

# FORT LOWELL

## HISTORIC PRESERVATION ZONE

### DESIGN REVIEW GUIDELINES

### DRAFT 6

Revision approved by the

Fort Lowell Historic Preservation Zone Advisory Board

January 27, 2004

REVISION Month day 2025

#### Revisions:

Added text

Deleted text

## 1 HISTORY

~~The Fort Lowell Historic Preservation Zone nestles near the confluence of the Pantano Wash and Tanque Verde Creek, which form the beginning of the Rillito River. Over more than 1,000 years, the area has evolved from a prehistoric Hohokam community to the site of an army fort in 1873, the village of El Fuerte in 1910, and today, a historic neighborhood on the edge of a bustling metropolis. "Fort Lowell" became a historic zone in Pima County in 1976. A substantial part of the Historic Preservation Zone was listed in the National Register of Historic Places in 1978. In 1982 the nearby San Pedro Chapel became the first historic landmark designated by the City of Tucson.~~

### 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 over 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 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 the 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 Saint 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 a number of 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, now comprises 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.

## **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 on 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. See specific regulations-Fort Lowell Historic District Zone (Pima County 18.63.110).

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

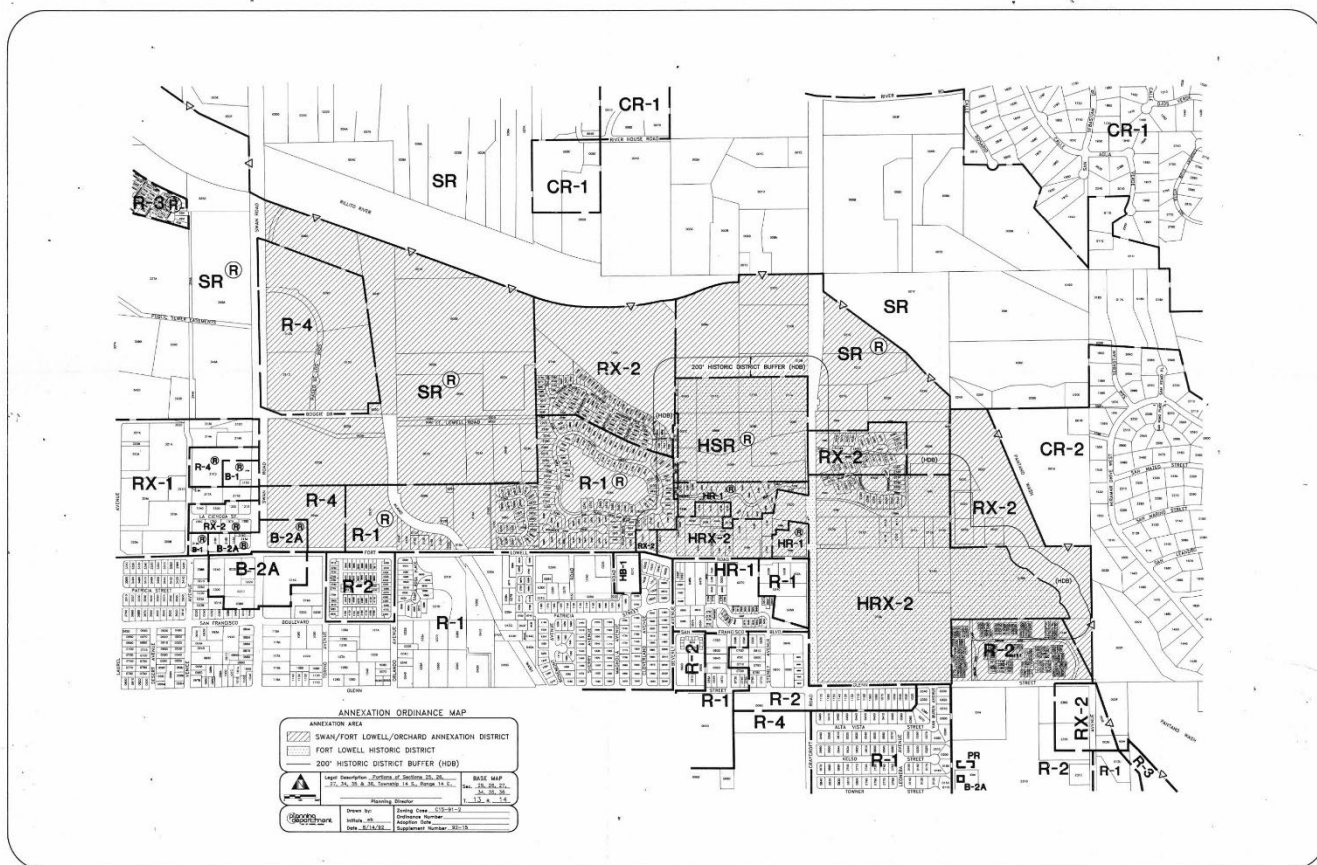
Maintenance of the historic, cultural, and natural resources of the Historic Zone and surrounding area are supported through the development criteria included within the HPZ ordinances, review guidelines developed by the Historic Zone Advisory Boards since 1976, and policies established for the greater 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 an Historic Zone and established an Historic District Buffer (HDB), an area within 200 feet of Fort Lowell Historic zone 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).

A 1995 updated inventory survey of the HPZ lists approximately 30 Contributing Historic properties. In addition, nearly 70 residences were constructed after 1980 in the La Sonrisa, San Miguel, Bosque Ranch and Adobes del Bosque subdivisions. The subdivisions' architecture was reviewed under Fort Lowell Design Guidelines, and these properties are designated as Contributing Non-historic properties. (See Technical Standard 9-02.8.0.)

In 2002, Fort Lowell Park was expanded west of Craycroft Road with the City's acquisition of the Quartermasters Commissary compound on the northwest corner of Fort Lowell and Craycroft. In 2004, with assistance of 2004 Pima County Cultural Resources Bonds and a land swap, the City of Tucson acquired the "Adkins Parcel" on the southwest corner of Fort Lowell Road and Craycroft Road. It holds the ruins of the three best preserved Fort Lowell Officers' Quarters, ruins of the fort guardhouse, and a significant cluster of buried Hohokam pit houses (part of the Hardy Site). The Adkins Parcel structures were included in the historic inventory in 2007.

The Fort Lowell neighborhood is a unique area in metropolitan Tucson, reflecting a wide range of historic, cultural, scenic, rural, and natural resources.



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](#), ~~(9-02.0.0 – 9-03.1.3 & 9-03.2.4)~~ and ~~Land Use and Unified Development Code (Article 2, Div. 8, Sec. 2-8.8)~~, can be acquired from the City of Tucson Planning & Development Services Department (PDSD) and online at <https://www.tucsonaz.gov/Departments/Planning-Development-Services>.

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

Projects are reviewed in accordance with the Full or Minor HPZ Review Procedures. This applies to all development and structures, including:

- 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>2</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 fences
- Roof, window, door, etc. replacements.

All new construction, alteration, addition to, and demolition of any structure must be reviewed by the Fort Lowell Historic Preservation Zone Advisory Board and the Tucson-Pima County Historical Commission and approved by the City of Tucson Development Services Director.

**Demolition:** The removal or relocation of any 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 noncontributing, non-historic properties in HPZs, the PDSD 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

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<sup>2</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.

structure is an intrusion or noncontributing, non-historic, no further review shall be required. If the PSDS Director determines that the structure has not been properly designated, the PSDS 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

The FLHZAB encourages owners and designers/builders of projects to discuss the project informally at the concept stage. 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/designer and by the FLHZAB.

~~The City staff is eager to make the review & development process smooth and enjoyable. It is a good idea to meet with the Development Services Department staff for an early consultation to determine if your project will be a part of the Full Review or the Minor Review.~~

### 4.1 STEPS FOR REVIEW

An applicant must contact City of Tucson Planning and Development Services 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. 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.
2. Applicant submits main project application for building permit or development package through PSDS.
3. Applicant submits Historic Preservation Zone ( HPZ ) Review Application (Special District Application)
4. Review is scheduled by PSDS for Fort Lowell Historic Preservation Zone Advisory Board Review.
5. Review is scheduled by PSDS for Review by Tucson-Pima County Historical Commission Plans Review Subcommittee.
6. Decision by the City of Tucson Development Services Director is issued.
7. Applicant completes the building permit process if approved with no appeals.

### 4.2 FULL HPZ REVIEW

Full review is required for most improvements, alterations to structures ~~and generally for all~~ and new construction.

- ~~1. Presubmittal – Meet & discuss proposal with Development Services Department HPZ staff, Development Services, 201 N. Stone Avenue, 2nd floor. 791-4571.~~
- ~~2. Zoning Compliance Review – Submit site plan & elevations to the Zoning Review Counter, Development Services, 201 N. Stone Avenue, 1st floor, for review, comments and referral for HPZ review.~~
- ~~3. Submittal – Historic Preservation Zone ( HPZ ) Review Application with nine (9) copies of plans and zoning compliance comments, Development Services, 201 N. Stone Avenue, 2nd floor.~~
- ~~4. Fort Lowell Historic Preservation Zone Advisory Board Review.~~
- ~~5. Tucson Pima County Historical Commission Plans Review Subcommittee.~~
- ~~6. City of Tucson Development Services Director issues decision.~~
- ~~7. Apply for building permit if approved with no appeals.~~

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 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 Section 5.8.8.C, Minor HPZ Review, that the PDSD Director determines shall be approved under the full 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

~~This fast track review is allowed for minor or emergency repairs that use identical or historically accurate replacement materials, identical sign replacement, and generally for any alteration that does not require a permit but which affects the exterior appearance of an existing structure, including fences and walls. See Development Standard 9-02.2.3 and Land Use Code \4.3.11 for more information and process.~~

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 structure provided that:
  - The total cost of such improvement is under \$1,500, except for the replacement cost of appliances and mechanical equipment; and
  - 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 PDSD Director determines shall be approved under the full 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 will request a full review of new walls and fences on Contributing-Historic properties.

## 5 CLASSIFICATIONS AND DEVELOPMENT ZONE

There are five classifications of structures and properties within the Fort Lowell Historic Preservation Zone. They are:

- Historic Landmark
- Contributing-Historic

- Contributing-Non-historic
- Non-contributing
- Intrusion

Requirements for additions, alterations and demolition vary greatly depending on the classification of the structure and the buildings in the Development Zone. (see Development Standard 9-02.1.3 and Land Use Code VI.2 Development Zone).

Within the Fort Lowell Historic Preservation Zone, new construction, alterations, or additions to a Contributing-non-historic or Non-contributing structure shall reflect the architectural style of, and be compatible with, and compared to the Contributing-historic properties located within its Development Zone. In other words, only contributing- historic properties should be used as a reference in the design process.

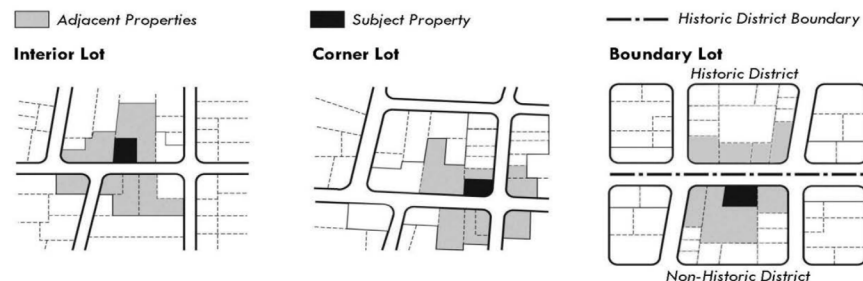
## DEVELOPMENT ZONE

City of Tucson definition of Development Zone is as follows:

UDC Article 11.4.5: Development Zone

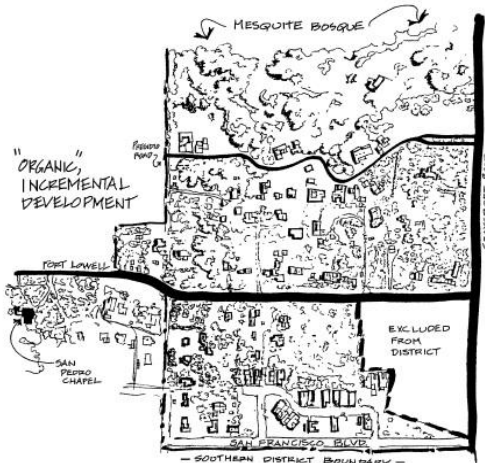
As used in Section 5.8, "H" Historic Preservation Zone (HPZ), Section 5.10, Neighborhood Preservation Zone (NPZ), and, Section 5.11, Rio Nuevo District (RND), a certain designated area adjacent to the lot to be developed. Public and institutional structures within the Development Zone are not considered to be part of the Development Zone when evaluating proposed development on an adjacent property, except for public and institutional structures on or eligible for inclusion on 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.



## 5.1 FORT LOWELL DEVELOPMENT ZONES

The Fort Lowell Historic Preservation Zone is unique in contrast to other HPZs. It is both a semi rural landscape and has been defined by “organic” incremental development as illustrated below.



Because of the Fort Lowell Historic Preservation Zone’s semi-rural organic, incremental development, the neighborhood does not have traditional city blocks<sup>3 4</sup> on a grid. All Public Land at Fort Lowell Park will be considered one development zone. Applicants are advised to seek guidance from the HPZ board for help understanding their development zone at the onset of their design process.

With ill-defined “blocks”<sup>5 6</sup>, 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.

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 be acceptable to the Advisory Board.

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 historic contributing 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 the FLHZAB to identify a set of appropriate Contributing-historic properties within the HPZ to use as design comparisons. The FLHZAB will indicate the comparison properties prior to the Design Review.

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<sup>3</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>4</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.



## **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 historic preservation zone'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 compatible with 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 Tucson Department of Transportation and Mobility, and should use surfacing that blends with the existing landscape.
- Building materials should be in keeping with materials seen within the project's Development Zone. Mud adobe and burnt adobe comprise most historic structures. Use of non-traditional building materials will be approved on a case-by-case basis. Materials used should suggest historic materials through surface treatment, for example by rounding edges and varying finishes to give the appearance of mud adobe.
- Off-street parking should not be visible from the street; place 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 in the rear of primary buildings. Garage doors must not be seen from the public right of way or El Callejón. Garage doors should reflect the style of the HPZ. Carports may not be in front of the primary facade.
- Single-family dwellings are encouraged, confined to one-story, individual (detached), single-family residences of non-uniform facades; and If higher density is allowed on a single lot, appearance of a single-family dwelling must be maintained. If a multiunit complex is allowed on a parcel, the height and surfaces must be broken to suggest single-family dwellings. Multi-unit complexes should visually integrate and function with the existing residences.
- Major landscaping features such as mature trees and shrubs, and native desert landscape 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, unlandscaped appearance and natural, native growth characteristic of the district.
- All sides of primary buildings are to be designed. All façades are considered in the design review process.

### **6.2 SECONDARY BUILDINGS AND STRUCTURES**

- Accessory dwelling units ( "ADU" "guesthouse" or rental unit), sheds, studios or storage buildings should be constructed in the rear of the property, should complement the existing primary building, and should not be attached to it. If the primary building is historic, an ADU should complement but not be identical to it and should be given as much design consideration as the primary building.

- Accessory dwelling units shall not dominate in design, height or proportion, and shall defer to the main residence. The massing, height and scale must be at or lower than the primary building.
- Accessory dwelling units or structures built may have variable setbacks, as approved by the FLHZAB.
- Building materials should be compatible with 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.

### **6.3 ADDITIONS & ALTERATIONS**

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

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

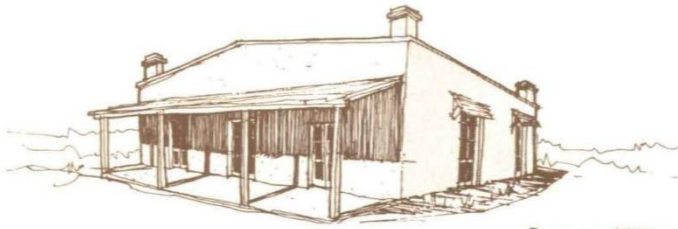
- Place additions to the rear. This includes new rooms, porches, decks, and stairs. Do not disturb the street sides of existing buildings.
- Keep additions simple and appropriate in size, shape, materials, color, and detail that are compatible with, but do not mimic the existing building. Do not create 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.
- Exterior alterations visible from the street sides should be kept to a minimum.
- 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.
- Openings, including windows, doors, and porches should not be filled in. Their original materials, sizes, shapes, and general designs should be maintained.

### **6.4 DEMOLITION**

## **7 DESIGN CRITERIA**

### **7.1 STYLE**

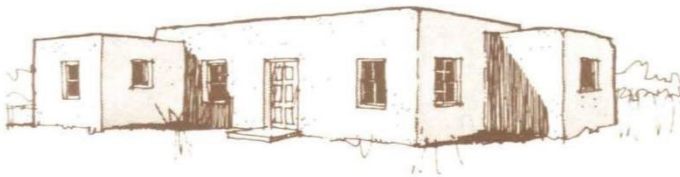
Buildings in the Historic Preservation Zone generally reflect a simple vernacular style with design roots in the Sonoran tradition. Styles include Sonoran Military, Sonoran Ranch, Santa Fe-Sonoran Ranch, [Pueblo Revival](#), [Territorial](#), and Bungalow Vernacular ([see illustrations](#)). The area's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



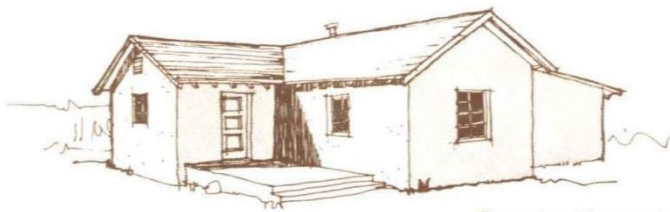
Sonoran-Military



Santa Fe - Sonoran Ranch



Sonoran Ranch, with additions



Bungalow Vernacular

*ADDITIONAL ILLUSTRATIONS WILL BE PROVIDED:*

*Pueblo Revival Style*

*Territorial Style*

## **7.2 ARCHITECTURE**

Site and landscape form the symbiotic relationship that exists between the natural and cultural environment. The question

to ask is whether the work fits within the historic character of the Historic Preservation Zone or dilutes that historic character.

### 7.3 SITE UTILIZATION & SETBACKS

Sites are informal, semi-rural and low-density. There is great variety in front 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. ~~North of Fort Lowell Road one (1) story is permitted not to exceed 16 feet. South of Fort Lowell Road One (1) story is permitted, not to exceed 14 feet.~~ No design will be accepted that is taller than the “typical height within the development zone”. The FLHZAB will support applicants by providing a normative standard of contributing historic property heights to help determine the “typical height” for design review.

- Fourteen (14) feet is the tallest elevation of a Contributing structure located within the HPZ, except for the Post Trader’s Store / Las Saetas.<sup>7</sup>
- The height of structures or buildings in the Historic Buffer Zone are regulated according to City Ordinances 7902 and 8473. Ordinance 7902 Section 2 established height limits in the Historic District Buffer 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.

### 7.5 PATTERN & RHYTHM

Solid walls predominate over voids. Openings should be a minimum of two (2) 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 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 principal buildings and on secondary buildings and structures should be placed in locations that minimize visual impacts. Rooftop panels and other types of units should not be mounted on street-facing roof elevations. 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 a non-historic accessory structure in a way that minimizes visual impacts.

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7 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 structure on 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 must be used in the correct context.

## 7.7 TEXTURE & COLOR

Adobe buildings with lime or mud plaster are most characteristic. Use stucco (lime or mud plaster) with smooth or sand finish on adobe buildings. Exposed sun-dried adobe is also common. Stabilized and burnt adobe buildings are also present. Conventional cement plaster is acceptable on concrete masonry or frame construction. Stucco applications with expansion joints and modern textures are not allowed. When stucco is being replaced on the entire exterior of a Contributing-historic building or structure, lime-based or mud-stucco should be used; cement-based stucco should not be used. When stucco is being repaired, the same material as the original should be used. Buildings and structures that were stuccoed historically should not have their stucco sheathings entirely or partially removed without being replaced with new stucco. Originally exposed masonry surfaces should not be stuccoed.

- 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-based mortar will cause thermal expansion behavior and cracking of the softer masonry. Sandblasting is not recommended because it causes severe damage to the adobe, brick, or stone, and accelerates erosion by allowing water to enter the pores. For detailed recommendations for masonry and stucco, see National Park Service Preservation Brief Nos. 1, 2, and 22.
- 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.
- 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, or else 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.
- Colors should be soft earth tones of light to middle value. Avoid very dark colors and stark primaries. Blue window trim is common. In the case of repainting a 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.

## 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: ~~for new construction.~~

**Doors** – Frame-and-panel or plank type wooden doors are most common. Doors are placed 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)** - Double-hung or casement divided light wood frame windows are most historically correct. Vertical dimension should be greater than the horizontal. Multiple narrow windows are preferred to large pane windows. A variety of window dimensions and asymmetrical placement that is not symmetrical are common. Painted steel casement windows with divided lights are acceptable common. Vinyl clad, aluminum or synthetic 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.

The size and shape of windows, whether new or replacements, must maintain the size and shape of window styles found



in the project's Development Zone, including the widths and profiles of mullions and muntins, number of panes (lights) and the wood trim that frames the window openings, to reflect the historical period. Illustrations or photo examples are provided below. **PROVIDE ILLUSTRATIONS**

**Awnings and shade sails** are not appropriate. Glass block and stained glass are not appropriate.

**Arches and Lintels** - Arched openings over the main entrance may be appropriate, although rows of arches characteristic of Spanish Colonial or Mediterranean architecture would be inappropriate. Exposed wooden 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 SITE ELEMENTS**

### **8.1 LANDSCAPING**

~~Original~~ **Native** vegetation should be retained as much as possible. Landscaping should be informal and favor native **Sonoran Desert** ~~desert~~ plant materials. Storm water runoff is best retained and absorbed on site **for passive irrigation**. In the case of Historic Landmark properties, plantings and other ornamental features shall reflect the historic period of the subject structure.

- Native desert should not be covered with decomposed granite (DG), nor should DG cover an entire lot, and when used, 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 2012. The book, with a list of native plants, is available from the FLHZAB.

### **8.2 ENCLOSURES**

Fences, walls or other physical features used to enclose open space or provide privacy must 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 (field fences and 4-foot chain link) and ocotillo fences are often seen in the district. 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 encouraged to develop patina.

NOTE: The FLHZAB will request a full review of new walls and fences on Contributing-Historic properties.

### **8.3 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 historic preservation zone.

### **8.4 SIDEWALKS**

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

### **8.5 MAILBOXES**

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

## 8.6 SIGNS

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

## 8.7 UTILITIES

Above ground utilities in new construction ~~are strongly discouraged~~ **are not allowed. Whenever possible, undergrounding above ground utilities is encouraged.** Connections should be placed in areas not visible from the public right-of-way.

## 9 CITY CONTACTS

City of Tucson Development Services ~~Center Department~~, 201 N. Stone Avenue ~~(520)791-4505~~ **(520) 791-5550**  
<https://www.tucsonaz.gov/Departments/Planning-Development-Services> ; <https://tdc-online.tucsonaz.gov/#/home>

~~City of Tucson Historic Preservation Officer, McArthur Building, 345 E. Toole, (520)791-4505~~

City of Tucson, Tucson-Pima County Historical Commission, ~~(520) 791-4213~~ **(TPCHC) https://www.pima.gov/2323/Historical-Commission-Tucson-Pima-County Chairperson, (520) 791-4213**

Fort Lowell Historic Preservation Zone Advisory Board, ~~Contact HPZ Staff, (520) 791-4571~~ **FLHZAB – https://clerksboards.tucsonaz.gov/boards?board=39**

## 10 NEIGHBORHOOD CONTACTS

~~City of Tucson Department of Neighborhood Resources, P.O. Box 27210, Tucson, AZ 85726-7210, (520) 791-4605~~

Old Fort Lowell Neighborhood Association, Inc. (OFLNA) ~~(520) 318-0219~~.  
<https://www.oldfortlowellneighborhood.com> and <https://www.Oldfortlowell.org>

## 11 LITERATURE

*Fort Lowell, A Class Project of the Committee on Urban Planning, University of Arizona, Tucson.* John Jones, Jim Bieg, Ann Leviton, Pima County, May 1976.

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

*Historic Preservation Zones*, Planning Department, City of Tucson, Arizona.

*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.

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

"Fort Lowell, A.T., Army Post during the Apache Campaigns," Thomas H. Peterson, Jr. *The Smoke Signal*, No. 8, Tucson Corral of the Westerners, Tucson, Fall 1963, Rev. 1976.

"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.

*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.

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

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

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

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.

## **12 VIDEO/DVD**

"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)

## **13 OTHER RESOURCES**

The Secretary of the Interior's Standards for Rehabilitation. <https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm>

Arizona Historical Society

University of Arizona Library, Special Collections University of Arizona, College of Architecture [www.oflna.org](http://www.oflna.org)

## **14 ILLUSTRATIONS**

On Cover: Bronze Bugler *by* Dan Bates, Photograph *by* Haskell Photography

### **NEED ILLUSTRATIONS:**

**Pueblo Revival**

**Territorial**

**Windows: casement, single and double hung,**