

## VII.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, stuccoed masonry, or picket.
  - No, to chain link, post and rail, unstuccoed 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 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 unstuccoed 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.

## VII.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:

[https://www.azwater.gov/sites/default/files/media/TAMA2015LWUPL\\_0.pdf](https://www.azwater.gov/sites/default/files/media/TAMA2015LWUPL_0.pdf)

[http://infoshare.azwater.gov/docushare/dsweb/Get/Document-10085/Tucson\\_AMA\\_LWUPL%20-4MP.pdf](http://infoshare.azwater.gov/docushare/dsweb/Get/Document-10085/Tucson_AMA_LWUPL%20-4MP.pdf) ([http://www.azwater.gov/azdwr/WaterManagement/AMAs/documents/2010TAMA\\_apha\\_botanical\\_PLANTLIST.pdf](http://www.azwater.gov/azdwr/WaterManagement/AMAs/documents/2010TAMA_apha_botanical_PLANTLIST.pdf)).

## VII.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 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

## VII.M. - COLORS

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 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.

## VIII. GUIDELINES FOR NON-RESIDENTIAL BUILDINGS AND STRUCTURES

### VIII.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.

2.3. For buildings requiring modification for ADA accessibility, please refer to the UDC (XXX) City of Tucson Technical Standards 9-02.3.12 for additional information and requirements. Any modifications to exterior elevations ~~to~~ shall be compatible with the existing historic structure and character.

### VII.B - SIGNS

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 5.8.69.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 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.

### VIII.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 make way for new commercial development is discouraged and any plan to do so will require extensive review.~~

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

## VIII.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?~~

## VIII.E. – NON-RESIDENTIAL 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~~ City of Tucson Technical Standard 9-02.6.0 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

**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 [City of Tucson 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 PARK SERVICE PRESERVATION BRIEFS** provide information on preserving, rehabilitating, and restoring historic buildings. These publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to Historic Preservation Tax Incentives Program applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character. The briefs can be found at <https://www.nps.gov/orgs/1739/preservation-briefs.htm>

**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 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. [These standards can be found at https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm](https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm) 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.

**SHPO: THE ARIZONA STATE HISTORIC PRESERVATION OFFICE** is a division of Arizona State Parks and assists private citizens, private institutions, local governments, tribes, and state and federal agencies in the identification, evaluation, protection, and enhancement of historic and archaeological properties that have significance for local communities, the State of Arizona, or the nation.

The role and function of the SHPO is defined in both state law (Arizona Historic Preservation Act) and federal law (National Historic Preservation Act, as amended). Activities of the SHPO include: Nomination of eligible historic and archaeological properties to the National Register of Historic Places; Technical assistance to owners of historic properties; and Assistance to property owners seeking Historic State Property Tax reductions. They can be found at <https://azstateparks.com/shpo>. Links to the application for State Property Tax (SPT) Forms can be found from this web page.

**TECHNICAL STANDARDS FOR HISTORIC PRESERVATION ZONES FOR THE CITY OF TUCSON** have been established for the purpose of informing applicants of preparation, submittal, and review requirements for projects within City Historic Preservation Zones (HPZs). An owner of property within the HPZ has an opportunity to work with the HPZ Advisory Board, comprised of district residents and design professionals, the Tucson-Pima County Historical Commission, and Planning staff to assure that the proposed development protects both historic resources and property values. These standards are found in section 9-02.0.0 of the City of Tucson Technical Standards [https://codelibrary.amlegal.com/codes/tucson/latest/tucson az udc/0-0-0-11848](https://codelibrary.amlegal.com/codes/tucson/latest/tucson_az_udc/0-0-0-11848)

**UNIFIED DEVELOPMENT CODE (UDC) HISTORIC PRESERVATION CODE FOR THE CITY OF TUCSON** was created to promote the educational, cultural, economic, and general welfare of the community and to ensure the harmonious growth by encouraging the preservation and rehabilitation of significant historic districts, neighborhoods,

buildings, and structures. These designations are intended to ensure the preservation of significant historic and archaeological resources, and to keep them in active use or management in their historic appearance, settings, and locations. It is also intended that new or remodeled buildings or structures located within HPZs or HL properties be designed and constructed to harmonize and be compatible with existing buildings and structures within the sites and development zones in order to preserve property values, provide for appropriate future development, and promote an awareness of the heritage of Tucson among both residents and visitors to the community. This code is found in section 5.8 of the UDC at [https://codelibrary.amlegal.com/codes/tucson/latest/tucson\\_az\\_udc/0-0-0-16](https://codelibrary.amlegal.com/codes/tucson/latest/tucson_az_udc/0-0-0-16)

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2014 DESIGN GUIDELINES for the WEST UNIVERSITY HISTORIC DISTRICT

Updated and approved by the  
WEST UNIVERSITY HISTORIC ZONE ADVISORY BOARD.

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In collaboration with the City of Tucson Historic Preservation Office