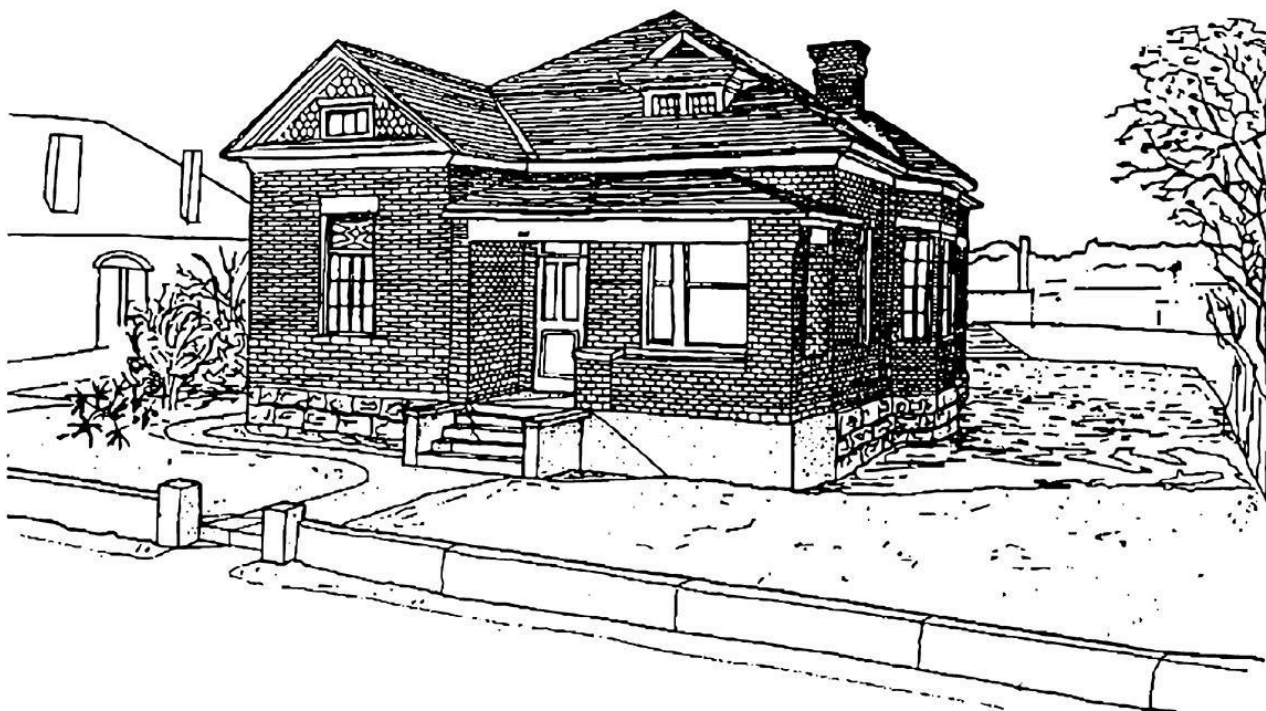


DESIGN GUIDELINES



WEST UNIVERSITY HISTORIC DISTRICT

West University Historic Zone Advisory Board - Adopted XX/XX/XX2017

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I. INTRODUCTION

In 1972, in order to preserve the city's historic core, the City of Tucson adopted the Historic Preservation Zone (HPZ). These are overlay zones that are added by the Mayor and Council to the underlying zoning. The focus of the HPZ is to preserve the character of existing areas of Tucson that are unique and have historic significance.

The West University Historic Preservation Zone was designated in 1984 as a City of Tucson zoning overlay to protect the West University National Register Historic District (listed in 1980). This zone is located between downtown Tucson and the University of Arizona. The West University Historic District Design Guidelines were created in 1986 with the assistance of architectural and historic professionals and members of the West University Historic Zone Advisory Board (WUHZAB). These guidelines are part of the Technical Standards which is a companion document to the Unified Development Code.

The Unified Development Code (UDC) is the code adopted by the City of Tucson that outlines the zoning codes, the section of the code related to HPZs is located in UDC, Article 5.8. This section establishes the purpose, applicability, and legal procedures for administration of the HPZ.

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.

The HPZ was adopted in order to stabilize and improve the vitality and character of the neighborhood. Each historic zone within the city is distinct with its own development style, therefore each zone has its own section in the Technical Standards. West University Historic District is described in the Technical Standards, Section 9-02.7.7 and refers applicants to the specific Design Guidelines for properties within the West University HPZ. This document details those specific guidelines.

These guidelines have been updated a number of times since their origin in 1986. As technology and the needs of today's families and property owner's change the guidelines too need to be updated to keep up with those needs while preserving the integrity of the historic zone. These guidelines have been updated to reflect the technological advancements and sustainability goals that align with the current times and address how to appropriately integrate some of these items into the fabric of the historic zone.

In 1972, in order to preserve the city's historic core, the City of Tucson adopted the Historic Preservation Zone (HPZ) as an overlay that may be added by the Mayor and Council to underlying zoning. The section of the code related to HPZs is located in the Unified Development Code (UDC), Article 5.8. This 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.

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The West University Historic Preservation Zone was designated in 1984 as a City of Tucson zoning overlay to protect the West University National Register Historic District (listed in 1980) located between downtown Tucson and the University of Arizona. The West University Historic District Design Guidelines were created in 1986 with the assistance of architectural and historic professionals and members of the West University Historic Zone Advisory Board (WUHZAB). This update ~~does not "re-invent the wheel" but~~ borrows, as needed, from the original language. ~~The WUHZAB also prepared an abbreviated version in 1991 that was made into a handout.~~

The West University HPZ is a subset area/overlay of the West University neighborhood. Figure XXX is a map of the current HPZ. Note that properties within the HPZ are designated as Contributing and Non-Contributing. Any property within the HPZ is subject to these guidelines and changes to all HPZ properties are subject to historical review.

Much has changed in the West University area since the HPZ was first adopted. Some changes have added to the vitality and existing character of the area, and some have not been as beneficial. In general, however, the West University area has stabilized and improved.

This updated version of the guidelines is intended to be easier to use, with more clearly defined terms. National standards and guidelines for historic preservation

distinguish between buildings (constructions principally to shelter human activities) and structures (constructions for purposes other than human shelter). In these guidelines, these terms are generally used interchangeably, but are sometimes distinguished when referring to principal and secondary buildings or structures or accessory structures.

These guidelines should be further helpful for several reasons. City departments have changed names or merged, and current information is included. Additional clarification of some guidelines should make it easier to use.

One of the most compelling reasons for updating the Guidelines is the number of societal and economic changes during the almost ~~four~~^{three} decades since they were first written. Increasingly, property owners are renovating existing buildings to meet the needs of today's families and building "guesthouses" in the rears of properties to bring in additional revenue. Large student apartment complexes have been proposed or built. Citizens and governments are becoming more conscious of the need to preserve resources, ~~heightening~~^{heightening} interest in the use of sustainable ("green") building materials, solar energy collection, and water harvesting ~~has emerged~~. This update addresses how to appropriately integrate some of these items into the fabric of the historic area.

Commented [1]: note that the 1991 mailer is not available to anyone anymore, only exists in hardcopy so probably not worth referencing



Commented [2]: Suggest we add a map of the HPZ somewhere up front

II. PURPOSE OF THE GUIDELINES

The purpose of these guidelines is to help property owners and the West University Historic Zone Advisory Board (WUHZAB) in determining the types of alterations, renovations, changes, and new construction that will maintain the special qualities of our historic district.

[These guidelines also offer a more readable version of the applicable portions of the city's Unified Development Code and Technical Standards along with neighborhood-specific interpretations.](#)

There are several points to remember when using the guidelines:

The WUHZAB encourages owners and designers/builders of major 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 WUHZAB.

Do not copy the entire design of a particular building – copycat buildings, or two residences with the same design, do not meet local guidelines or national standards for historic preservation. Some intrusive (non-contributing or without historic features) buildings have been added later. This type of development is discouraged. In addition, do not copy design elements of non-contributing structures.

The WUHZAB does not take financial feasibility or zoning into account when reviewing a project.

Over the years, some buildings have been altered, added to, or had details removed. These guidelines and the WUHZAB acknowledge that exact restorations are not always desirable or practical. Some alterations and additions are historic (occurred during the historical period of significance of West University) and should not be reversed.

A guiding principal during repair or renovation is to use the same materials as existing – to replace “like for like.”

III. DEVELOPMENT OF THE NEIGHBORHOOD

HISTORICAL OVERVIEW

The West University Neighborhood, a National Register historic district, is an approximately 60-block area located between the University of Arizona and downtown Tucson. The neighborhood includes almost 700 buildings and structures in a one-half square mile area bounded by Speedway Boulevard on the north, Park Avenue on the east, Sixth Street on the south, and Stone Avenue on the west. The neighborhood is historically significant because it exemplifies the pattern of middle and upper-middle class residential development in Tucson as the city developed from 1890 to 1930. During that period, the neighborhood matured into the first major Tucson suburb north of the Southern Pacific Railroad, and became an early transit-oriented development along the streetcar line that connected the downtown central business district and the university beginning in the late 1890s. Today, it retains the character of an early 1900s neighborhood with a diverse variety of architectural styles.

El Presidio de Tucson was established in 1775, and by 1800 the population was approximately 300. The Spanish period colonists lived in fairly crude adobe buildings tightly grouped in and around the presidio walls. Despite population increases and a change of flag from Spanish to Mexican in 1821, Tucson and its low, flat-roofed, adobe Sonoran buildings continued to look much the same. In 1854 the southern part of Arizona, including Tucson, became territory of the United States as a result of the Gadsden Purchase. Almost immediately, Anglo-American settlers from the east trickled in.

The first house was built in what was to become the West University Neighborhood in 1879 (since demolished). This house and a few others were built in architectural styles that reflect Tucson's Spanish Colonial and Mexican heritage. After the arrival of the Southern Pacific Railroad in 1880, eastern, mid-western, and west coast architectural materials and styles were introduced to the area. In the 1890s existing Sonoran-style houses were transformed by additions of American styles of

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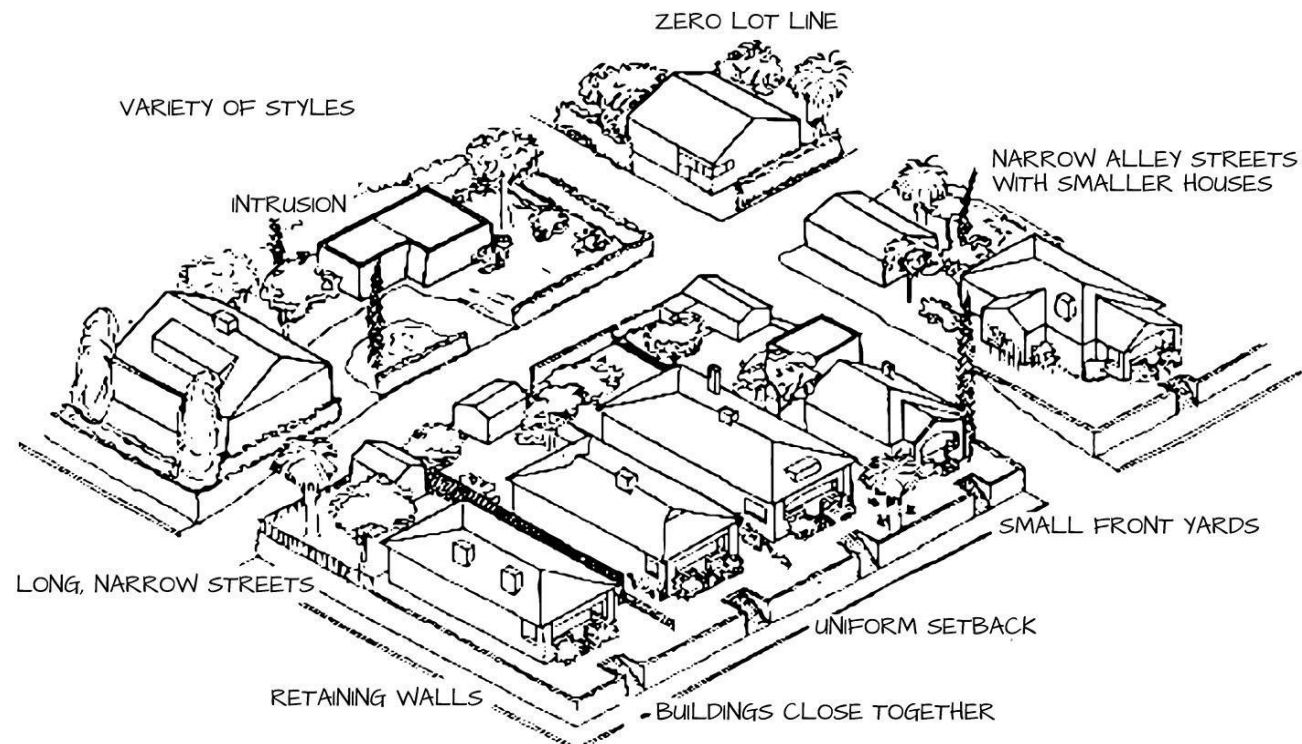
Commented [3]: middle and upper middle class? I think this sentence should be removed - not critical to the narrative of the neighborhood.

architectural details, new houses were set back from the street to accommodate front porches, and fixed-glass windows with shutters and wooden sash windows began to appear. Brick construction on stone foundations developed when local manufacturing of bricks began during that decade. The neighborhood developed with an eclectic mix of architectural styles popular in the late nineteenth and early twentieth centuries.

Many of the earliest houses were built on the alleys that are named streets in the neighborhood. The alley streetscapes are one of the most interesting aspects of the neighborhood and should be looked at carefully

when infill or parking needs are under consideration. It is particularly important that the alleys be preserved as vital and active links within the neighborhood and new development or property alterations should respect this area. The alley sides of properties should be designed and integrated into the functions of property improvements.

The West University Neighborhood is interesting because of the variety of architectural styles that are evident. It is unusual to find this diverse variety of the Spanish/Colonial/Mexican, Anglo-American, and California/Southwest traditions in one neighborhood.



GENERAL STREET PATTERNS

The streets and buildings in West University have a definite pattern that was established in the nineteenth century. This streetscape pattern is both unusual and historically significant. Many blocks are quite large, and bisected by three alleys. All north-south alleys are dedicated streets. In the older sections, many alley houses represent some of the earliest homes in the neighborhood.

Most of the population of the early neighborhood did not own automobiles. In fact, many residences had a carriage house on the property for a horse-drawn buggy, or carriage. Many of the carriage houses have been renovated into [guest houses](#) or garages. These carriage houses are significant remnants of another time and should be preserved.

Curb cuts and driveways generally do not bisect residential lots along the street front. Alleys always in the rear of the property accessed garages, when they were built. A defining characteristic of the neighborhood is the general lack of driveways and parked cars visible within the front yards of properties. As more residential buildings divide into multi-units and more second units are built in the rear of primary residences, there has been more pressure for increased parking spaces. Autos parked in front-yard areas and stacked one-after-another in driveways are not in keeping with the historic character of the area.

Another defining characteristic of the neighborhood is unobstructed views of the fronts of houses. Therefore, the addition of fencing, gates, and screening of the front yard shall be carefully [done](#).

Variety of styles

Zero lot lines

Narrow alley streets with smaller houses

Long, narrow streets

Retaining walls

Buildings close together

Uniform street setback

Small front yards

Lack of curb cuts or driveways in the fronts of properties

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BUILDING STYLES

The West University Historic Zone encompasses virtually all the building styles found in early Tucson. It is this variety that gives the city its remarkable architectural richness. Individually, each of these buildings contributes to the street; collectively, they give a unique quality to the neighborhood. Many things contribute to the special appearance of the West University Historic

Zone: the historical city plan, the general street and alley patterns, the basic house features, and the variety of building types and styles. The architectural styles of some buildings are obvious. The following are several styles that can be identified in the West University Historic Zone.

BASIC HOUSE FEATURES



Similar shapes are repeated

Building widths are similar

Raised basalt foundations

Front facades align

**Low-pitched roofs
(6/12 or less)**

Low exterior walls

Steps define entrances

Main entrances open onto street

**Entrances are
emphasized with large,
covered porches, wide overhangs**

BUNGALOW

Low-pitched gable roof with overhang

Covered porch

Craftsman details

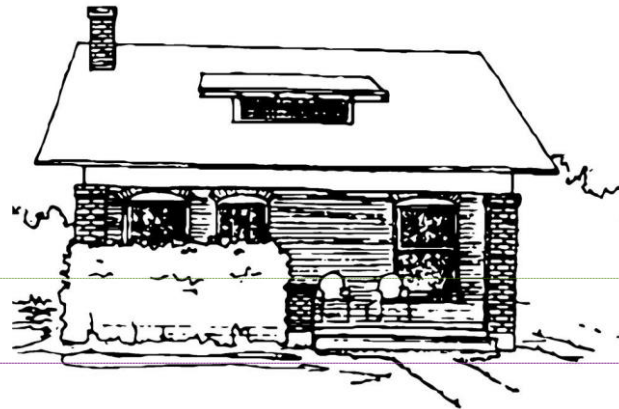
Recessed wood frame windows

One or more chimneys

Stuccoed brick walls

Basalt foundation and porch trim

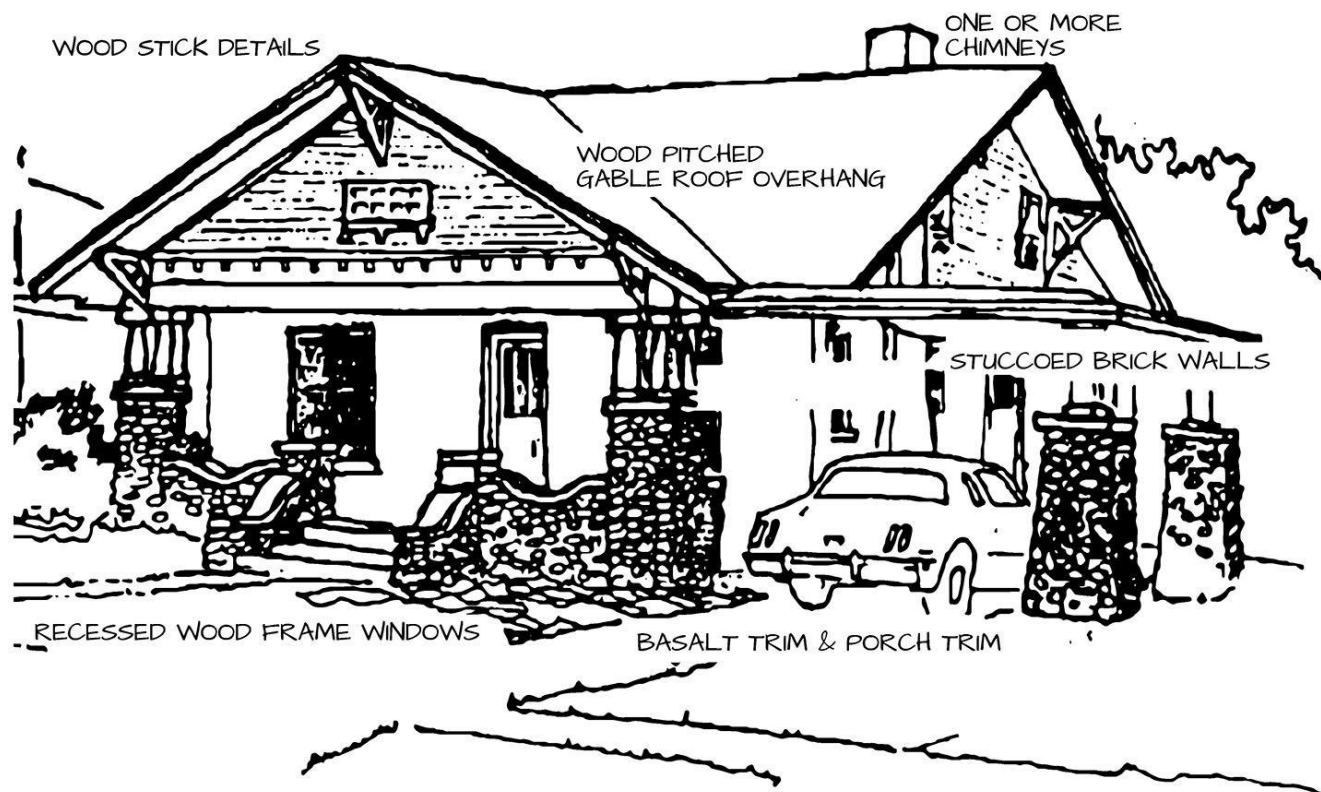
Bungalow is a word the British originally derived from the word *Baugla*, meaning house in the Bengal Style – Bengal being a region in northeastern India and East Pakistan. The Bungalow is a low, small, single story house or cottage that is usually tiled or wood-shingled and surrounded by a veranda. The California Bungalow, and its several variants, is a larger residential housing type with low-pitched roofs and wide front verandas, constructed of brick but covered with adobe or stucco plaster. It is also constructed of brick covered with adobe or stucco plaster. Bungalow porches utilize a variety of materials; basalt, brick, squared posts, round columns, and concrete bases. This incredibly popular style provided inexpensive, middle-class housing, which is informal in plan, elevation, and detail.



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QUEEN ANNE REVIVAL

Complex roof

Ridge gable vents

Corbeled brick chimney

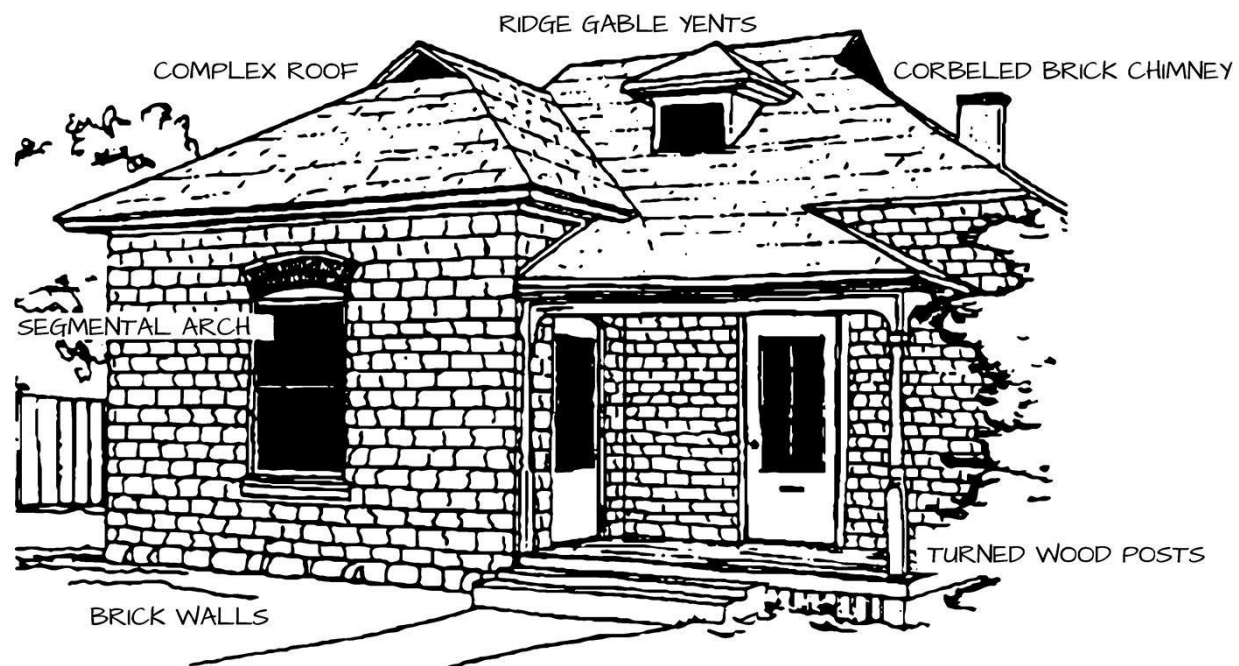
Brick walls

Segmental arch detail over windows

Turned wood posts and wood trim on the porches

Any continuity of architectural development was lost in the widespread profusion of imported styles. The development and completion of the Southern Pacific's transcontinental route ~~of the 1880s~~^{of 1880s} made possible the greatly accelerated spread of popular architecture, both new and revival styles. Among the ~~innovations~~^{innovation} during this period was the Queen Anne Revival, which in Tucson had less impact compared to other western states such as California.

Nevertheless, buildings of this architectural mode were rich and exuberant in texture, colors, forms, and massing. Materials included brick and stone on the first floor, wood shingles or clapboard on upper levels. Design elements could include round turrets, octagonal towers, and detailed bay windows. Small-scale detailing and chimneys were used as decorative panels on the exterior of the houses. Queen Anne porches have turned posts with elaborate wood trim at the porch roof.



SULLIVANESQUE

Sullivanese buildings are simple, clear-cut forms terminated with flat roofs over boldly ornamented projecting cornices. Doorways are often arched and have plaster, or terra cotta details. Relief ornamentation may appear just about anywhere on the building, but usually on or over doorways and cornices. Designs inspired by noted American architect Louis Sullivan, whose own ornamentation combines naturalistic and stylized foliage, contemporaneous with the

asymmetrical, sinuous ornamentation of the Art Nouveau.



The
design's
underlying

geometry is firm and an attempt is made to fuse naturalistic and abstract forms. Sullivanesque design is usually used in combination with other building styles to

accent and highlight detailed architectural work. In Tucson, the work of Henry Trost displays the strongest Sullivanesque influence.

MISSION REVIVAL

Curvilinear parapet

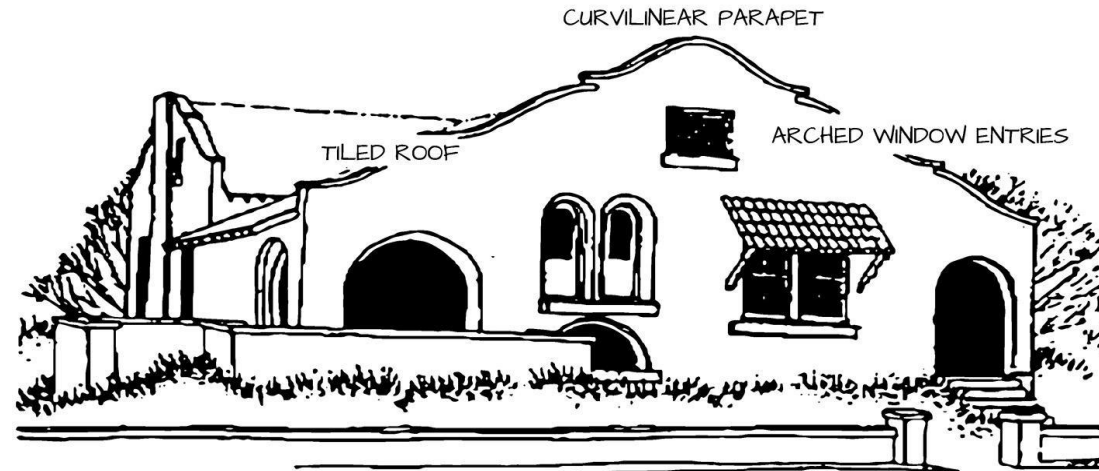
Arched window

entries

Tiled Roof

The Mission Revival style originated in California as a response to disenchantment with the industrial age and the mass production of the 19th century. The style was well received in its own time, as it was perceived as an original alternative to the architectural styles dominant on the West Coast at the time. As the style gained popularity, it spread throughout California, and the southwestern states. It was warmly accepted in Tucson around the turn of the century.

Arches are one the most general features of the style (these are usually semi-circular). The arches are



characteristically free of moldings. Roofs are most often tiled, low in pitch, and either hipped or stopped at the ends against shaped gables of curvilinear outline.

Occasionally, the roof may be entirely hidden by a parapet. Among other features, balconies are frequent. Turrets or towers capped by domes or pyramidal roofs are also common, especially on larger buildings. The Mission style is generally free of sculptural ornament.

SPANISH COLONIAL REVIVAL

Concrete lintels

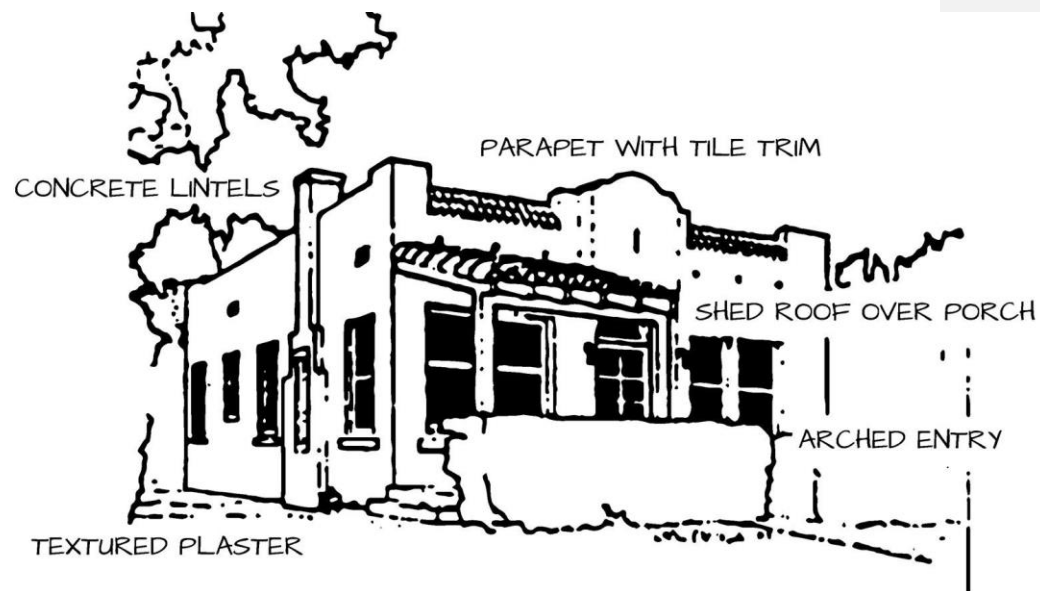
Parapet with tile trim

Shed roof over porch

Arched entry

Textured plaster

These structures have red-tiled roofs; if the top is flat it may have tile parapets. Arches are a frequent feature, but are not universal as in mission revival style. Walls are plastered, with a variety of textures. Plaster ornamentation is elaborate and concentrated around openings. Portales (principle entry ways) are of post and lintel type, or they can be arcaded. If they are arcaded, they may include columns or piers. Spanish Colonial Revival porches display buttressed and stepped surrounds and mission tile at the porch roofline.



Balconies are a common feature with the use of wrought iron and wood. Windows can be asymmetrical in placement. These structures usually have no more than two stories, and if there is a patio, it is rarely enclosed.

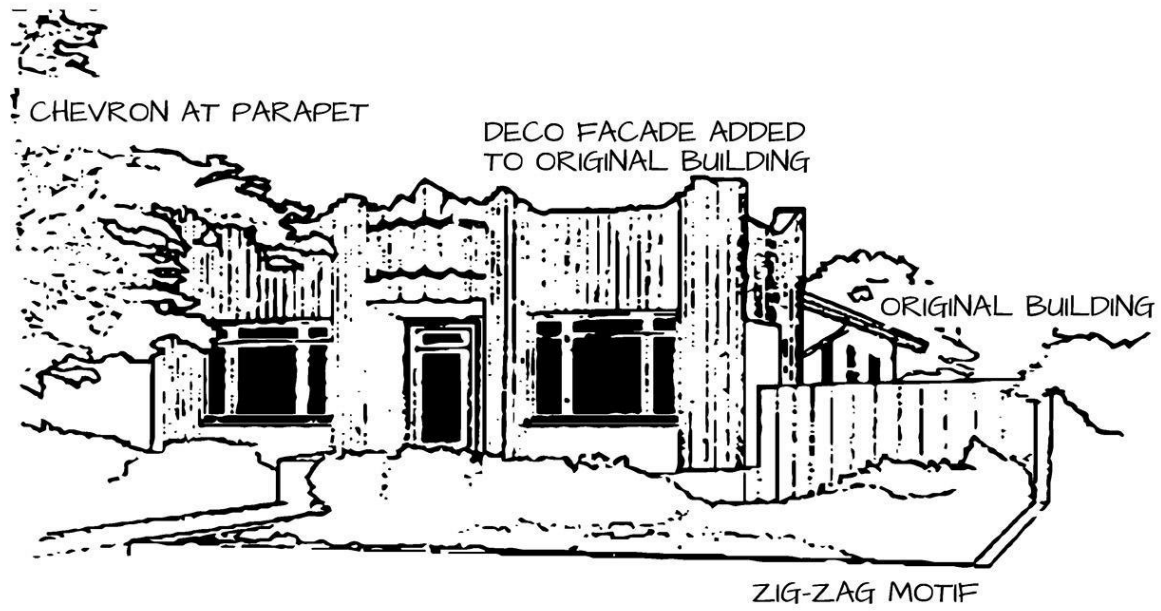
ART DECO

Chevron at parapet

Zigzag motif

Art Deco was the first widely popular style in the U.S. to break with the revivalist tradition of Beaux-Arts (adaptation of French architectural features of the 16th-18th century). Its creators strove to express the machine age. It was essentially a style of decoration; applied to jewelry, clothing, furniture, as well as buildings. The ornamentation for this style is usually low relief, geometric designs, and parallel straight lines. Art Deco details

feature zigzags, chevrons, stylized floral motifs, fluting and reeding designs. Typical materials used include concrete, smooth-faced stone, metal accents, terra cotta, and colored glass mirrors. The building forms are simple, streamlined, and verticality is stressed. Vivid, multi-colored ornamentation is used. *There are few examples of this architectural style in Tucson.* ~~In Tucson, examples of this architectural style are few.~~



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IV. REVIEW PROCESS

GENERAL CONSIDERATIONS

All changes to the exterior of residential buildings and accessory structures should first be discussed with the staff of the Historic Review section of the City of Tucson Planning and Development Services Department (PDSD). [As mentioned in the introduction section, all properties within the West University HPZ are subject to this review process regardless of historical designation.](#) For major changes or new infill, you should discuss the

project first with the staff of the Historic Review section of PDSD and then, informally, with the WUHZAB at the concept stage [in the form of a courtesy review](#). It is useful to become familiar with the design review procedures, standards, guidelines and definitions in Section 5.8 of the Unified Development Code and Section 9.02 of the Technical Standards.

Apply these questions to your proposed plans before you come to the WUHZAB meeting. If you answer, “yes” to all the questions, your plans will probably receive the Board’s approval:

Are exterior alterations and changes kept to a minimum?

Do the plans fit the structure’s original design and any historic changes?

Are the plans compatible with the surrounding properties (Development Zone) and streetscapes?

Are changes visible from the street sides of the building kept to a minimum?

Are all materials appropriate to the building and to the neighborhood?

Are the original sizes and shapes of window and door openings maintained?

Are original and distinctive architectural details kept?

Are original building materials maintained and/or exposed?

Applicants are always advised to refer to the “Secretary of the Interior’s Standards for Rehabilitation”:

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

Commented [12]: I do not like this section, the Secretary Standards cover this and are well written. I suggest deleting it.

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.

Do we want to say anything about components like retaining walls that date to the period of significance?

What about the little mini wall (such as depicted on the front cover). My understanding is that these elements may be considered historic.

Inappropriate alterations that do not meet these Standards 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, phone 602-542-4009 or <https://azstateparks/shpo>.

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TO BEGIN (PRESUBMITTAL)

BEFORE YOU DO ANYTHING:

Contact the staff of the Historic Review section of the City of Tucson Planning and Development Services Department for information about the review process, submittal requirements, and how to get your review scheduled: phone 520-837-4891. The entire application and review process is described at <https://www.tucsonaz.gov/preservation/hpz>

Contact the WUHZAB Chairperson to get meeting information for preliminary/informal review if needed. The board membership and current agendas are found at <https://www.tucsonaz.gov/clerks/boards?board=66>

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REVIEW PROCESS

For Historic Preservation Zone review, contact the City of Tucson Planning and Development Services Department (PDSD).

1. Consult with PDSD Planning Staff for details regarding application submittal, contact information, and deadlines*.

2. The project shall be reviewed by the West University Historic Zone Advisory Board (WUHZAB).
3. Next, the project shall be reviewed by the Tucson-Pima County Historical Commission (T-PCHC) – Plans Review Subcommittee.
4. Both advisory groups provide recommendations to the PDSD Director.
5. The PDSD Director issues a decision by letter. Acting as the city's Planning Director, the PDSD Director's letter will approve, approve with conditions, or deny approval for the project. If the project is approved and no appeals are received, permits can be issued.

* NOTE: A minor review may be possible for projects not requiring a building permit. PDSD Staff will determine if the project requires a full or minor review.

- Examples of precedents in the Development Zone as defined in Section 11.4.5 of the Uniform Development Code (UDC)
- If you are proposing to use alternative or "green" materials, bring a brochure and a sample to the meeting.

For a complete checklist of requirements please refer to the HPZ Application for details. [Checklist is at https://www.tucsonaz.gov/preservation/hpz](https://www.tucsonaz.gov/preservation/hpz) but the link to the application itself is dead on the city's website

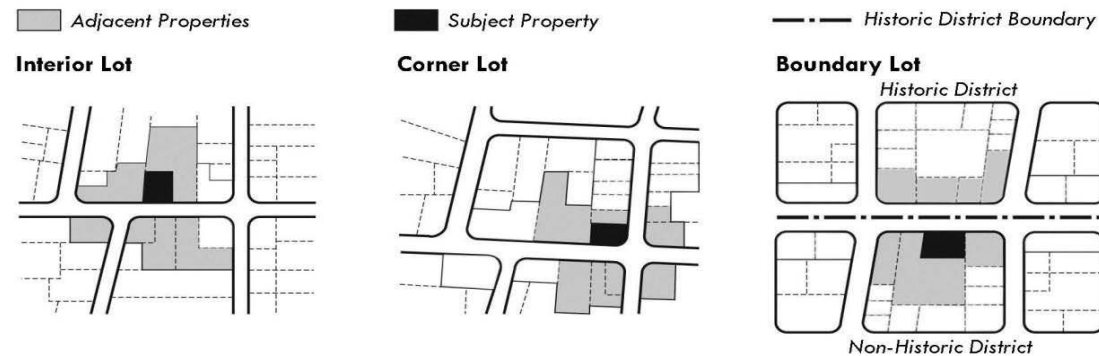
It is important to bring as much information as possible to all review meetings to communicate your plans.

The following information is required when applicable:

- Site plan
- Architectural plans
- Elevations - all 4 sides of all proposed changes
- Photographs of the existing site
- Photographs of adjacent properties

Know your Development Zone:

Historic Preservation Zone design reviews are conducted in the context of the Development Zone as defined in the city's Unified Development Code. The buildings and structures within the Development Zone are used as references for evaluating compatibility of proposed alterations, additions, or new construction.



V. DEMOLITION

The WUHZAB does not advocate or encourage the demolition of any building within the HPZ. Obtaining a demolition permit is a lengthy process that requires reviews by the WUHZAB and Plans Review Subcommittee of the Tucson-Pima County Historical Commission, and a public hearing and approval by the Mayor and Council (UDC 5.8.10). For approved demolitions of historic buildings and structures, architectural documentation is required to be submitted

to the Planning and Development Services Department and approved as sufficient before a demolition permit application will be processed (UDC 3.12.1). Failure to comply with the City of Tucson Historic Zoning Ordinance regarding demolition, or the Architectural Documentation Ordinance for buildings and structures more than 49 years old, are City Code violations that [are subject to may result in](#) strictly enforced fines.

VI. GUIDELINES FOR NEW CONSTRUCTION, RENOVATIONS, AND ADDITIONS

OVERVIEW

The objective of the West University Historic Zone Advisory Board (WUHZAB) is to maintain the historic character of the neighborhood. The focus of the review is on the exterior of buildings, structures and their sites; all sides, including the roofs subject to design review.

~~The focus is the exteriors of buildings and structures and their sites, in particular what is visible from the street, but all sides of buildings and structures, and also roofs, are subject to design review.~~ The Board recognizes that each project involves a different context and set of goals, and therefore will consider them on an individual basis.

Any construction on the site or changes to the exterior of a building or structure in the West University Historic District must be reviewed by the WUHZAB. This includes requests for:

- Primary buildings and structures for 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, including tiny houses.
- Additions to existing buildings or structures.
- Roof, window, door, etc. replacements.
- New enclosures, hardscape elements, and site furnishings on the site such as new fences, walls, gates, screens, walkways, driveways, or outdoor lighting.

If you are considering building a new primary building or structure in the Historic Preservation Zone, you first need to determine the street patterns in the prescribed Development Zone (see Section 11.4.5 of the Unified Development Code to determine). New buildings should be compatible with the existing street and building patterns of the Development Zone of your project. The site design, setback, form and massing, height, roof type, materials, details, and color of the new structure accomplish compatibility of your new structure.

New construction should not mimic existing buildings and structures. However, new designs should take into account the streetscape within the project's Development Zone, particularly building heights, proportions, and setbacks. The new design should complement the predominant architectural styles of the Historic District's period of significance (1880-1930), and should reference or incorporate certain architectural details or elements of characteristic buildings in order to do this without creating a false sense of history.

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Commented [17]: redundant to first half of paragraph, suggest deleting

Commented [18R17]: I dont think this is completely redundant. The question is, do we want to guide designers to "reference or incorp certain architectural details" or not.

Commented [16]: cisterns? solar panels?

Design Guidelines A - PRIMARY BUILDINGS/SITE DESIGN

New construction of primary buildings should be based on the traditional street and building patterns that are seen in the project's Development Zone.

1. The proportion (height, width, and massing) of new buildings should be within the range already found in the project's Development Zone.
2. The building street setback should be uniform with the rest of the block.
3. Emphasize front entrances and orient them to the main street. (See Section VII Design Guidelines D – Porches, below)
4. A sidewalk is required by the City's Street Technical Standards unless an exception is approved. Maintenance of existing sidewalks is the responsibility of the homeowner (see Section 25-12 of the Unified Development Code). Many sidewalks date back to the neighborhood's period of significance and bear contractor or WPA stamps that are themselves historic. It is desired to preserve such stamps when making sidewalk repairs.
5. Select building materials that are in keeping with materials seen within the project's Development Zone. The use of non-traditional building materials needs to be judged on a case-by-case basis.
6. Off-street parking should not block views of the house and generally not be visible from the street; placing parking and service facilities to the rear is preferred. 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 not to be attached to primary buildings and should conform to the norm of the Development Zone.
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 multi-unit complex is allowed on a parcel larger than a single lot, the height and massingsurfaces 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. This is important especially where plantings fit within a pattern on the block.
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.

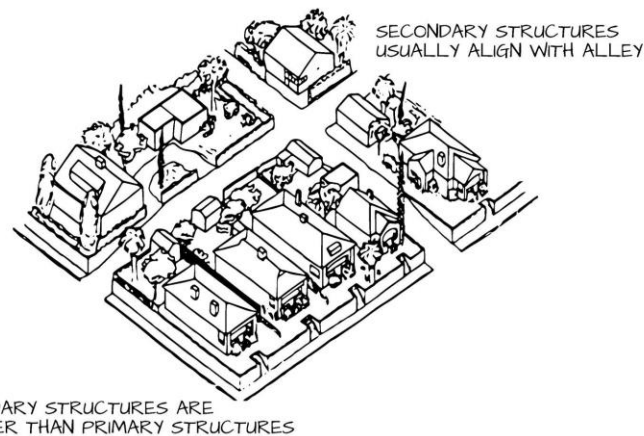
Commented [19]: I would like to propose revisiting this requirement. I would guess that dozens of homes in our neighborhood have driveways and off street parking that is visible from the street (parking along side yard). Even the example house on Page 13 shows side yard parking.

Commented [20R19]: I agree

Commented [21]: Do we really enforce this? It doesn't appear to be so when I walk the neighborhood.

Design Guidelines B - SECONDARY BUILDINGS AND STRUCTURES/SITE DESIGN

1. Additional dwelling units ("guesthouses" or rental units) 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 the main residence. City Code requires that secondary sleeping quarters without kitchens (accessory structures) have at least 50 percent less square footage than the main dwelling (UDC 6.6.3.D), and additional dwelling units with kitchens have to be at least 25 percent less square footage than the main dwelling (UDC 4.9.7.B.3).
3. Additional dwelling units or structures built along alleys may have variable setbacks. If other guest units have been built along the alley, then the prevailing setback should be observed.
4. Use building materials 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 must be compatible with the Development Zone.

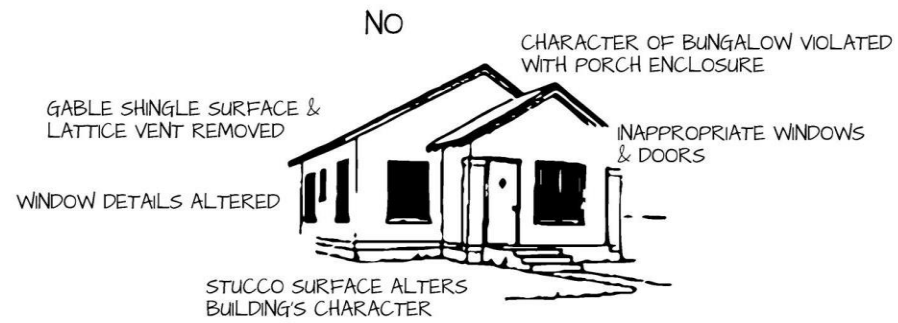


Design Guidelines C - ALTERATIONS OF EXISTING RESIDENTIAL BUILDINGS

1. Exterior alterations visible from the street sides should be kept to a minimum.
2. Original elements such as scale, roof form, and roof elements, patterning of solids and voids (windows, porches and doors), projections (porches, steps, dormers, etc.), architectural details, materials, and site elements should be maintained. See the description and drawings of the Building Types and Styles located throughout the Guidelines.
3. Alterations should be compatible with the building's original design and any historic changes.
4. Alterations and materials should be compatible with buildings in the project's Development Zone.
5. Openings, including windows, doors, and porches should not be filled in. Their original materials, sizes, shapes, and general designs should be maintained.
- 5-6. [Materials used in the original construction of homes may not be compatible with modern materials and construction](#)

[methods, especially mortar, brick, and stucco. Care should be taken or significant long term damage can result.](#)





CHARACTER OF CARPORT OPENINGS
RETAINED DESPITE ENCLOSURE



YES



SPANISH COLONIAL REVIVAL

NO



INAPPROPRIATE DOOR AND
WINDOW TREATMENTS

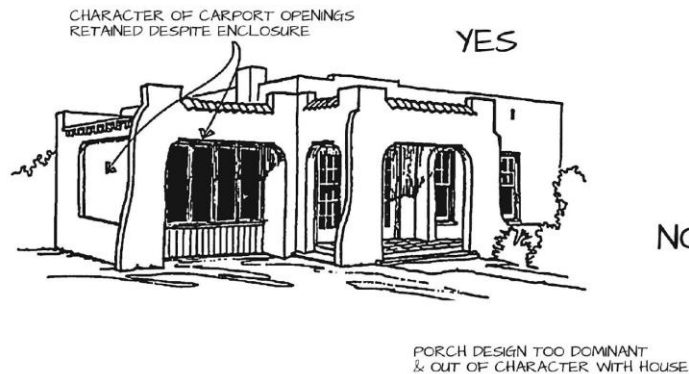
SPANISH COLONIAL REVIVAL
DETAILS COVERED AND/OR
REMOVED

Design Guidelines D - ADDITIONS

1. Place additions to the rear. This includes new rooms, porches, decks, and stairs. Do not disturb the street sides of existing buildings.
2. 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.

Appropriate:

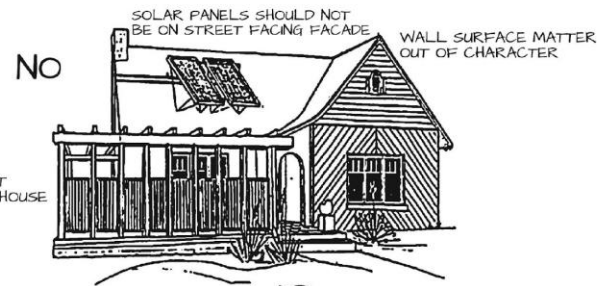
- The addition is visibly differentiated from the historic buildings on the property.
- The addition roofline is compatible with the roofline of the existing building in terms of height and pitch.



- Materials and details of the addition are compatible with the main residence.

Inappropriate:

- the addition roofline changes height and pitch (out of character).
- the materials and details of the addition do not relate to the existing structure.
- porch design in front; too dominant and out of character with house.
- solar panels mounted on street-facing roof elevations
- walls resurfaced with wood.
- use of siding materials.



Commented [22]: I think this should be reconsidered in light of increased interest in sustainability



ORIGINAL

ADDITION OUT
OF CHARACTER
WITH BUILDING -

NO



DETAILS DO
NOT RELATE TO
ORIGINAL BUILDING

VII. GUIDELINES FOR MATERIALS & DESIGN ELEMENTS FOR ALL RENOVATION & CONSTRUCTION

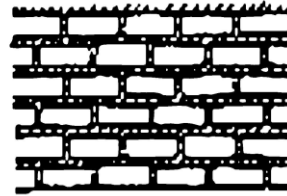
Design Guidelines A - MASONRY

When repointing and joint striking the masonry on your 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 brick and stone. It also accelerates erosion by allowing water to enter the pores. If you need replacement bricks, older bricks may be available from salvage businesses and demolition contractors.

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, use bricks that match as closely as possible to the color, composition, and size of the original brick. Soft brick should be replaced with soft brick to ensure homogeneity.
2. Install bricks in the original pattern.
3. Do not use CMU (concrete masonry unit) as a substitute for brick or adobe.

YES



MORTAR, JOINTS AND BRICKS
ARE MATCHED IN ORIGINAL
AND NEW SECTIONS

YES

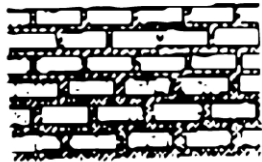


STUCCO INTACT

4. Brick surfaces that were stuccoed should remain stuccoed. These bricks frequently are soft, and will deteriorate if exposed. Materials used in the original construction of homes may not be compatible with modern materials and construction methods, especially mortar, brick, and stucco. Care should be taken or significant long term damage can result. Care should be taken to assure that compatible stucco formulations are used to preclude degradation of the original brick.
5. Originally exposed masonry surfaces should not be stuccoed.
6. When materials are replaced or additions are made to a property, wood and stucco surfaces should be painted and masonry surfaces should be left their natural color (not painted) if they have not been stuccoed. Integrally colored stucco is acceptable.

7. Brick, mortar, and banding pattern must match original.

No



COLOR OF BRICK AND MORTAR AND BANDING PATTERN IN NEW SECTION DO NOT MATCH ORIGINAL

No



STUCCO PARTLY REMOVED

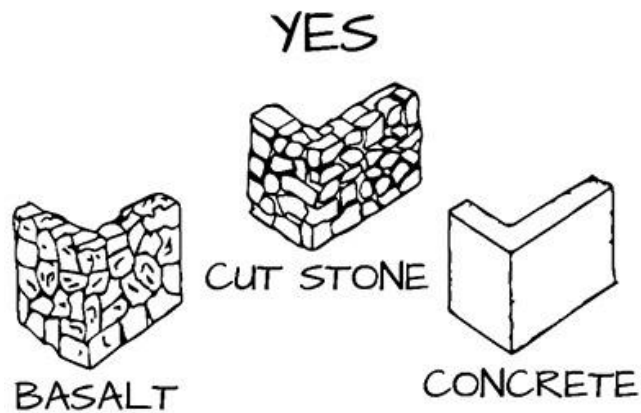
Originally, many foundations in the West University Historic Preservation Zone were built of basalt rock taken from quarries on "A" Mountain. This same stone was used for porch columns, and retaining walls. Cut stone and concrete were also common.

1. Erect new buildings for primary residences and commercial buildings on foundations that correspond to the raised height of adjacent structures found within the project's Development Zone. Foundation heights are typically 18" or greater.

Design Guidelines B – FOUNDATIONS

2. Use the same materials if it is necessary to repair or replace foundations.
3. Do not paint stone foundations.
4. Do not use CMU blocks unless they are stuccoed in a sand finish to differentiate the stem wall from the wall above.
5. Formed concrete foundation walls are acceptable for new construction.
6. Recess all mortar joints on stone foundations

Commented [23]: I don't see any examples of this in new construction in the neighborhood. New buildings, even primary dwellings, are on slabs.



Design Guidelines C - ROOFS

Most roofs on older residential buildings are one of the following shapes: gable, hipped, or a combination of both. The majority of roofs in the neighborhood were originally wood shingle. However, wood shingles do not stand up to Tucson's punishing sun and most insurance companies won't insure buildings with wood shingles due to increased fire danger. Over the last fifty years, most wood shingle roofs have been replaced with asphalt shingles because they provide a similar texture to wood and can survive the sun. On a case-by-case basis, replacement shingles made of composite materials or molded synthetic materials may be acceptable if they are sufficiently compatible in appearance to wood shingles.

In general, most roof work can be subject to a minor review.

1. When replacing your roof, select a material and a pattern that is historically appropriate to your project's Development Zone and to your house. If it is unclear what type of roofing material to use, look at the roofing on building types that are similar to your house within your Development Zone. If asphalt shingles are selected, be sure they are "architectural grade" with plenty of variation in texture.
2. Do not alter the roofline of your building.
3. Maintain original roof details such as decorative wood brackets and soffit details, and exposed roof rafter tails.
4. Maintain the original size and shape of dormers on the street sides. Any proposal for the introduction or alteration of existing or new dormers on the house will be considered on an individual basis.

5. Slate, tile, composite, synthetic, or metal shingles ~~(not standing metal seam roofing, or any variation of corrugated metal)~~ for structures on the street front will be considered, as will other sustainable materials that resemble existing roof materials. Alternative modern roofing materials ~~of modern materials~~ should be consistent with similar in size, shape, texture, and color to existing materials on buildings in the West University HPZ your project's Development Zone and will be reviewed on a case-by-case basis.
6. Roof mounted architectural features and mechanical equipment atypical of the historic period or style, such as ~~solar panels~~, skylights, cooling and heating units, and satellite dishes, should ~~be~~ not be mounted

on street-facing elevations and should be placed in locations that minimize visual impacts. Solar panels should be architecturally integrated in-plane with the roof into the roof structure. Do not alter the profile of the roofline.

7. Roof turbines should not be visible from the street, and roof penetrations for venting should be kept to a minimum.
8. ~~Corrugated m~~ Metal roofing ~~(not standing metal seam)~~ may be appropriate for guesthouses and accessory structures in the rear of the property.

ROOFS

Commented [24]: I think we should reconsider this. I have been paying attention to historic homes in Ironhorse and Armory Park that have standing seam metal roofs. I think it looks okay, and definitely better than rolled asphalt, which we allow. From my perspective, the fact that we don't force everyone to use wood shingle roofing is an acknowledgement that modern roofing is better for preserving the home - I see no reason to not allow standing seam.

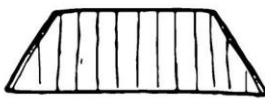
Commented [25R24]: concur

Commented [26R24]: agree - worth discussing

Commented [27]: I know we have recently allowed skylights on street facing elevations so long as visual impacts were "minimized." The way this is written, it seems like that should not be allowed. Should we soften the language to "is discouraged" instead of "should not be placed"?

Commented [28]: I think we need to expand on what this actually means. What the tech standards (9-02.3.5) say is: "Solar panels, other energy-conserving or generating devices, and water harvesting systems should be architecturally integrated into the design when installed on an existing historic building or structure, and should be installed in a way that minimizes visibility, does not damage the building/structure or remove historic roof features, and can be easily removed."

NO



STANDING METAL SEAM



SHINGLE

YES

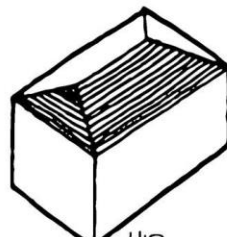


ASPHALT

YES

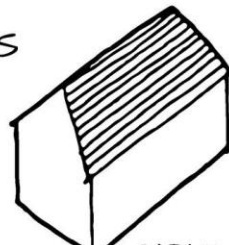


ROLLED ROO



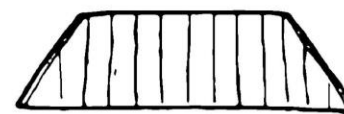
HIP

YES



GABLE

NO



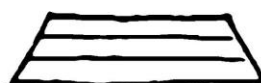
METAL



YES



YES



Design Guidelines D – PORCHES

Porches are the focal point of the West University houses: they frame and protect the main entrances no matter what style; they display many decorative details constructed with a variety of building materials. Most porches are supported on heavy, square columns of masonry, or wood posts on masonry bases in keeping with the proportions and materials of the house. Masonry columns and bases are often stuccoed. Low walls are more common as porch boundaries than are wood railings. ~~Iron balustrades are not used.~~

1. Maintain ~~the original front porches~~ on street facades of your house. ~~Enclosing of street facade front porches is not allowed.~~ Addition of security screening that does not block the view of the house or compromise architectural features will be considered on a case-by-case basis.
2. Porches should be provided on new primary buildings constructed along street frontages and should be appropriate to the style and materials of the new structure. Refer to porch designs within your project's Development Zone.

3. Use as much of the original porch materials and ornament as possible if repair or restoration is necessary. If replacements are necessary, duplicate the existing details or select details that can be documented as being used on your house or similar house styles. The size, shape, dimensions, materials, and quantity of the replacements must be as similar to the originals as possible.
4. ~~Do not use wrought-iron columns and railings, or steel pipe columns, or horizontal railings.~~
5. Rear and side porches can be important architectural features, especially for buildings that are located on corner lots, and should be preserved and maintained similar to front porches.
6. Enclosure of side or rear porches may be considered. If approval is given, the height and shape of the roof must be maintained. Match the materials and the placement and size of the openings with the main structure as closely as possible.
7. Consider opening an enclosed porch as you rehabilitate your building.

Commented [32]: I believe that we allow porch floors to be replaced with concrete (even if it was not originally concrete). If that is the case, we should say so explicitly.

Commented [29]: Is this true? We have recommended steel balusters to people in the past.

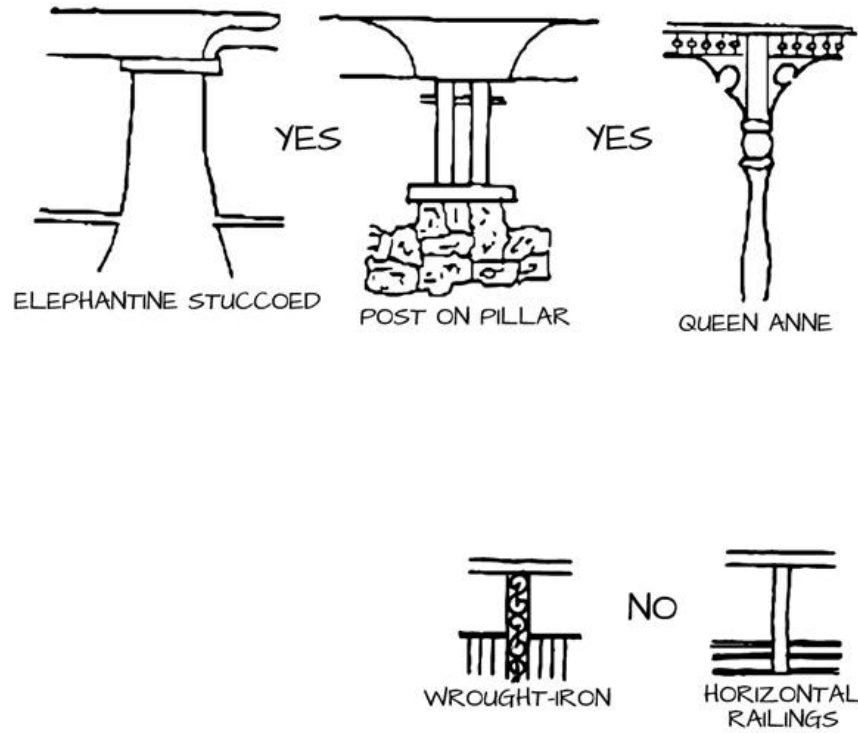
Commented [33]: Same comment. Either I am misinterpreting this or we are not following it.

Commented [34R33]: We have examples in the neighborhood of horizontal wood railings that are original to the house.

Commented [30]: This needs more definition. This neighborhood has real security issues and I cannot blame some folks for wanting to enclose their porches. I have had things stolen off of mine multiple times. Adding a camera and lighting only resulted in videos of people stealing things, it has not stopped it. There are at least 4 houses within the neighborhood with fully enclosed porches (with wrought iron) so I can imagine why neighbors think it is acceptable. We may want to address the security issue and provide options within this document.

Commented [31R30]: I agree. I believe the intent of this rule was to prevent front porches from being converted to front rooms of the interior of the house. Security that keeps the porch as a functioning porch and allows visibility to the front windows and door(s) seems like something we should allow depending on the design aesthetic.

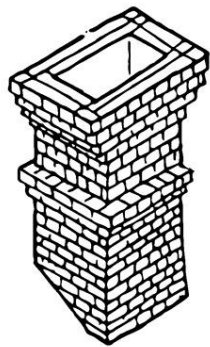
PORCHES



Design Guidelines E - CHIMNEYS & VENTS

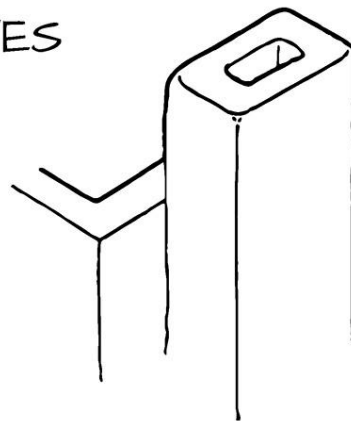
Chimneys are important architectural details. Many are plain rectangles topped by a variety of metal vents. The earliest are corbelled Queen Anne Style. These should receive special attention if in need of repair.

1. Maintain existing chimneys. If repairs are necessary, match the original materials, colors, shape, and brick pattern as closely as possible.
2. Turbine ventilators should not be visible from the street.



CORBELED

YES



STUCCOED PLAIN

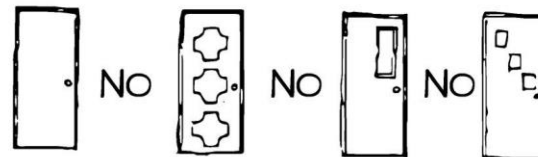
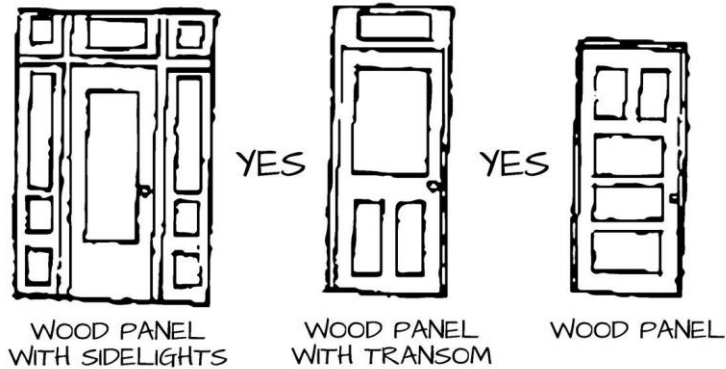
NO



ROUND
PIPE

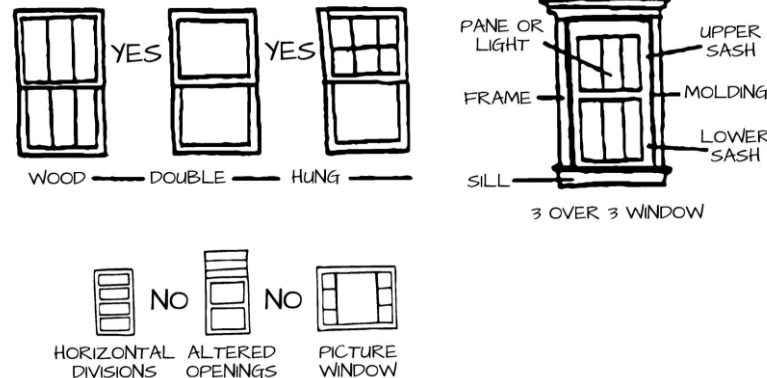
Design Guidelines F - DOORS

1. Maintain the original doors and the original size and shape of door openings. If replacement of a door is necessary, select a wood panel door that is as close as possible to the original. If the original door is gone, select a door type that is similar to others in your Development Zone. Wood panel doors are required. Altering or removing doors is discouraged and will be considered on a case-by-case basis.
2. Doors must be recessed in the wall.
3. Do not use louvered doors on entrances visible to the street. Sliding glass doors are not allowed.
4. Standard wood screen doors are recommended.



Design Guidelines G – WINDOWS

1. Give window openings vertical emphasis. The most common windows historically have been 1/1 wood frame, double-hung windows recessed in wall surfaces, or metal casement windows. New windows should be recessed rather than flush. New construction should follow the window styles found in the project's Development Zone. Aluminum, fiberglass, and vinyl-clad window frames are not allowed.
2. Maintain the original size and shape of your windows, including the widths and profiles of mullions and muntins, and the original number of panes (lights). Maintain the wood trim that frames the window openings.
3. On a case-by-case basis, 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 Neighborhood.
4. Windows and screen frames must be wood and flush with the brick mold.
5. Stone or concrete lintels and sills are appropriate for new construction and renovations.
6. Maintain original art or stained glass. Requests to install art or stained glass are considered on a case-by-case basis. Such glass is not appropriate to many West University houses, especially the smaller house types.
7. Picture windows are not appropriate.
8. Altering or removing windows and window openings. Do not alter the sizes and shapes of window openings. Removing windows and doors is discouraged and will be considered on a case-by-case basis. Windows cannot be covered over regardless of whether the shape of the opening is still apparent.
9. Cloth awnings were used historically over windows in the West University Historic Zone and can be used today as an energy-saving device. Material and design will be subject to review.
10. All glazing material to be glass.



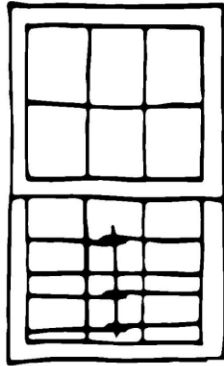
Design Guidelines H - SECURITY CONSIDERATIONS

Most measures that provide security should not affect the appearance of your building. This includes adequate exterior lighting for the front and back of your house, strong locks for windows and doors, security alarm systems, and trimmed trees and shrubs. It is acceptable to reinforce the back of the glass on your entrance door by installing break-resistant plastic. It is acceptable to use a key-lock for wood double-hung windows in non-sleeping rooms.

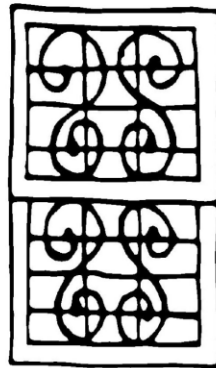
1. The addition or use of simple window bars that do not dominate the appearance of a building will be considered. Window bars that match the orientations of the frame, or the dividing elements between the panes, are most compatible.
2. Similarly, a security screen door should be simple and compatible in design with the door it screens and with the overall design of the front façade.

WINDOW BARS

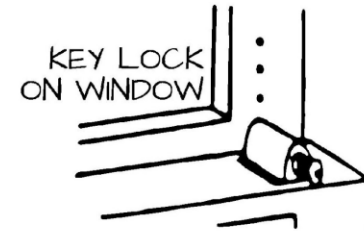
YES



NO



NON-SLEEPING ROOM



Design Guidelines I - ARCHITECTURAL DETAILS & ORNAMENTATION

Replication is the ideal if you must replace any details, and if you have original details from the house to use as patterns. If replication is not feasible, try to locate substitute parts in a salvage yard, or look for standard architectural elements that are sold by lumberyards.

If you want to replace historic architectural details, try to locate early photographs of your house to learn what details were present historically. Try checking the library at the Arizona Historical Society or the Special Collections at the University of Arizona library. If you do

not have any luck in finding a photograph, look at similar houses within your Development Zone that still have their details.

1. Maintain the original architectural details on your house. Even the simplest details contribute to the character of your building.
2. If replacements are necessary, duplicate the existing details or select details that can be documented as being used on your house or on similar housing

types and styles found in your Development Zone. The size, shape, dimensions, materials, and quantity of the replacements must be as similar to the originals as possible.

3. Apply only architectural details that are in keeping with your house type and date. For example, do not put porch details typical of a nineteenth century cottage on a twentieth century bungalow.

Design Guidelines J – FENCES (see Technical Standard 9-02.4.3)

Since the nineteenth century, fences and low walls have defined West University front yards. Wood picket and wrought-iron fences were the most common fence materials. Low walls that followed the sidewalk line were basalt or masonry. Front yards were not enclosed with high walls. The ability to view the house from the street is one of the character-defining features of the neighborhood. Front yard fences are reviewed more stringently than side- or rear-yard fences. Generally, fences are subject to a minor review.

1. Maintain your wood picket or wrought-iron fence, and basalt or masonry wall.
2. For front yards, the fence/walls heights should be appropriate to the scale and style of the house and streetscape, but no more than 72 inches in height as measured from the street-side grade. Front yard fences shall should not block the view of the house and shall be greater than 50% see-through for fences that are 48 inches high or less. Front yard fences shall not block the view of the house and shall be greater than 66% see-through for fences that are between 48 inches and 72 inches in height. and not block the view of the house. Fences at the sides and rear yards may be up to six feet tall and solid.

3. For front yards, respect the existing historic retaining walls and locate additional fencing behind the existing retaining wall.

4. Appropriate fence/wall materials for side and rear yards include wrought iron, brick, welded steel, corrugated/sheet metal, and stucco (over block). Modern standing-seam metal for roofing is not allowed. In addition, when using welded steel and sheet metal, rusted metal is encouraged.

5. Fences and walls should be carefully designed to be compatible with the property and the streetscape, not just for privacy or security.
6. For welded steel fences, use welded steel supporting posts. Wood posts should not be used for corrugated metal fencing.

- Yes, to wrought iron, basalt, or picket.
- No, to chain link, post and rail, concrete masonry units (CMU), or gabion.

7. Fences, fence posts, and wall details should have a regular decorative pattern that is visible from the street side. Highly reflective surfaces are not allowed. The use of solid sheets of corrugated metal with no external patterning or rhythm (such as the

Commented [37]: Don't we also allow wood picket?

Commented [38R37]: 9-02.4.3 allows for wood picket

Commented [35]: City technical standards dictate the 48 inch requirement in the front. 9-02.4.3.

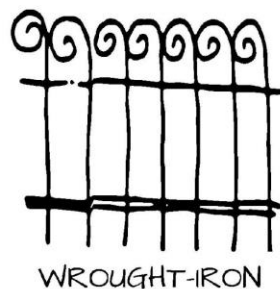
Commented [36]: This wording is verbatim from Tech Standards 9-02.4.3. That said, I think we are interpreting this to mean the grade as determined on the front street edge of the property, not at street or sidewalk grade in the right of way. Many homes in the neighborhood are on lots that slope to the street and there is a solid retaining wall that can be quite tall (north side of 5th st for example). Allowing a fence to be measured from the yard grade of the top of the retaining wall should and has been allowed.

decorative integration of the metal posts and beams) should not be used. Do not use chain-link, unpainted redwood, rough cedar, stockade, post and rail, slump block, gabion or concrete block fences for the street side(s) of a property. These fence materials will be considered for the side yards and rear yards

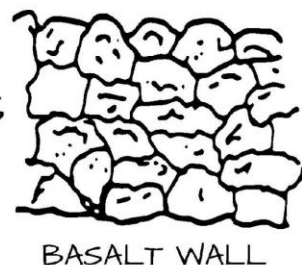
only if they are not visible from a street. Each case is considered on an individual basis.

Delete illustrations

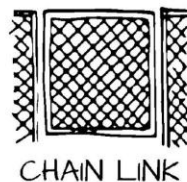
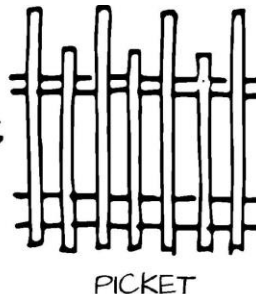
Commented [39]: I dont believe we have been enforcing this and there are plenty of counter examples in the neighborhood. Should we remove?



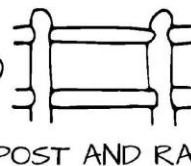
YES



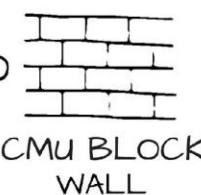
YES



NO



NO



Design Guidelines K - PLANTINGS & WATER HARVESTING

The landscape design of West University neighborhood was originally more formal and water intensive than is presently fashionable or feasible. Remnants of the older landscape style and old-fashioned plant materials still exist and create a neighborhood that seems greener than many other parts of the city. Original landscape designs usually included an arrangement of bushes near

the building perimeter that softens the hard lines of the house and leads the eye into the design of the structure smoothly, rather than abruptly. Hedges define borders of some of the yards. Some of the houses have a broad flat lawn of grass, but many houses now have a flat, maintained dirt area with plantings consisting of hedges, bushes, and flowerbeds.

Increasingly, property owners are removing the older, overgrown plant materials and replanting with cacti, succulents, and desert-adapted vegetation. In addition, rocks, berms, swales, decomposed granite and gravel is being used to gather and direct rainwater and diminish dust and weed formation.

Harvesting of rainfall is supported by the neighborhood, and various local and state agencies. Water harvesting can be as simple as a swale in a planting area that gathers rainwater to a complex system that includes gutters, catchment basins, and irrigation pumps. Graywater plumbing requirements (provision of a separate system for sink, laundry and shower water) for new construction can also play into the design of water harvesting systems. Numerous written resources are available through the City of Tucson, Pima County Extension, the University of Arizona, and Arizona Department of Environmental Quality. Also, reference City of Tucson Technical Standards 9-02.3.5E.

1. Ordinarily, you do not need approval for plantings. However, appropriate plantings are encouraged for all properties. You must obtain approval in the case of planting for new construction and the installation of parking areas.
2. New construction and parking areas are required by the Uniform Development Code to provide some plantings, particularly within the front yard.

3. Vegetation is not generally considered an appropriate solution to screening .
4. Metal (aluminum, steel, copper) gutters are allowed ~~on all sides of the roof except the street frontage~~. If seamless, painted aluminum gutters are used, match the roof trim color as close as possible. Vinyl gutters are not allowed.
5. Storage for rainfall should be located at non-street facing elevations whenever possible to avoid, and ~~not blocking~~ views of architectural features. Rainfall harvesting systems are additionally regulated by Sections 6.4.5 and 6.6 of the Unified Development Code detailing the requirements for accessory structures.

The City of Tucson adopted the Arizona Department of Water Resources' (ADWR) list of drought tolerant/low water use plants as species appropriate to plant in public spaces. The list can be accessed on the ADWR website:

http://infoshare.azwater.gov/docushare/dsweb/Get/Document/10085/Tucson_AMA_LWUPL%204MP.pdf (http://www.azwater.gov/azdwr/WaterManagement/AMAs/documents/2010TAMA_apha_botanical_PLANTLIST.pdf).

Commented [40]: I have never seen us enforce this and I question if it is a valuable guideline. In my personal opinion, it would be better to stipulate that half round gutters be used on street frontage since I think they tend to compliment our neighborhood's houses better.

Commented [41]: link in the original guidelines is dead and there is a newer version at a different location

Design Guidelines L - ENERGY & UTILITY CONSIDERATIONS

The most effective long-term energy considerations need not alter the exterior of your older house. Energy measures that are seasonal and temporary do not require approval.

1. Place solar collector devices and supporting hardware so that they are not visible from the street where feasible. This includes devices that are

installed on a roof or are separate from the building. Solar panels mounted flush with the roofline are recommended. Please refer to the City of Tucson Technical Standards 9-02.3.5-9-08.3.5.

2. Reflective film and glass are inappropriate.
3. Locate electrical and gas meters, and major mechanical equipment such as condenser units on the backside of your building. Side yard ground installations should not be visible from the street and should be screened with plantings, or metal or wood fencing in ways that minimize visual impacts on

You are encouraged to paint the exterior of your house in appropriate colors. Paint colors are not subject to a stand alone WUHZAB review and are generally only considered when part of a larger project.

You may want to conduct a thorough color examination to determine the original colors of your building. If a three-color scheme is documented and/or selected, you need to be careful that you use colors that are neither too harsh nor too bright. Accomplishing the right tones can be difficult especially when attempting to match

adjacent properties. Please refer to City of Tucson Technical Standards 9-02.3.5-9-08.3.5.

4. Locate rooftop coolers and equipment where they are not seen from the street. Do not place a screen around rooftop mechanical. Please refer to City of Tucson Technical Standards 9-02.3.5-9-08.3.5.
5. Do not place air-conditioning units or fixed fans in front windows.
6. Allow proper ventilation for all utility installations. Most installations will benefit from having shade in the warmer months

Design Guidelines M - COLORS

early paint colors. The make-up of early paints plus exposure to the climate alters colors over the years. If you are having difficulty in selecting colors, the best approach is to drive or walk through the neighborhood looking at other buildings and noting color combinations that you prefer. You will notice, too, that it is important for paint colors to blend with the neighborhood. Very dark colors or too many colors on one building are very obvious and may not harmonize with surrounding buildings. Remember that the colors that you paint your house will have an impact on your entire block.

Commented [42]: same comment that i made in the roof section... I think we need to expand on what this actually means. What the tech standards (9-02.3.5) say is: "Solar panels, other energy-conserving or generating devices, and water harvesting systems should be architecturally integrated into the design when installed on an existing historic building or structure, and should be installed in a way that minimizes visibility, does not damage the building/structure or remove historic roof features, and can be easily removed."

VIII. GUIDELINES FOR NON-RESIDENTIAL BUILDINGS AND SIGNS

Design Guidelines A - RESIDENTIAL BUILDINGS PUT TO COMMERCIAL USE

Currently, there are buildings that were built as residences but now are used for commercial or mixed commercial and residential purposes. Sometimes a

change of use or an added use to an existing building is acceptable.

1. If you have a business in a residential building, maintain its residential character. The design guidelines for existing residential buildings also apply to residential structures that are used for commercial activities.

2. Adhere to the design guidelines for signage.

Design Guidelines B - SIGNS (will return to review)

1. The West University Historic Zone Advisory Board must review signs.
2. Signs are regulated by the Tucson Code, Chapter 3, Signs. In Historic Preservation Zones, signs allowed in the underlying land use zone are further limited by the Unified Development Code, Section 5.8.6.M, Signs.
3. Business signs are limited to one sign only for each street frontage per premises. Businesses having frontage on more than two streets are allowed a total of three signs. Businesses are limited to one freestanding sign per premises.
4. Keep the design, lettering, shapes, and content of signs simple and straightforward.
5. Match the size of your sign with the size of your building. Do not hide the features of your building. Generally, signs for businesses that are located on residential structures should be smaller than those for buildings that were built for commercial purposes. The maximum allowed area of a sign is eight square feet.
6. The colors of your sign should blend with the colors of your structure.
7. Indirect lighting of signs is encouraged, provided that light sources are shielded to protect adjacent properties. Visible bulbs shall not exceed 20 watts per bulb. Small neon and internally lighted signs will be considered for commercial buildings only. Do not use neon and internally

2.3. For buildings requiring modification for ADA accessibility, please refer to the UDC (XXX) for additional information and requirements. Any modifications to exterior elevations to be compatible with the existing historic structure and character.

lighted signs for residential buildings that are now used for commercial purposes.

8. You have several options for the placement of signs. The most appropriate will depend upon your building. Signs shall not extend above the top of the nearest façade, eaves, or fire wall of a building or structure.
9. The following are sign types that will be considered for commercial buildings:
 - a. Signs can be painted on a band above windows on stuccoed commercial buildings.
 - b. Painted window signs can be used.
 - c. Narrow and flat signs can be hung from stationary canopies.
 - d. Flat signs can be attached to building fronts. These should be flush-mounted.
 - e. Projecting signs that are limited in size can be attached to building fronts.
10. The following are sign types that will be considered for residential buildings put to commercial use.
 - a. Signs that are attached to the building should be small identification panels at entrances.
 - b. In some cases, signs hung from a porch will be considered. Sign can be painted on clear Plexiglas that is hung between two porch posts.

Design Guidelines C – RELOCATING BUILDINGS

The guidelines for primary and secondary buildings and structures apply to any that are relocated into this Historic Preservation Zone.

Relocation of historic properties to be reviewed on a case by case basis.

Relocation of historic properties to make way for new commercial development is discouraged and any plan to do so will require extensive review.

Design Guidelines D – INSTITUTIONAL AND COMMERCIAL BUILDINGS

Any proposed exterior alterations and additions for institutional and commercial buildings must be reviewed on a case by case basis. The Board encourages performing good basic maintenance, using and preserving materials that are in keeping with the district, controlling parking and traffic requirements, and maintaining open yard areas.

This section probably warrants a discussion in an upcoming meeting. There are new commercial developments such as what was once proposed for Trinity or what is being proposed by Capstone, there are modifications to existing properties such as what may be planned for La Indita's location. What does our experience tell us we want to say?

Design Guidelines E - PARKING

If you want to use your property for non-residential purposes, you need to identify what the parking requirements will be and how your site can accommodate them. See the City's Planning and Development Services Department and the Uniform Development Code for zoning requirements.

Designs for your project or requests for a special-use permit will be considered only after you have a prepared a parking plan.

Follow these guidelines in designing parking for your business or institution:

1. Place the parking area where it will have minimal visual impact on the area. Parking to the rear is encouraged. Parking areas cannot be placed in front yards.
2. Screen parking areas that are visible from the street.

3. ~~Do not interrupt the pattern of street trees.~~

IX. DEFINITIONS (pick up here next time)

Commented [43]: probably more definitions to add

BUILDINGS vs. STRUCTURES National standards and guidelines for historic preservation distinguish between buildings (constructions principally to shelter human activities) and structures (constructions for purposes other than human shelter).

COMPATIBILITY is the harmonious, sympathetic, and complementary visual relationship of alterations, additions, or new construction to the characters of historic buildings and structures (contributing properties) in the setting of the new work.

Compatibility is evaluated in terms of height, massing, scale, setback, rhythm, materials, and architectural features. Compatibility does not mean replication, and new work shall be visually differentiated from the old to avoid creating a false sense of history and diluting the integrity and value of historic buildings and structures in the setting.

Setting is considered at multiple scales. For alterations and additions, evaluation of the setting is primarily at the scale of the existing building and secondarily at the scale of that property's specific Development Zone (approximating the immediate view shed). For new construction, evaluation of the setting is primarily at the scale of the Development Zone and secondarily at the scale of the entire Historic Preservation Zone/National Register Historic District.

Alterations and additions that are compatible and also allow historic properties to adapt to new needs are favored. New construction should be compatible with historic buildings and structures in its setting, but should also be of its own time and mark the continued development of the historic district.

DEVELOPMENT ZONE is 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, or eligible for listing, in the National Register of Historic Places.

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.

(From Section 11.4.5 of the Unified Development Code)



GREENING HISTORIC BUILDINGS, or GREEN RETROFITTING,

includes treatments—traditional as well as new technological innovations—that may be used to upgrade a historic building to help it operate even more efficiently and sustainably. Increasingly stricter energy standards and code requirements may dictate that at least some of these treatments be implemented as part of a rehabilitation project of any size or type of building.

Most historic buildings were traditionally designed with many sustainable features that responded to climate and site. When effectively restored and reused, these features can bring about substantial energy savings and water conservation. Whether a historic building is rehabilitated for a new or a continuing use, it is important to utilize the building's inherently sustainable qualities as they were intended. It is equally important that they function effectively together with any new measures undertaken to further improve energy and water efficiency. Taking into account historic buildings' original climatic adaptations, today's sustainable technology can supplement inherent sustainable features without compromising unique historic character.

(Adapted from “Guidelines on Sustainability for Rehabilitating Historic Buildings” published in 2011 by the National Park Service, and from the “Sustainable Historic Preservation” section of the Whole Building Design Guide of the National Institute of Building Sciences)

HISTORIC PRESERVATION ZONE (HPZ) is a City of Tucson zoning overlay enabled by a 1972 ordinance. There are six designated HPZs within the City. Most of

these areas are also nationally designated Historic Districts listed in the National Register of Historic Places.

This type of overlay requires compliance with specific development standards and design guidelines for exterior alterations to existing historic and non-historic buildings and for new construction, including work that does not require a building permit.

The design review process involves neighborhood HPZ Advisory Boards (for example, WUHZAB), the Tucson-Pima County Historical Commission, and the Director of the Planning and Development Services Department. Appeals and proposed demolitions of historic buildings within these zones require additional reviews and approvals by the Mayor & Council during public hearings.

NATIONAL REGISTER HISTORIC DISTRICT is an area that meets the criteria for, and has been listed in, the National Register of Historic Places (NRHP). A NRHP historic district is composed of multiple contributing properties that were built during the period of significance defined for the district, and as a collective whole convey significance in terms of one or more of the following aspects of American history: (A) Association with historic events or activities, (B) Association with an important person in history, (C) Distinctive design or physical character, or (D) Potential to provide important information about prehistory or history. Each contributing property in a NRHP historic district must also maintain sufficient integrity (enough of its historic qualities) to visibly convey its significance. These qualities of integrity include: location, design, setting, materials, workmanship, feeling, and association. Properties within the district boundaries that do not meet these combined criteria of age, significance, and integrity are non-contributing properties. A National

Commented [45]: The City of Tucson Planning and Development Services Department facilitates a design review process for exterior changes to properties listed on the Tucson Historic Property Register to ensure changes are compatible with the historic character of the property and/or historic district. This includes properties listed in local Historic Preservation Zones and Historic Landmarks. (i.e. properties within an "HPZ" or "HL" overlay zoning).

Design Review Process Overview - An approval letter from the Director of Planning and Development Services is required for all proposed permit applications affecting the exterior of properties located within an HPZ or properties listed as local Historic Landmarks. PDSD staff will review your project to determine if it is eligible for a Minor or Full HPZ Review. All projects are required to follow the city's Historic Preservation Process outlined in the Unified Development Code, Section 5.8, and Neighborhood Design Guidelines for the applicable Historic Preservation Zone to determine the project's potential effect on the historic character of the property and/or district.

(above copied from tucsonaz.gov)

Commented [44]: should this section be updated?

Register Historic District must contain a minimum of 51 percent contributing properties within its boundaries to retain its designation.

PRESERVATION is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

(From the Secretary of the Interior's Standards for Rehabilitation)

RECONSTRUCTION is the process of reproducing, by new construction, the exact form and detail of a vanished structure, or part thereof, as it appeared at a specific period of time. Reconstruction should be undertaken only when the property to be reconstructed is essential for understanding and interpreting the value of a historic district and sufficient documentation exists to ensure an exact reproduction of the original.

(From the Secretary of the Interior's Standards for Rehabilitation)

REHABILITATION the act or process of making possible a compatible new use for a property through repair, alterations, and additions while preserving those

portions or features which conveys its historical, cultural, or architectural values.

(From the Secretary of the Interior's Standards for Rehabilitation)

RESTORATION the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

(From the Secretary of the Interior's Standards for Rehabilitation)

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION OF HISTORIC PROPERTIES are developed by the National Park Service as principles intended to promote responsible preservation practices that help protect our irreplaceable historic resources. The City of Tucson Technical Standards for Historic Preservation Zones (HPZs) stipulate that, in addition to Technical Standards and Design Guidelines, the Secretary's Standards are applied during HPZ design reviews.

Commented [48]: Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values

Commented [46]: Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Commented [49]: Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Commented [47]: Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

what about adding city of tucson standards?
historic preservation online resources?

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*The original 1986 Guidelines were prepared by the West University Historic District Advisory Board:
Barbara Armstrong, Richard Brown, David Goff, Linda Laird, Robert Nevins,
with advice from the City of Tucson Planning Department.
Thanks to Robert Giebner for allowing use of material from
Tucson Preservation Primer: A Guide for the Property Owner, College of Architecture, University of Arizona, 1979,
and to Jeff Morris for graphics.*

2014 DESIGN GUIDELINES for the WEST UNIVERSITY HISTORIC DISTRICT
Updated and approved by the
WEST UNIVERSITY HISTORIC ZONE ADVISORY BOARD.
June 20, 2017

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TUCSON-PIMA COUNTY HISTORICAL COMMISSION,
PLANS REVIEW SUBCOMMITTEE
Updated and Approved June 8, 2017.
In collaboration with the City of Tucson Historic Preservation Office