tucson's Historic Neighborhoods, A project of the Blenman Elm Neighborhood Association (BENA), historic districts, and the City of Tucson Historic Preservation Office, 2015. Third edition 2022.

<https://blenmanelm.wordpress.com/about/historic-neighborhoods/>

Archaeological Investigations at the Tanque Verde Wash Site, a Middle Rincon Settlement in the Eastern Tucson Basin. 1986. Mark D. Elson, Institute for American Research Anthropological Papers No. 7.

Common Native Plants and Wildlife of the Old Fort Lowell Neighborhood and Immediate Vicinity, Barry Spicer, Tucson, 2004.

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Fort Lowell Historic District... A Sense of Time and Place, Edward H. Spicer, In Portfolio II, Fort Lowell Historic District Board, Tucson, 1979, Rev. 2004.

"Life at Post Fort Lowell, Arizona Territory 1873-1891," David T. Faust and Kenneth A. Randall. The Smoke Signal, No. 74, Tucson Corral of the Westerners, Tucson, Spring 2002.

Tucson Preservation Primer: A Guide for the Property Owner, edited by Robert C. Giebner [A Class Project of the College of Architecture, University of Arizona], 1979.

Neighborhood Plan, OFLNA, City of Tucson, Pima County, 1984, Rev. 1992.

Native Plants and Landscaping Practices for the Fort Lowell Historic District and Northern Tucson Basin, Barry Spicer, published by the Fort Lowell Historic District Board, Tucson, 2012.

National Register Bulletin 30. Guidelines for Evaluating and Documenting Rural Historic Landscapes.

<https://www.nps.gov/subjects/nationalregister/upload/NRB30-Complete.pdf>

Old Fort Lowell Gazette, edited by David A. King, Tucson, July 1981 - December 2001.

The People of Fort Lowell, Teresa Turner with Edward H. and Rosamond B. Spicer, Tucson, 1982, Rev. 1990.

"South of the Rillito, West of the Pantano: The Centuries of a Unique Neighborhood with a Promise For the Future," OFLNA, Inc., Tucson, 1993 (VHS); 2004 (DVD)

The Voices of Fort Lowell, Old Fort Lowell Neighborhood Association, Inc., Tucson, 2005.

Tucson's Historic Districts: Criteria for Preservation and Development, City of Tucson, 1972.

### 11.1 OTHER RESOURCES

Arizona Historical Society. <https://arizonahistoricalsociety.org/>

[The Secretary of the Interior's Standards for the Treatment of Historic Properties](#)

*The Secretary of the Interior's Standards for the Treatment of Historic Rehabilitation.*

The **Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68, 1995)** consists of four treatment standards—[Preservation](#), [Rehabilitation](#), [Restoration](#), and [Reconstruction](#). Standards for Rehabilitation, are intended as general guidance for work on all historic properties, are widely used, and have been adopted at the Federal, State, and local levels.

Applicants are always advised to refer to the [Secretary of the Interior's Revised Standards for Rehabilitation](#) : <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Inappropriate alterations that do not meet the Secretary of the Interior's Standards for Rehabilitation may result in loss of eligibility for the State Historic Property Tax Reclassification Program (the "tax credit" for historic residential properties occupied by owners or immediate family members). For specific guidance about how to meet these standards, contact the Arizona State Historic Preservation Office or <https://azstateparks.com/shpo>

## 12 ILLUSTRATIONS

Cover photo: Bronze statue located in Fort Lowell Park. "The Chief Trumpeter" by Sculptor/Artist Dan Bates, Erected in February, 1991.

Additional illustrations and photographic examples of architecture and details are available from the FLHZAB and will be

added to this document in the future. A good source for architectural examples is found in the booklet *Fort Lowell Historic District... A Sense of Time and Place*, by the Fort Lowell Historic District Board, Tucson, 1979, Rev. 2004. The printed booklet is available upon request from the FLHZAB.

### 13 APPENDIX OF RECOMMENDED NATIVE PLANTS FOR THE FLHPZ

A list of recommended native plants is included in this appendix as an excerpt of the booklet *Native Plants and Landscaping Practices for the Fort Lowell Historic District and Northern Tucson Basin*, Barry Spicer, published by the Fort Lowell Historic District Board, Tucson, 2012. Copyright © 2012 Text by Barry Spicer and the Fort Lowell Historic District Board. Copyright © 2012 Illustrations by Margaret Pope; First Edition

NATIVE PLANTS AND LANDSCAPING PRACTICES  
FOR THE  
FORT LOWELL HISTORIC DISTRICT  
AND NORTHERN TUCSON BASIN



BY BARRY SPICER  
WITH  
BOTANICAL ILLUSTRATIONS BY MARGARET POPE

Booklet Excerpt - pages 18-19

Full booklet is available from the Fort Lowell Historic Zone Advisory Board.

## RECOMMENDED NATIVE PLANTS LISTED BY GROWTH FORM AND TYPE OF USE

### Growth Form

The following list provides examples of plants that provide natural and characteristic forms to the landscape.

#### Cacti

Arizona Barrel  
Brown-spined Prickly Pear  
Cane Cholla  
Chain-fruit Cholla  
Christmas Cactus  
Engelmann Hedgehog Cactus  
Engelmann Prickly Pear  
Smooth Chain-fruit Cholla  
Staghorn Cholla

#### Grasses

Bush Muhly  
Feather Fingergrass  
Fluff Grass  
Pappus Grass  
Plains Bristlegrass  
Sand Dropseed  
Sixweeks Needle Grama

#### Shrubs

Brittle Bush  
Burro Brush  
Canyon Ragweed  
Catclaw Acacia  
Creosote Bush  
Desert Broom  
Desert Hackberry  
Desert Thorn  
Desert Zinnia  
Four-wing Salt Bush  
Gray Thorn  
Joint-Fir  
Mexican Elder  
Palmilla  
Seep Willow  
Triangle-leaf Bursage  
White Thorn

#### Trees

Arizona Walnut  
Blue Palo Verde

Catclaw Acacia  
Desert Willow  
Frémont Cottonwood  
Goodding Willow  
Mexican Elder  
Net Leaf Hackberry  
Velvet Ash  
Velvet Mesquite  
Yellow Palo Verde

#### Vines

Climbing Milkweed  
Texas Virgin Bower

#### Wildflowers

Arizona Popcorn Flower  
Canaigre  
Desert Mallow  
Desert Marigold  
Devil's Claw  
Gordon Bladderpod  
Hairy Bowlesia  
Rough Fiddleneck  
Sacred Datura  
Spiderling  
Wooly Tidestromia

### Type of Use

#### Accent

Bunch Grasses  
– Bush Muhly  
– Feather Fingergrass  
– Pappus Grass  
– Plains Bristlegrass  
– Sand Dropseed  
Chollas  
– Cane Cholla  
– Chain-fruit Cholla  
– Christmas Cactus  
– Staghorn Cholla

#### Trees

– Desert Willow  
– Net Leaf Hackberry  
– Palmilla  
– Velvet Mesquite

## RECOMMENDED NATIVE PLANTS LISTED BY GROWTH FORM AND TYPE OF USE

### Barriers & Screens (Privacy, Sound, Visual)

- Catclaw Acacia
- Chollas
- Desert Broom
- Desert Hackberry
- Four-wing Salt Bush
- Gray Thorn
- Desert Thorn
- Prickly Pears
- White Thorn

### Flower Color

- Apricot/Orange
  - Desert Mallow
  - Arizona Barrel (orange-red or yellow)
  - Rough Fiddle Neck
- Blue
  - Wool Star
- Pink
  - Spiderling
  - Trailing Four O' Clock
- Yellow
  - Arizona Barrel (yellow or orange-red)
  - Blue Palo Verde
  - Brittle Bush
  - Desert Marigold
  - Desert Senna
  - Desert Zinnia
  - Gordon Bladder Pod
  - Prickly Pears
  - White Thorn
  - Yellow Palo Verde
- Violet/Purple
  - Bush Muhly (bunchgrass)
  - Desert Thorn
  - Desert Willow
  - Engelmann Hedgehog Cactus
  - Red Devil's Claw
  - Silverleaf Nightshade
  - Spreading Fleabane
- White
  - Cryptantha
  - Pepper Grass
  - Sacred Datura
- Greenish
  - Climbing Milkweed
  - Desert Tobacco
  - Wooly Tidestromia

### Multiple Colors

- Staghorn Cholla

### Fruit Color

#### Yellow

- Arizona Barrel (fall & winter)
- Cane Cholla (bright yellow all year)
- Staghorn Cholla
- Velvet Mesquite (spring & late summer)

#### Orange

- Desert Hackberry (orange berries)
- Net Leaf Hackberry (orange berries)

#### Pink

- Canaigre
- Desert Mistletoe (pinkish berries)

#### Red to Purple

- Brown-spined Prickly Pear
- Catclaw Acacia (reddish-brown)
- Christmas Cactus (red)
- Desert Thorn (red/orange berries)
- Engelmann Hedgehog Cactus
- Engelmann Prickly Pear (light purple)
- Gray Thorn (dark purple)

### Ground Cover

- Arizona Popcorn Flower
- Cryptantha
- Desert Marigold
- Rough Fiddle Neck
- Fluff Grass
- Gordon Bladderpod
- Trailing Four O' Clock
- Wooly Tidestromia

### Shade

- Blue Palo Verde
- Desert Willow
- Net Leaf Hackberry
- Velvet Mesquite
- Yellow Palo Verde

### Scent

- Creosote Bush – distinctive after rains
- Desert Mistletoe – sweet smelling flowers
- Desert Willow – sweet smelling flowers
- White Thorn – sweet smelling flowers
- Wooly Tidestromia – sweet smelling flowers