

FORT LOWELL

HISTORIC PRESERVATION ZONE

DESIGN REVIEW GUIDELINES

Revision approved by the

Fort Lowell Historic Preservation Zone Advisory Board

~~January 27, 2004~~

REVISION Month day 2024

Revisions:

Original text of 2004 Guidelines

Added text for 2024 Guidelines

~~Deleted text~~

Text to be confirmed by PDSD staff

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, *including a 200-foot historic district buffer zone (HDB) on then undeveloped land*. 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.

Fort Lowell Park, a City of Tucson Parks and Recreation multi-use regional facility, 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 brings to life many important eras of Tucson's history.

The area north of Fort Lowell Road was designated by the Pima County Board of Supervisors as a County Historic District in 1976. In 1978, in order to preserve the historical Fort remains, Hohokam, and several biological communities, the area including and surrounding Fort Lowell Park was designated the "Fort Lowell Multiple Resource Area" and listed on the National Register of Historic Places. In 1981, the Mayor and Council designated the area south of Fort Lowell Road as the City Fort Lowell Historic Preservation Zone.

On March 2, 1992 the City of Tucson annexed the Swan/Fort Lowell/Orchard Annexation District (C15-91-02), annexing the area between Fort Lowell Road and the Rillito and Pantano washes. The County and City Historic Preservation Zones were combined into one City Fort Lowell Historic Preservation Zone. San Pedro Chapel, located west of the HPZ boundary, was built by the people of the Village of El Fuerte in Mission Revival style and dedicated in 1932. It was designated as the first City Historic Landmark in 1982. In 1993, it was placed on the State and National Registers of Historic Places.

On August 9, 1992 and September 8, 1992, the Mayor and Council adopted ordinance No 7902 establishing original City zoning for the Annexation District, established an Historic District and established an area within 200 feet of the

Old Fort Lowell Historic District on the north side of Fort Lowell Road as Historic District Buffer (HDB). See Figure 1 Annexation Ordinance Map below. Ordinance 7902 Section 2 established height limits in the HD 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.

A 1995 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; these are designated as Contributing Non-historic Properties. (See Technical Standard 9-02.8.0.)

In 2002, Fort Lowell Park expanded west of Craycroft Road with the acquisition by the City of the Fort 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 southeast corner of Fort Lowell Road and Craycroft Road, which holds the ruins of the three best preserved Fort Lowell Officers’ Quarters, along with 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, scenic, rural, and natural resources. 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 A.D. In 1873, the military began to build Fort Lowell. Fort Lowell was a base of supply operations during the U.S. Army campaigns against the Apaches. The Fort was abandoned in 1891.

During the Fort days, a number of adobe homes were built to the east of Swan Road, on the road from the Fort to Tucson and are still in use. Just west of the Fort boundary, the sutler’s store or the post trader’s store, was built by John B. “Pie” Allen, an important historical figure in Tucson and the Arizona Territory. This structure was restored and is in use as a home today. 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, Latter-Day Saint families established dairy farms and maintained the several irrigation ditches, which had probably been built before the Fort by nearby farmers and ranchers. Originally from Utah and Colorado, as well as from colonies in Chihuahua, these LDS also settled and established the community of Binghampton, near Fort Lowell Road and Dodge Boulevard.

Because population growth was incremental and low density, the cultural landscape generally developed in harmony with the opportunities and limits of the area’s natural resources. Increased development in recent years and a rapidly dropping water table have placed the remaining groves of mesquites into decline.

Development criteria included within the HPZ ordinance, these review guidelines developed by the Historic Zone Advisory Boards, and policies established for the greater Fort Lowell area in the Old Fort Lowell Neighborhood Plan together help to maintain the historic, cultural, and natural resources of the Historic Zone and surrounding area.

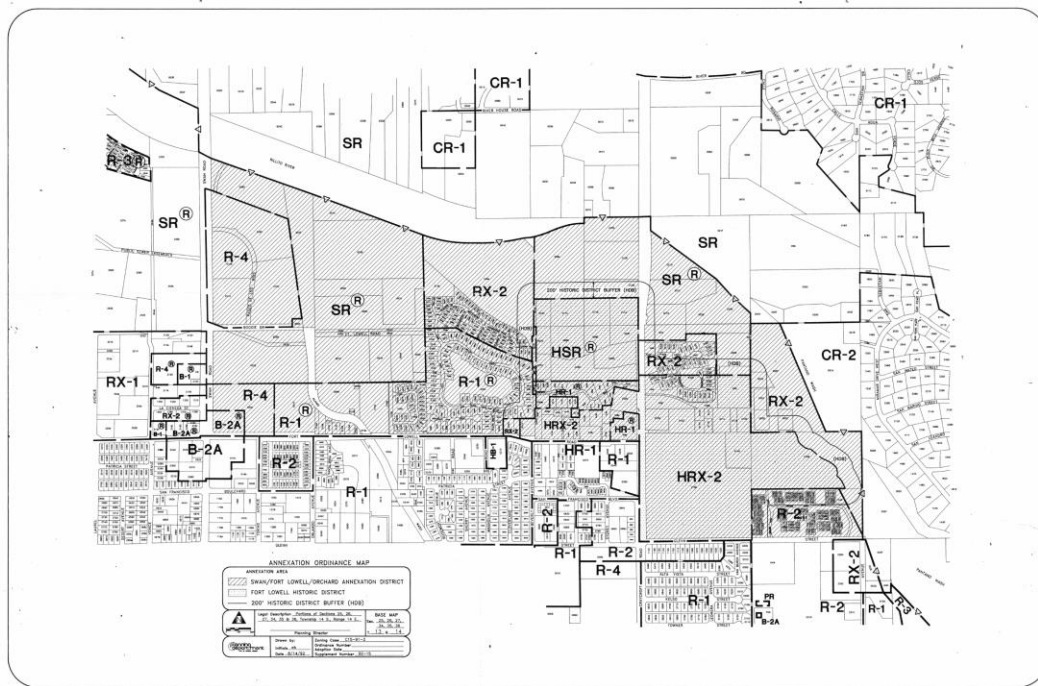


Figure 1 Annexation Ordinance Map C15_91_02 162D; Historic Zone and Buffer

PURPOSE

The Historic Preservation Zone (**HPZ**) protects and perpetuates the cultural heritage of a unique part of Tucson. This is achieved by maintaining the historic integrity through retention and preservation of early buildings and settings as well as guiding new development to maintain or enhance the character of the neighborhood. The Fort Lowell Historic Preservation Zone Advisory Board has established design guidelines and reviews all projects within the Historic Preservation Zone. The members are appointed by the Mayor and City Council and are composed of landowners, residents and specialists in history, architecture, archaeology or other related fields.

APPLICABILITY

Any construction on the site or changes to the exterior of a building or structure in the HPZ must be reviewed by the FLHZAB. This includes requests for:

- *Primary buildings and structures including residential, commercial, or institutional uses.*
- *Secondary buildings and structures such as guest houses, garages, carports, and storage sheds.*
- *Buildings or structures that are moved into the district or relocated on a site.*
- *Additions or modifications to existing buildings or structures, also including pools, solar or HVAC installations.*
- *Roof, window, door, etc. replacements.*
- *Enclosures, landscape, and hardscape elements visible from the street, and site furnishings on the site such as new fences, walls, gates, screens, walkways, driveways, ramadas, outdoor lighting or signs.*

These guidelines are intended as a general framework for review. Specific requirements, described in the City of Tucson Development Standards (9-02.0.0 - 9-03.1.3 & 9-03.2.4) and Land Use Code (Article 2, Div. 8, Sec. 2.8.8), can be acquired from the City of Tucson **Planning &** Development Services Department.

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.

The HPZ is governed by the Unified Development Code (UDC), Article 5.8. That section 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.

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.

See PDSD document for instructions and requirements: Historic & Special Districts Application Instructions.

FULL HPZ REVIEW

Full review is required for most improvements and generally for all new construction. ~~Presubmittal—Meet & discuss proposal with Development Services Department HPZ staff, Development Services, 201 N. Stone Avenue, 2nd floor. 791-4571.~~

Steps for review:

A Courtesy Review of plans and concepts is highly recommended before the formal review; it is beneficial to the applicant to better understand the Design Guidelines.

1. *Applicant submits main project application for building permit or development package through PDSD. 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.~~
2. ~~Submittal—~~ *Applicant submits* Historic Preservation Zone (HPZ) Review Application *(Special District Application)* ~~with nine (9) copies of plans and zoning compliance comments, Development Services, 201 N. Stone Avenue, 2nd floor.~~
3. *Review is scheduled by PDSD for Fort Lowell Historic Preservation Zone Advisory Board Review.*
4. *Review is scheduled by PDSD for Review by* Tucson-Pima County Historical Commission Plans Review Subcommittee.
5. *Decision by the* City of Tucson Development Services Director is issued.
6. ~~Apply for~~ *Applicant completes the* building permit **process** if approved with no appeals.

MINOR HPZ REVIEW

This fast track review is allowed for minor **modifications** 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 **or viewed** of an existing structure **including front and perimeter** ~~including~~ fences and walls. **New walls or fences require a full review.** ~~See Development Standard 9-02.2.3 and Land Use Code V4.3.11 for more information and process.~~

CLASSIFICATIONS

There are five classifications of structures within the **Fort Lowell** Historic Preservation Zone. They are: Historic Landmark, Contributing-Historic, Contributing-Nonhistoric, Noncontributing, and 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 or alterations or additions to a Contributing-Non-historic or Non-contributing structure shall reflect the architectural style of, and be compatible with and compared against, the Contributing Properties that are historic and located within its Development Zone.

Because of the Fort Lowell Historic Preservation Zone's organic incremental development and the ratio of Contributing-nonhistoric property to Contributing-historic property, if there is no Contributing-historic Property within the subject property's Development Zone, the design review applicant will work with the FLHZAB to identify a set of appropriate Contributing-historic properties within the HPZ to use as Development Zone comparisons. The FLHZAB will formally approve the comparisons properties prior to the Design Review.

DEVELOPMENT ZONE

CITY OF TUCSON UDC DEVELOPMENT ZONE DEFINITION UDC Article 11.4.5

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 is 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.*



FORT LOWELL DEVELOPMENT ZONE

In the Fort Lowell HPZ, there are many instances 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 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 approved by the Advisory Board. Renovations 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 and massing. The applicant should avoid grafting on stylistic details from neighboring buildings of a different timeframe or architectural style.

The Fort Lowell Historic Preservation Zone is defined by “organic” incremental development as illustrated below with ill defined “blocks”. The UDC 11.4.3. defines a Block as, “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.”



Because of the Fort Lowell Historic Preservation Zone’s organic incremental development, a road (public or private) that is set aside to accommodate vehicular travel lanes, parking, bikes, pedestrian facilities, utility areas, City services, or other such design features for THREE OR MORE properties will be used to define the “block” of a project’s development zone.

Because of the Fort Lowell Historic Preservation Zone’s organic incremental development and the ratio Contributing-nonhistoric property to Contributing-historic property, if there is no Contributing-historic Property within the subject property’s development zone, the design review applicant will work with the FLHZAB to identify a set of appropriate Contributing-historic Properties within the HPZ to use as development zone comparisons. The FLHZAB will formally approve the comparisons properties prior to the Design Review.

TYPES OF IMPROVEMENTS

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.

- 1. The proportion (height, width, scale and massing) of new buildings will be within the range already found in the project’s Development Zone.*
- 2. The building street setback will be compatible with others in the Development Zone.*
- 3. Front entrances are often NOT oriented to the main street.*
- 4. Concrete sidewalks and curbs are disallowed in the Fort Lowell HPZ.*
- 5. 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 to give appearance of mud adobe.

- 6. Off-street parking should not be visible from the street; place parking and service facilities 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.*
- 7. Garages should be detached from 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 property.*
- 8. Single-family dwellings are encouraged. 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 larger than a single lot, the height and surfaces must be broken so as to suggest single-family dwellings. Multi-unit complexes should visually integrate and function with the existing residences.*
- 9. Maintain major landscaping features such as mature trees and shrubs, and native desert landscape. This is especially important where plantings are seen from the public right of way.*
- 10. Design all sides of primary buildings. All sides of buildings are subject to design review.*
- 11. The most significant façades are the ones most visible from the public space.*

B. Secondary Buildings and Structures

- 1. Additional dwelling units ("ADU" "guesthouse" or rental units), 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 additional dwelling unit should complement but not mimic it, and should be given as much design consideration as the primary building.*
- 2. Additional dwelling units shall not dominate in design, height or proportion, and shall defer to the main residence.*
- 3. Additional dwelling units or structures built along alleys may have variable setbacks, as approved by the FLHZAB.*
- 4. Use building materials will be compatible with the primary building.*
- 5. Utilize landscaping and other screening elements to screen service areas without negatively impacting adjacent properties.*
- 6. If a proposed secondary building or structure is wider than one lot, break up the heights and surfaces. The massing, height and scale must be compatible with the Development Zone.*

ADDITIONS & ALTERATIONS

- 1. 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.*
- 2. Place additions to the rear. This includes new rooms, porches, decks, and stairs. Do not disturb the street sides of existing buildings.*
- 3. 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.*
- 4. Additions will maintain the style, height, proportion and mass of the building and surrounding buildings within the development zone.*
- 5. Exterior alterations visible from the street sides should be kept to a minimum.*
- 6. 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.

- 7. Alterations will be compatible with the building's original design and any historic changes.*
- 8. Openings, including windows, doors, and porches should not be filled in. Their original materials, sizes, shapes, and general designs should be maintained.*

DEMOLITION

The removal or relocation of any structure is not allowed without prior approval. Ease of approval and the acquisition of a permit depend on the **Contributing** classification of the structure.

DESIGN CRITERIA

STYLE

Buildings in the Historic Preservation Zone generally reflect a simple vernacular style with design roots in the Sonoran tradition. Styles include Sonoran Military, **Territorial**, Sonoran Ranch, **Pueblo Revival**, Santa Fe-Sonoran Ranch, and Bungalow Vernacular. 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. 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.

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.

HEIGHT & PROPORTION

~~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.~~ Generally, the length is greater than the height. Walls often have an irregular profile. ***No design will be approved that is taller than the “typical height within the development zone”. The “typical height within the development zone” is calculated by taking an average height of all contributing historic properties within the approved development zone. A list of contributing historic property heights is available from Fort Lowell Historic Preservation Zone Advisory Board.***

The “Post Trader’s Store / Las Saetas” at 5425 E. Fort Lowell Rd. is a unique residential historic property within the Fort Lowell Historic Preservation Zone with height and proportion that are not comparable to any other historic resource. Therefore, the height and proportion of the Post Trader’s Store will be excluded from development zone comparison.

If there are no contributing historic properties within the development zone, the height of any building or structure on a parcel within the Fort Lowell Historic Preservation Zone is not to exceed 14 feet at the highest point. The height of structures or buildings in the Historic Buffer Zone are limited according to City Ordinances 7902 and 8473.

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.***

ROOFS

"Flat" roofs with parapets are characteristic. Sloping porch roofs may be ***clad with*** shingles or metal. Mission tile is incompatible. ***Corrugated metal and standing seam metal roofs are not compatible except on porch roofs. Other materials 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 are not allowed to be seen from

public areas or adjacent properties.

TEXTURE & COLOR

Use stucco (lime or mud plaster) with smooth or sand finish *on adobe buildings*. Exposed sun-dried *stabilized burnt* adobe is also common. *Conventional cement plaster is acceptable on concrete masonry or frame construction. Stucco application 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, a lime or mud stucco should be used; cement based stucco should not be used. When stucco is being repaired, the same material 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 and the width, are similar to the original mortar. The introduction of more than a small amount of Portland cement into the mortar will cause thermal expansion behavior that is different from the original lime-based mortar, which will cause cracking of the softer masonry. If you are cleaning any masonry surfaces, use a gentle detergent. Sandblasting is not recommended because it causes severe damage to the adobe or brick or stone. It also 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.

- 1. If it is necessary to replace brick (for example on a parapet), use bricks that match as closely as possible to the color, composition, and size of the original brick. Adobe brick should be replaced with adobe brick to ensure homogeneity of materials. Do not use CMU (concrete masonry unit) as a substitute for brick or adobe, as it will cause cracking of the softer masonry.*
- 2. 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 sealers and ceramic paints should never be used on adobe.*

In the case of repainting, 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.

Colors should be soft earth tones of light to middle value. Avoid very dark colors and stark primaries. Blue window trim is common.

PROJECTIONS

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

ARCHITECTURAL DETAIL

Existing architectural details should be preserved during rehabilitation. 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.

Windows - Double-hung or casement wood frame windows are most historically correct. Painted steel casement windows with divided lights are acceptable *common*. *Vinyl clad, aluminum or synthetic windows are not allowed*. Vertical dimension should be greater than the horizontal. *Depending on the style of the building, windows are placed toward the outside face of the wall or recessed into the wall.*

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 simple without modern or elaborate decorative design.

SITE ELEMENTS

LANDSCAPING

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

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 wrought iron 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 Development Zone. Gate design should be simple without modern or elaborate decorative design.***

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.

SIDEWALKS

Concrete sidewalks are not ***allowed***, although dust control and safe walking surfaces are encouraged.

MAILBOXES

Boxes and presentation should be compatible with the style of the building ***and reflect the rural character of the district. Modern Mailboxes are not allowed.***

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.

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.

CITY CONTACTS

City of Tucson Development Services ~~Center~~ Department, 201 N. Stone Avenue, ***(520) 791-5550***
(520) 791-4505

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

City of Tucson, Tucson-Pima County Historical Commission (***TPCHC***) ~~see link~~ Chairperson, ***(520) 791-4213***

Fort Lowell Historic Preservation Zone Advisory Board, ~~Contact HPZ Staff, (520) 791-4571~~ ***FLHZAB – see link.***

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

LITERATURE

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

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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.

VIDEO/DVD

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OTHER RESOURCES

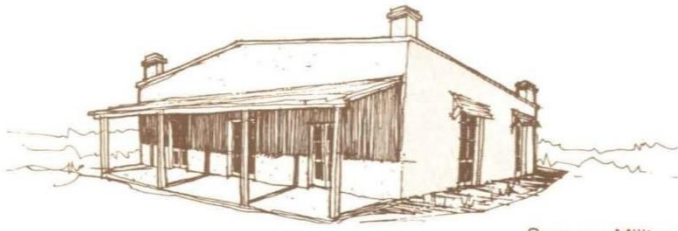
The Secretary of the Interior's Standards for Rehabilitation. <https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm>

Arizona Historical Society

University of Arizona Library, Special Collections University of Arizona, College of Architecture
www.oflna.org

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

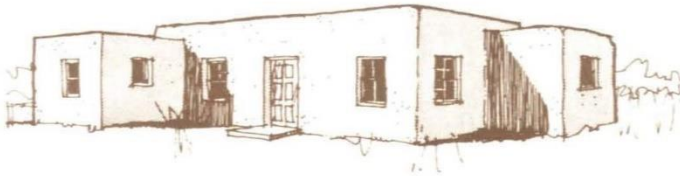
ILLUSTRATIONS



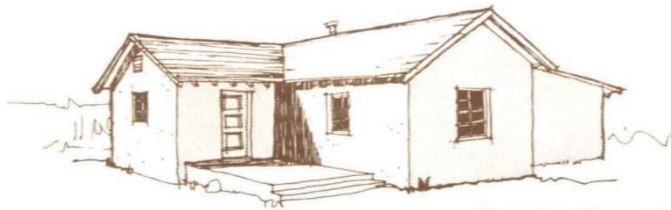
Sonoran-Military



Santa Fe - Sonoran Ranch



Sonoran Ranch, with additions



Bungalow Vernacular