

ATTACHMENT B
(Mayor & Council Endorsed Design Manual)

JEFFERSON PARK NEIGHBORHOOD DESIGN MANUAL



Adopted by the Mayor &
Council, X, 2011

Planning &
Development
Services Department



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Jefferson Park Neighborhood Design Manual

Jefferson Park Neighborhood Preservation Zone

For further information regarding this document, please call the City of Tucson Planning and Development Services Department at (520)791-5550.

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INTRODUCTION

On June 10, 2008, the City of Tucson Mayor and Council adopted the Neighborhood Preservation Zone (NPZ) ordinance (see Appendix A or Section 2.8.11 in the Land Use Code), which enabled the creation of overlay districts designed to preserve, protect, and enhance the unique character and historical resources of established city neighborhoods. The Mayor and Council initiated the Jefferson Park Neighborhood for the NPZ process on October 23, 2007. This process requires the development of a neighborhood design manual.

On X, 2010, the Mayor and Council adopted the rezoning of the Jefferson Park Neighborhood with an NPZ overlay. The preface “N” has been added to the assigned residential zoning designation for each property within the Jefferson Park NPZ (e.g., R-1 became NR-1).

The design manual is a condition of the rezoning (C9-10-X Jefferson Park Neighborhood Preservation Zone Overlay) and is a required review component of all applicable projects. Applicants must still meet all applicable City Building Code requirements.

Purpose of this Design Manual

The Jefferson Park Neighborhood Design Manual (Design Manual) provides a process to guide architectural and design requirements to assure development is compatible with the unique character of the Jefferson Park Neighborhood as well as with the character of the project’s Development Zone.

Defining Characteristics of the Jefferson Park Neighborhood

Projects shall be reviewed in accordance with the Compatibility Review Criteria as provided in Chapter 3. The Compatibility Review Criteria are the defining characteristics of the National Register Historic District as determined by a study of the neighborhood by consultants titled “Character-Defining Elements of the Jefferson Park Neighborhood” (see Appendix B)

The following is a summary of the Jefferson Park Neighborhood’s (Neighborhood) defining characteristics. For more details on the defining characteristics of the Jefferson Park Neighborhood, see Chapter 3: Compatibility Review Criteria and Appendix B: Character-Defining Elements of the Jefferson Park Neighborhood.

- The Neighborhood dates to the late 1890s, growing out of a land claim under the Homestead Act of 1862 (Jefferson Park Neighborhood Plan, page 2).

- The Neighborhood is overwhelmingly residential in zoning and land use, with the vast majority of land in low density residential (R-1) (Jefferson Park Neighborhood Plan, page 3)
- The Jefferson Park Neighborhood includes nearly 900 single-family houses. About 96 percent of all buildings are single-story houses; there are only eight historic houses that were originally built with two stories on large lots, and about 28 other two-story structures, including commercial properties, apartment complexes, and additions to single-family houses (Appendix B, page 1).
- Almost all of the buildings in the Jefferson Park Neighborhood are single-family houses on a residential lot. Occasionally there are two separate residences on the same parcel, one in the front and one in the back. A few large multi-family residential buildings and apartment complexes are located along the arterial streets. There is minor encroachment of commercial properties on the arterial streets and the boundaries, but this is limited to the area west of Park Avenue. With very few exceptions, the area between Park and Campbell avenues is exclusively single-family homes. (Appendix B, page 12)
- Throughout the neighborhood there is considerable variability in lot width, house width, and spacing between houses, but consistent setbacks produce uniform depth of front yards. (Appendix B, page 1)
- Predominant architectural styles of the Jefferson Park Neighborhood include Period Revival, particularly Spanish Colonial Revival and Southwest, Bungalow, and Ranch. Most of the houses were built after World War II, and there is broad representation of most of the different postwar Ranch types that have been identified for Tucson. Houses also exhibit broad diversity in design within a particular architectural style. There is one readily identifiable common house design, a Transitional Ranch model that is found throughout the neighborhood. (Appendix B, page 4)

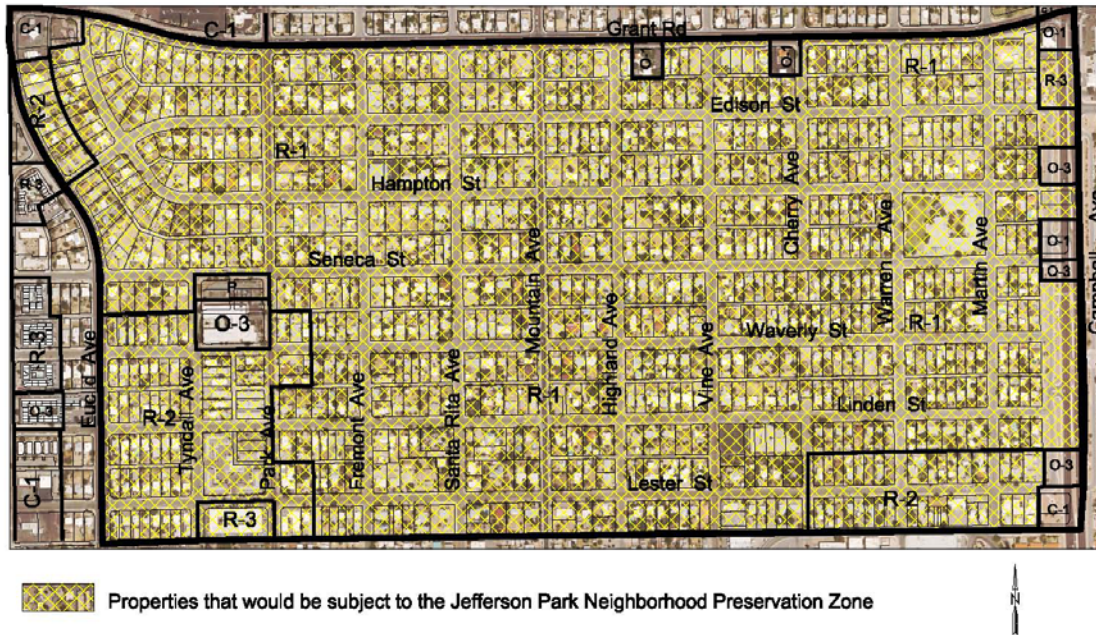
Jefferson Park Neighborhood Preservation Zone Overlay

The Jefferson Park NPZ Overlay coincides with the residential zone boundaries as shown in the map provided below. The NPZ Overlay is subject to change in the future if properties within the study area are rezoned either to or from residential.

The Jefferson Park Neighborhood is currently being considered for National Register Historic District status.

On December 16, 2008, the Jefferson Park Neighborhood Plan was adopted by the Mayor and Council. The Jefferson Park Neighborhood Plan includes strategies to be considered for implementation through the NPZ.

NPZ Overlay Boundary Map



* The NPZ Overlay is subject to change if properties within the study area are rezoned either to or from residential

How to use the manual

This Design Manual is organized to assist an applicant to design a project in compliance with the NPZ requirements. It is recommended that an applicant review the design manual in its entirety prior to designing a project.

Chapter 1 describes the recommended procedure for applicants to follow prior to designing and submitting their projects. Included in this chapter are requirements pertaining to applicability and establishing the Development Zone. Following the procedure provided in this chapter will likely reduce the need for project redesign.

Chapter 2 describes the review and approval procedure. Chapter 3 details the Compatibility Review Criteria requirements. Chapter 4 provides advisory design guidelines that are not requirements, but provide further guidance applicants may use when designing their projects. Chapter 5 details the Privacy Mitigation requirements. Chapter 6 describes permitted modifications to certain dimensional standards that may be used by applicants to achieve compliance with the Compatibility Review Criteria and Privacy Mitigation requirements.

CHAPTER 1: PRE-SUBMITTAL GUIDELINES

1 Do the Design Manual's requirements apply to my project?

Projects meeting all of the following criteria must comply with the requirements of this Design Manual's (DM):

- Property is residentially zoned RX-1, RX-2, R-1, R-2, R-3, RH, SR, or SH
- Project requires a building permit (to find out whether your project requires a building permit go here: www.tucsonaz.gov/dsd/Permit_Review_/Residential/residential.html)
- Proposed improvement is visible from a street unless the City's Design Professional determines that the improvement has minimal impact on the appearance of the streetscape.

Yes, the DM requirements
apply to my project

Proceed to Steps 2 – 9

No, the DM requirements
do not apply to my project

**Proceed to Building
permit Review**

2 Review the Compatibility Review Criteria

Compatibility Review Criteria: The defining characteristics of the historic district as determined by the Jefferson Park National Register Historic District application and are used when evaluating a project's compatibility. Compliance with the Compatibility Review Criteria is required of all projects subject to NPZ review.

Review the Compatibility Review Criteria requirements and the defining characteristics of the Jefferson Park NPZ in *Chapter 3: Compatibility Review Criteria*. *Note: The elements of the Compatibility Review Criteria are prescribed by the NPZ enabling ordinance (Appendix A). The Compatibility Review Criteria specific to the Jefferson Park NPZ are derived from a study of the neighborhood by consultants titled "Character-Defining Elements of the Jefferson Park Neighborhood" (see Appendix B).*

3

Establish the Development Zone

A Development Zone (DZ) is a certain designated area adjacent to the lot to be developed. Contributing properties in a project's Development Zone are used as a design reference points when evaluating a project's compatibility.

Neighborhood & Developer Recommendation: *Expand the Development Zone to allow project's to use any contributing property in the neighborhood historic district to be used as a design reference. Rationale: Expanding the Development Zone encourages the non-repeating pattern, which is the theme of the neighborhood. It would not be inappropriate to allow a mix of architectural styles, even in areas where there may be one predominant architectural style.*

Staff Recommendation:

Use the following instructions to determine the Development Zone for your project. If there are no contributing properties in the Development Zone, extend the boundaries to include the nearest contributing property. See Step #4 for description of a Contributing Property.

Exception: For purposes of locating massing and scale design references, the boundaries of the Development Zone may be extended to include the entire Jefferson Park National Register Historic District if there are no contributing properties of similar size to the proposed project in the Development Zone.

Development Zone for an Interior Lot (Illustration A). Where the project site 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 which fall outside the boundary of the NPZ district.



Illustration A

Development Zone for a Corner Lot (Illustration B). Where the project site is a corner lot, the Development Zone includes that lot, the corner lot diagonally opposite that lot, all lots fronting on the same two (2) streets in the same block, and all lots on the opposite sides of those streets, except such portions of the Development Zone which fall outside the boundary of the NPZ district.



Illustration B

Development Zone for a Boundary Lot (Illustration C). Where the project site is located adjacent to a historic district 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 which fall outside the boundary of the NPZ district.



Illustration C

■ = Project Site ■ = Development Zone

4

Identify Contributing Properties within a Project's Development Zone

Contributing Property: a building, object, site, or structure that contributes to the historic significance and visual character of a National Register Historic District, and has sufficient integrity to convey that significance and those visual character defining features in terms of location, design, setting, material, workmanship, character, or association. Contributing properties are listed in the designated National Register Historic District or in an Eligibility Assessment document for the district.

1. The defining characteristics of contributing properties within a project's Development Zone shall be used as design references when evaluating a project's compliance or non-compliance with the Jefferson Park NPZ.
2. Identify the contributing properties that will be used as design references using the map provided on the following page and the *Inventory of the Contributing Properties to the Jefferson Park National Register Historic District* located in the appendix. NOTE: Map 1.3 may be updated administratively to reflect the most current inventory of contributing properties. The City's Historic Preservation Officer has the most recent inventory.
3. Conduct a field survey of the contributing properties chosen as design references. The addresses and photographs of the referenced contributing properties will be required at the pre-submittal conference with the Design Professional and as part of the application.



5

Privacy Mitigation

1. Privacy Mitigation is required when the following types of development are proposed adjacent to existing single story residences:
 - Construction of a multistory residence;
 - Addition of a story to an existing residence; or
 - Additions to existing second floor or higher stories.
2. If privacy mitigation is required, review *Chapter 5: Privacy Mitigation* for the required privacy mitigation objectives and recommended strategies for meeting each objective.

6

Pre-Application Conference with Design Professional

The Design Professional is an architect with historic preservation experience and is responsible for 1) assisting the applicant in submitting a complete application; and, 2) submitting a report with findings and recommendations to the Director of Planning and Development Services Department for consideration of approval.

1. Upon completion of Step #4, contact the Planning and Development Services Department at (520) 791-5550 to schedule a pre-application conference.
2. Provide the addresses and photographs of the referenced contributing properties and any other support materials to the Design Professional prior to the pre-application conference.
3. At the conference, the Design Professional will discuss the project with the applicant, answer questions, and suggest ways of achieving compliance with the Design Manual.

7

Design the Project

1. Design the project using the information gathered to this point, including information obtained from the Design Professional.
2. Consider the following when designing your project:
 - A. Compatibility is the visual consistency of development by referencing prevailing dimensions, spatial relationships, and architectural and design characteristics of the neighborhood overall and the contributing properties used as design references.
 - B. Compatible does not mean “repetition or copy of” or “identical to” existing structures within the neighborhood.
 - C. Compatibility is achieved when a development is designed in a manner that blends in with the character of the surrounding area.
 - D. Projects may be developed using modern materials.
 - E. Property owners may develop using the standards permitted by the underlying zoning, but may have to make accommodations in the design of the project for purposes of achieving compatibility.

8

Prepare Application

Prepare application to include the following:

- Completed application form
- Pre-Application Conference form signed by the Design Professional
- Request for Incentives (if applicable) (See Chapter 5 for details)
- Site plan and elevations indicating all proposed changes and demonstrating compliance with the Design Manual
- Aerial map showing the project location, Development Zone, and location of contributing properties used as design references
- Photographs of contributing properties used as design references

9

Submit Application

Staff will review the application for completeness. The application shall be accepted or rejected within two (2) days.

Application Accepted

See Chapter 2: Review and
Approval Procedure

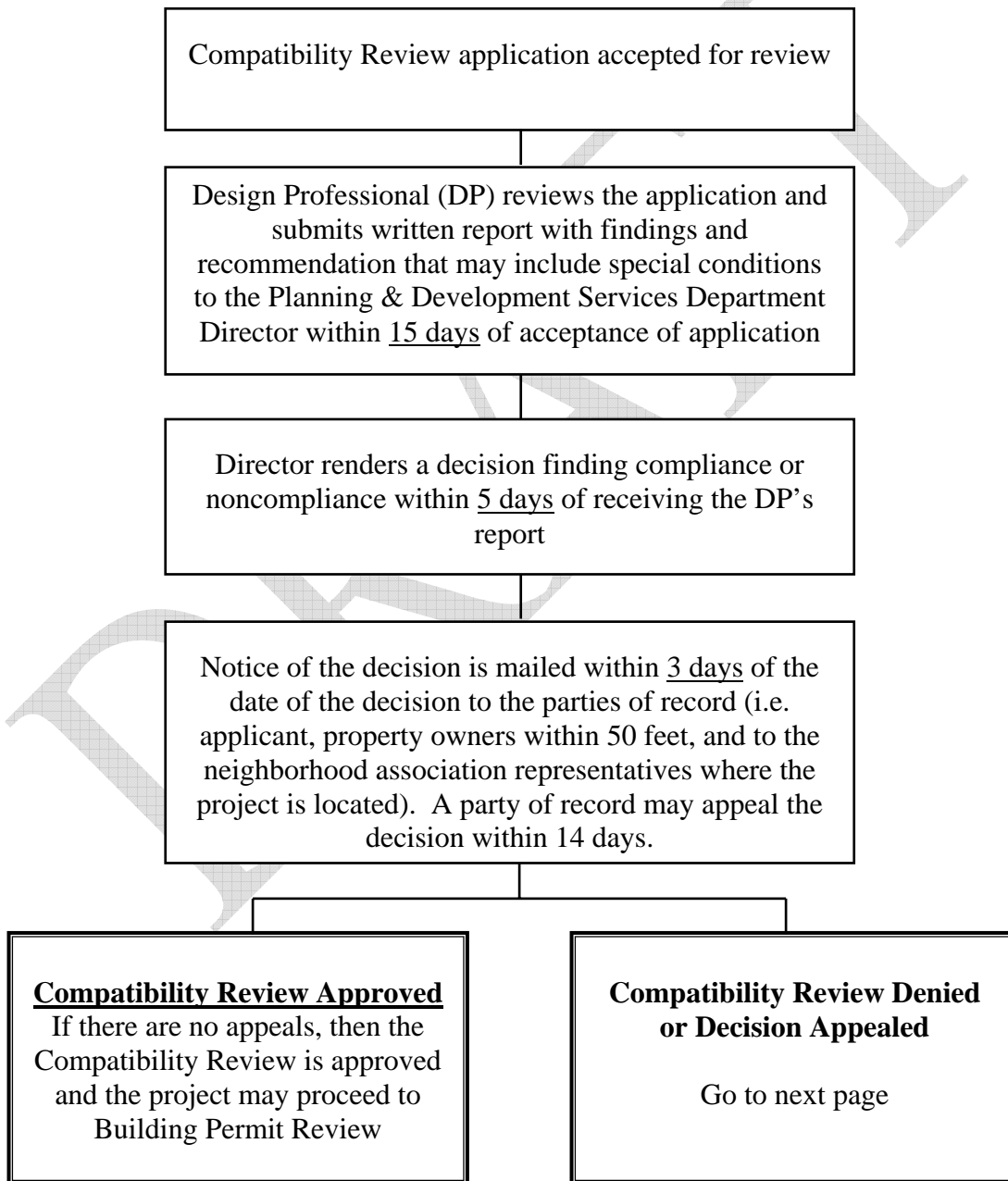
Application Rejected

Confer with Design
Professional & Resubmit

CHAPTER 2: DESIGN REVIEW & APPEAL PROCEDURES

2.1: Review and Approval Procedure

Applications are reviewed and considered for approval in accordance with Sec. 23A-32.1 (NPZ Design Review Procedure) as shown in the following diagram.



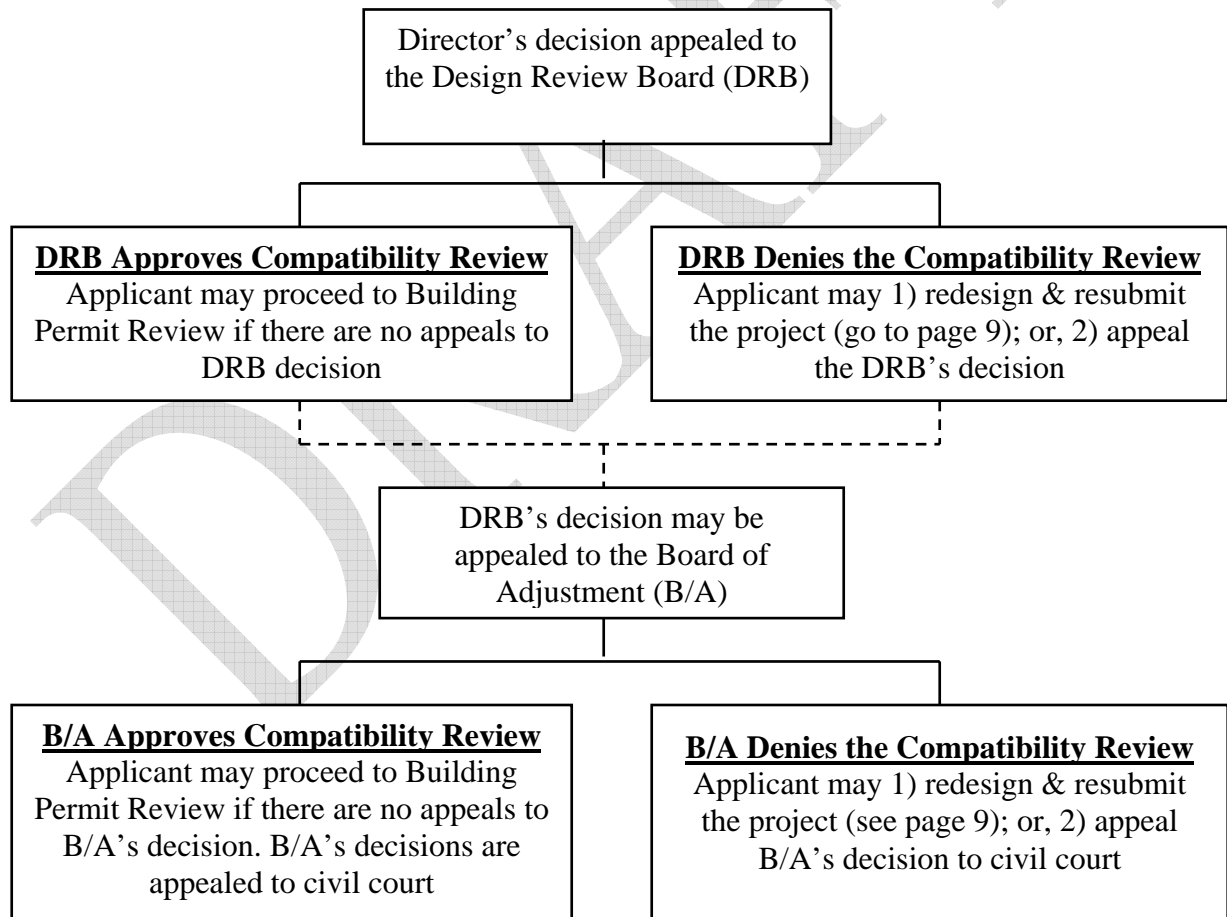
2.2: Compatibility Review Denied – Applicant Options

Option #1: Redesign and Resubmit the Project for Compatibility Review. Applicants may redesign their projects addressing the Director's findings and resubmit their projects for reconsideration. The application will follow the review and approval procedure described in Section 2.1 on page 9.

Option #2: Appeal the Director's Decision. See Section 2.3: Appeal Procedures.

2.3: Appeal Procedure

Applicants, property owners within fifty (50) feet of the project, and designated neighborhood association representatives where the project is located may appeal decisions of the Compatibility Review as follows.



CHAPTER 3: COMPATIBILITY REVIEW CRITERIA

3.1: Introduction

The Compatibility Review Criteria are the defining characteristics of the National Register Historic District as determined by a study of the neighborhood by consultants titled “Character-Defining Elements of the Jefferson Park Neighborhood” (see Appendix B) and are used when evaluating a project’s compatibility.

Projects shall be reviewed in accordance with the Compatibility Review Criteria as provided in this chapter. The Compatibility Review Criteria are based on the NPZ enabling ordinance’s Compatibility Review Criteria and the *Character-Defining Elements of the Jefferson Park Neighborhood* study (Appendix B).

The Compatibility Review Criteria (i.e. Front Yards, Massing, Scale, Architectural Style, and Landscaping) are the key features of the streetscape in the Jefferson Park Neighborhood as identified through the stakeholder process.

Applicants are strongly encouraged to follow the Pre-Submittal Guidelines described in Chapter 1 of this manual prior to designing their projects.

3.2: Achieving Compliance with the Compatibility Review Criteria

Compliance with the Compatibility Review Criteria is achieved by demonstrating compliance with all applicable criteria. The requirements of each criterion are included in their respective section.

3.3: Compatibility Review Criteria – Defining Characteristics and Requirements

A. Front Yards

Defining Characteristic:

Front Yard Setback: Residences have “[c]onsistent setbacks that creates [a] uniform depth of front yards.” (Appendix B, page 12)

Screening: “Many houses have various forms of screening across the front of the lot to provide security or privacy. Perimeter walls around the entire front yard are also common. These walls are often 5–6 feet in height, and are usually of masonry construction with a stucco finish and large ornate entry gates.” (Appendix B, page 2)

Retaining walls: “A notable characteristic of the Jefferson Park Neighborhood is the high incidence of raised lots, many of which are one foot or more above street grade...Raised

lots generally have low retaining walls to create front yards that are level with the house or incorporate landscaping features which emphasize the sloped terrain. The most typical treatment is a low retaining wall of brick masonry, stone, or landscape timber across the front of the lot, creating a linear demarcation between the front yard and the street.”

(Appendix B, page 2)

Applicability: Only those projects proposing a substantive change of the property’s front building elevation closest to the street must comply with this criterion’s requirements. For purposes of this section, a substantive change of the property’s front building elevation refers to an addition and/or alterations to the affected building elevation, construction of a new structure, or similar change that significantly affects the front elevation of the structure as seen from the streetscape.

Requirements:

1. The project shall be no closer to the street than the contributing property closest to the street within the Development Zone.
2. The project’s front yard setback shall not be less than the minimum required setback requirement of the underlying zone.
3. Porches may encroach into the setback established in #1 above, but shall not be less than the minimum required setback of the underlying zone.
4. Walls and other forms of opaque screening are discouraged where they are not consistent with the defining characteristic of the neighborhood and/or could threaten the contributing property status of a structure. Jogs, offsets, and landscape treatment designed with the wall are encouraged.
5. Avoid chain link fencing along street frontages.
6. Low retaining walls should be incorporated into the design when warranted.



Required: Front yards of similar depth to others adjacent and nearby; low retaining walls at the sidewalk where conditions warrant.



Preferred: Screening for security purposes should not obscure views of the property

B. Massing

Massing refers to the arrangement of the elements of a building to compose its overall shape.

Defining Characteristic: “The Jefferson Park Neighborhood includes nearly 900 single-family houses. There is a broad range of building sizes, with large and small houses on relatively large lots. About 96 percent of all buildings are single-story houses; there are only eight historic houses that were originally built with two stories (all on large lots), and about 28 other two-story structures, including commercial properties, apartment complexes, and additions to single-family houses. Throughout the neighborhood there is considerable variability in lot width, house width, and spacing between houses, but consistent setbacks produce uniform depth of front yards.” (Appendix B, page 1)

Applicability: Any project requiring an NPZ Compatibility Review must comply with the requirements of this section.

Requirements:

1. The lot coverage shall not exceed fifty (50) percent (Strategy 1.2.1.e: Lot Coverage).
2. The floor area of the second floor(s) shall not exceed 5.25% of the total lot area.
3. No portion of the roof over the two-story area shall exceed twenty (20) feet in height, as measured for the finished ground floor elevation to the highest point of the roof. In any new construction, additions, remodeling, the height of single story development shall be limited to sixteen (16) feet.
3. Demonstrate how massing design features used by contributing properties within the Development Zone or from contributing properties of similar size within the Jefferson Park National Register Historic District are incorporated into the proposed building or addition. Techniques may include projections and recessions, varied rooflines or stepped parapet heights, porches, and/or gabled roof with dormers. Submit photographs of applicable contributing properties illustrating the design features used.



Use projections and recessions, varying rooflines or stepped parapet heights, porches, and/or gabled roofs with dormers to reduce the apparent height of the building and to relieve large surfaces.

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C. Scale:

Scale refers to the comparative size of a project and its elements in relation to the contributing properties in the Development Zone.

Defining Characteristic: “The Jefferson Park Neighborhood includes nearly 900 single-family houses. There is a broad range of building sizes, with large and small houses on relatively large lots. About 96 percent of all buildings are single-story houses; there are only eight historic houses that were originally built with two stories on large lots, and about 28 other two-story structures, including commercial properties, apartment complexes, and additions to single-family houses. Throughout the neighborhood there is considerable variability in lot width, house width, and spacing between houses, but consistent setbacks produce uniform depth of front yards.” (Appendix B, page 1)

Applicability: Any project requiring an NPZ Compatibility Review must comply with the requirements of this section.

Requirements:

1. The enclosed space on the project site shall not exceed a Residential Floor to Area Ratio (RFAR) of 0.35. RFAR is a ratio expressing the amount of square feet of floor area permitted for every square foot of land area within the site. The total allowable floor area of development includes the existing floor area plus proposed additions and/or new construction. RFAR calculations will be based on the gross square footage of all enclosed space on the site including garages, accessory structures, and permanent storage. Unenclosed structures, including porches, carports, and patios, are excluded from the total allowable floor area calculation;
2. Accessory secondary structures shall be no more than fifty (50) percent of the square footage of the principal structure; it shall be located in the rear of the lot, behind the principal structure; and it must be either the same height or shorter than the principal structure. In the case of a corner lot, “rear” would be understood to be determined as away from the street frontage on the shorter dimension of the lot. (Strategy 1.2.1.d: Additional Structures from the Jefferson Park Neighborhood Plan); and,
3. Multistory structures should comply with Section 3.2.12 (Solar Considerations) of the City of Tucson Land Use Code.



The scale of the multistory structures shown here do not reflect the historic scale of the adjacent properties and the neighborhood in general. Multistory structures must incorporate design features to reduce the apparent height of the building and to relieve large surfaces.

D. Architectural Style

Introduction: Architectural style is an amalgamation of individual design components (or defining characteristics), which for purposes of this design manual, are the exterior building wall materials, porches and balconies, roofs, and windows. A description of each historical architectural style present in the Jefferson Park Neighborhood and the individual design components is provided below.

Requirements:

General Requirements:

1. For additions to existing structures, the same architectural style (including the individual design components) as the existing structure shall be used.
2. For new construction, the project shall incorporate elements of any one of the predominant architectural styles used by a contributing property in the project's Development Zone. New construction should not repeat, copy, or be identical to the architectural style of a contributing property, but rather use it as a design reference.

Individual Design Component Requirements:

1. *Exterior Building Wall Materials.* Projects must use an exterior building wall material compatible with a contributing property in the Development Zone.
2. *Garages and Carports.* New project parking will be compatible with existing parking patterns within the Development Zone of a given site. For R-1 properties, group parking in front yards, parking in the back-of-curb area on the street, jumping curbs to park, and parking lot-style parking in the rear of a lot is prohibited in the new development. For existing development, use the current lot coverage requirements of the Land Use Code to strictly interpret front yard and rear yard parking as a lot coverage code violation. In other words, at the time property owners or renters chose to use their front or rear yard open space as parking (whether or not it is paved) without benefit of a permit, they may have violated their requirement to provide only 70% lot coverage.
3. *Porches.* If a porch is provided, the porch must be compatible with the style of the house and the houses of that style within the project's Development Zone.
4. *Balconies.* Balconies are discouraged as they are not historically compatible with the historic district. However, if balconies are provided, they must comply with the objectives of Section 4.5: Mitigation of Privacy Intrusions from Balconies.
5. *Roofs.*
 - a. Roofs must be historically compatible with a type present among contributing properties in the project's Development Zone. The pitch of gabled roofs can be no

greater than the pitch used by a contributing property in the project's Development Zone.

- b. Alternative roof types, such as A-frames, geodesic domes, and Swiss Chalet, are prohibited.
 - c. Alternative roofing materials are allowed as long as the proposed materials are visually compatible with material historically used in the neighborhood.
 - d. Roofs types within the same block should vary to avoid redundancy.
6. *Windows.*
- a. The type, proportion, and placement of the windows in the project should be visually compatible with those in the Development Zone.
 - b. Window materials do not have to be the same as those contributing properties in the neighborhood, but should be visually compatible. This applies also to energy efficient replacement windows.

Architectural Style – Defining Characteristic:

“Houses built during the initial development of the neighborhood, 1898–1945, reflect a variety of architectural styles including Bungalow, Spanish Colonial Revival, Pueblo Revival, Southwest, and National Folk. Most of the houses of the neighborhood were built after World War II, and reflect a broad range of postwar styles including Transitional Ranch, Simple Builder Ranch, Simple Custom Ranch, Modern Ranch, Tucson Ranch, Postwar Pueblo, and Postwar Territorial.” (Appendix B, page 13)

Architectural styles (1898 – 1945)



Bungalow

- Wide, low proportions
- Low-pitched, shingled, roof with front-facing gable, dormers, and/or multiple ridges
- Large, covered front porch
- Exposed structural members, natural materials

Spanish Colonial Revival

- Flat roof with stepped or curvilinear parapet, or low-pitched, tile gable or hip roof with little overhang
- Projecting front porch with separate roof and arched or square openings
- Paired wood, double-hung or steel casement windows



Pueblo Revival

- One story
- Square or irregular floor plan
- Flat roof with irregular parapets
- Stucco covered exterior walls
- Rounded walls and roof corners
- Square or rectilinear window openings
- Vigas and canales applied ornamentation

Southwest

- Combines elements of the Spanish Colonial Revival and Pueblo Revival styles
- Flat roofed box-like forms of the Pueblo Revival, but with arched fenestration and small gabled or shed-roofed features (e.g. entry porch) with clay tile.
- More uniform in design than other Period Revival houses.
- Typically smaller with a simple rectilinear plan
- Stucco covered exterior walls made of masonry (brick or concrete block)

National Folk

- Designed mostly for functionality and absent any particular style
- Older examples are wood or adobe; more recent ones are stucco or concrete block
- Some examples borrow details from other styles

Architectural Styles (Post- World War II)

Transitional Ranch

- One story
- Small, square or L-shaped floor plan
- Medium pitched gable or hipped roof with asphalt shingles
- Brick, block, or stucco exterior walls
- No porch or small entry porch
- Casement windows; occasional corner or shuttered windows



Simple Builder Ranch

- One story
- Medium pitched gable roof with asphalt shingles
- Brick, burnt adobe, or block exterior walls
- No porch or small entry porch created by an extension of the main roof over some portion of the front façade
- Single car carports
- Casement and picture windows or window wall assemblies on front façade
- No detailing or ornamental trim other than shutters

Simple Custom Ranch

- One story
- Rectilinear and L-shaped floor plans with a strong horizontal emphasis
- Medium to low pitched gabled roofs often covered with tile, asbestos, or wood shingles
- Brick, burnt adobe, mortar washed brick or slump block exterior walls
- Porches are a dominant element on the front façade, often spanning the full length of the house
- One- or two-car carports and garages
- Decorative window treatments including the inclusion of corner and bay windows, different materials on window surrounds and shutters





Modern Ranch

- One story
- Rectilinear floor plan
- Flat or low pitched gabled roofs built up using impermeable materials
- Brick or block exterior walls
- No or narrow porches created by the extension of the main roof over all or a portion of the front façade
- One- and two-car carports
 - Prominent windows on front façades

Postwar Territorial

- One story
- Rectilinear floor plan with the front façade articulated with projecting and recessed wall planes
- Flat roof with varied parapets and roof levels
- Brick or slump block exterior walls
- Flat or shed entry overhangs, often tiled
- Attached carports and garages
- Rectilinear or arched window openings



Postwar Pueblo

- One story
- Square or irregular floor plan
- Flat roof
- Stucco covered exterior walls
- Rounded walls and roof corners
- Square or rectilinear window openings
 - Vigas and canales applied ornamentation

Tucson Ranch

- One story
- Simple rectilinear floor plan
- One exterior wall material, usually burnt adobe
- Low-pitched broadside gabled roof with smooth white built-up sheathing
- Broad roof overhang across front façade sometimes trimmed with a simple fascia board
- One- and two-car carports
- Picture windows on front façade



Exterior Building Walls – Defining Characteristic:

“Exterior walls of houses are generally of one primary material. The typical building material for exterior walls in the neighborhood is natural red brick; other common materials include burnt adobe, concrete block, and stucco over wood frame or masonry walls.” (Appendix B, page 13)



Brick



Burnt Adobe



Stucco

Required: Exterior walls of brick, burnt adobe, concrete block, or stucco.

Garages and Carports - Defining Characteristic:

“Many of the houses in Jefferson Park do not have carports or garages, largely due to the age of houses (mostly were built before 1950), and the relatively few alterations that have been made. Recently constructed carports and garages are often located at the rear of the lot and are accessible from the alley.” (Appendix B, page 12)

“On-site parking is traditionally located in the side or rear yard. Carports and garages are either connected to the side of the house or located in the basic yard. These parking locations can be accessed from a driveway either off an alley or off the street frontage with the single curb cut.” (Jefferson Park Neighborhood Plan, Section 1.2.1.F Parking)



Carport at side of house

Preferred: Parking at the rear of the lot, accessed by an alley where feasible, or by a narrow driveway along the property line; a carport or porte-cochere at the side of the building if this occurs nearby.

Porches and Balconies – Defining Characteristic:

“The predominant type of front porch, particularly in postwar Ranch houses, is formed by extended eaves supported by wood or decorative iron posts; some variants are simply broad overhanging eaves with no supports. Period Revival and Postwar Pueblo houses usually have shed-roofed porches with clay tile roofs supported by wood posts; arcaded porches and vestibules are also common.” (Appendix B, page 13)

Balconies are not historically compatible with the historic district and are therefore, discouraged.



Required: Front porches similar in size and placement to others nearby.

Roofs – Defining Characteristic:

There are two roof types characteristic of Jefferson Park: gable and flat roof with parapets.

Gable Roofs: “The most common roof types are side gable or cross-gable with asphalt shingles. They are generally low pitched to very low pitched. Occasionally gable roofs are clad with clay tile.” (Appendix B, page 12)

Flat Roofs with Parapets: “Flat roofs with parapets are also typical. Parapets are usually straight, but occasionally shaped or crenelated, and the top edges may be flat or rounded, and sometimes capped with brick coping.” (Appendix B, page 12)



Gable roof with shingles and dormer



Cross gable roof with clay tile

Windows – Defining Characteristic:

“Typical window types are wood double-hung, steel casement, and large picture windows. There is a particular tripartite arrangement of grouped windows that is seen throughout the neighborhood. Spanish Colonial Revival and Southwest style houses that were built prior to World War II often have a set of three arched windows on the front, with a large fixed picture window in the center flanked by narrow operable windows, usually wood casement or single-hung sash. In postwar construction there is a rectangular variation of this tripartite theme that is even more widespread. It consists of a large steel sash picture window flanked by narrow vertical casement windows.” (Appendix B, page 10)



Preferred: Wood double-hung or steel casement windows, or windows similar in appearance, including the trim, to those of nearby properties. Windows should be set in from the exterior surface of the wall with an at least two inch (2”) reveal.

E. Landscaping (Required of New Structures Only)

Defining Characteristic. “Dense vegetation in the front yards of many houses, with a variety of trees, shrubs, and ground cover plants; in some cases vegetation obscures the view of the house to the extent that it can render a property noncontributing. Remnant landscape type predominates throughout the neighborhood.” (Appendix B, page 12)

Applicability: Landscaping will only be reviewed for compatibility when a project proposes a comprehensive change to the streetscape, such as the construction of a new residential unit.

Requirement: Landscaping in the front yard shall be compatible with the project’s Development Zone.

Additional Guidelines: The following are strongly encouraged, but not required:

1. Drought-tolerant, native landscaping that reduces the heat island effect should be used.
2. Organic and inorganic ground cover should be used to mitigate dust pollution from the project site.
3. Use of water harvesting techniques is strongly encouraged.



Preferred: Use drought-tolerant, native landscaping and ground cover.

CHAPTER 4: ADVISORY DESIGN GUIDELINES

4.1: Introduction

The following guidelines are provided for advisory purposes only. Applicants are strongly encouraged, but are not required, to comply with these guidelines.

4.2: Pedestrian Ways

Defining Characteristics:

Sidewalks: “Many parts of the Jefferson Park Neighborhood do not have public sidewalks, and most of the existing sidewalks are of relatively recent construction.” (Appendix B, page 1)

Private walks: “Most houses have a straight private walk leading from the street to the front entry or porch.” “Private walks from the street to the front entry often have two or more steps near the front of the lot to provide easy access to higher level of the property.” (Appendix B, page 2)

Guidelines: For projects proposing a substantive change of the property’s building elevation facing the street, such as with the construction of a new residential unit, a pedestrian way should be provided from the right-of-way to the front entry or porch. A pedestrian way from the driveway to the front entryway or porch is acceptable.



Preferred: Pedestrian ways should be provided from the public sidewalk to a front porch or entryway.

4.3: Vehicular Use Areas

Defining Characteristics:

Streets & Alleys: “Gridded streets with fairly uniform blocks are typical throughout most of the neighborhood, with the exception of Desert Highlands, a post-World War II subdivision in the northwest corner of the proposed district, which has two curvilinear streets. The primary orientation of the streetscape is east-west. Almost all houses front on the east-west streets, and the north-south streets provide pedestrian and vehicular access into the neighborhood and to the alleys. Campbell Avenue, Euclid Avenue/First Avenue, and Grant Street are major arterial streets that define the boundaries of the neighborhood. Park Avenue and Mountain Avenue are the primary north-south streets that handle most of the non-local traffic through the neighborhood.” (Appendix B, page 1)

“Most parts of the neighborhood have square poured concrete curbs, while some areas have no curbing. Several traffic circles were recently constructed at intersections as traffic calming features.” (Appendix B, page 1)

“Alleys with an east-west orientation bisect each block, providing access to the backs of lots, which occasionally have garages or carports.” (Appendix B, page 1)

“Alleys at the rear of the lots between the east-west streets.” (Appendix B, page 12)

Driveways: “There is little consistency in driveways. Most are paved, some are gravel, and some houses have no visible drive or area for parking on the front of the lot. Most houses have a straight private walk leading from the street to the front entry or porch.” (Appendix B, page 2)

Guidelines:

1. Vehicular parking areas should be on the side or rear of the structure.
2. Projects should take access from an alley whenever possible.
3. Alleys should be preserved and maintained.
4. Compliance with the following Parking Strategies from the Jefferson Park Neighborhood Plan is strongly encouraged:
 - a. Parking locations should be accessed from a driveway either off an alley or off the street frontage with a single curb cut.
 - b. Group parking in front yards in the rear of a lot is strongly discouraged.

4.4: Accessible Ramps

The addition of a wheelchair accessible ramp to an existing residence typically does not affect a structure's contributing property status or require a building permit, and therefore, is not required to comply with the design manual.

However, when a building permit is required for a wheelchair accessible ramp, the Design Professional will work with applicants on the design of the ramp to maintain a structure's contributing property status. Examples of when a building permit is required for construction of an access ramp include:

- When a ramp is required by the Inclusive Home Ordinance for new residential construction or for a commercial use permitted in a residential district, such as an Adult Care Facility;
- When a ramp exceeds 30" in height; or,
- When a ramp extends into the building setback area.

Applicants should consult with the City's Historic Preservation Officer and the Planning and Development Services Department to determine whether the proposed ramp will affect the structure's contributing property status or require a permit.

CHAPTER 5: PRIVACY MITIGATION

5.1: Requirement

Applicants proposing multistory residences must design projects to limit visual and noise intrusion into adjacent properties. While all intrusions cannot be prevented, applicants are required to provide a reasonable level of privacy mitigation, which can be achieved by complying with the requirements of this chapter.

5.2 Applicability

- A. Privacy mitigation is required (NPZ Ordinance, Section 2.8.11.9.C.5) when the following types of development are proposed adjacent to existing single-story residences:
- Construction of a multistory residence;
 - Addition of a story to an existing residence; or,
 - Additions to existing second floor or higher stories.
- B. Privacy Mitigation is encouraged, but not required of proposed single-story projects.
- C. Where a two-story building is proposed adjacent to existing two story residences, Privacy Mitigation regarding location and screening of balconies is encouraged, but not required.

5.3 How to Use this Section

Privacy mitigation is divided into four categories: Windows, Balconies, Screening, and Lighting.

Each category has Requirements and Strategies. Applicable projects must comply with the Requirements of each applicable privacy mitigation section. The Strategies are recommended ways of accomplishing the requirement.

Applicants may propose strategies other than those provided if the objective is met. The Planning and Development Services Director will determine if the alternate strategy meets the requirement's intent.

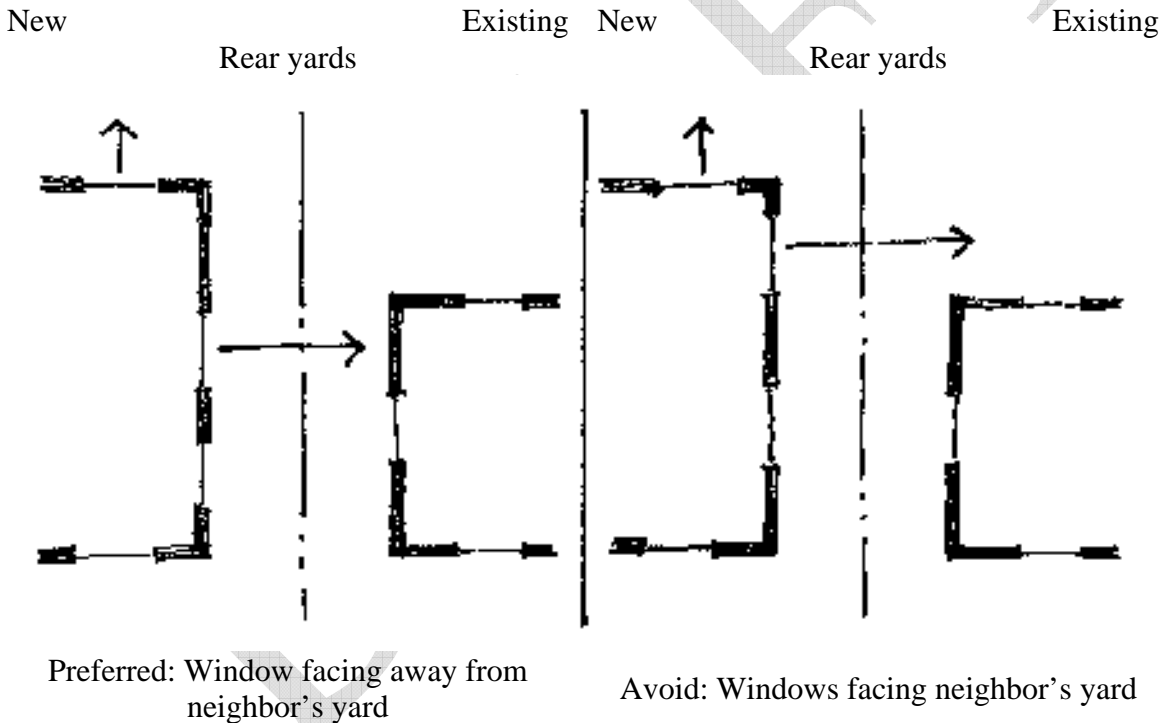
The Design Professional may require a specific strategy or allow optional strategies when the applicant's design proposal does not comply with a reasonable level of privacy mitigation.

5.4 Mitigation of Privacy Intrusions from Windows

Windows can cause intrusion into the privacy of neighboring properties. This can occur in two ways: windows of neighboring properties directly facing each other, and windows of one building facing into the private yard of a neighboring property. Chances of the latter occurring are much greater and more difficult to mitigate in the case of upper floor windows. Types of privacy intrusion from windows and various ways to mitigate intrusions are outlined below.

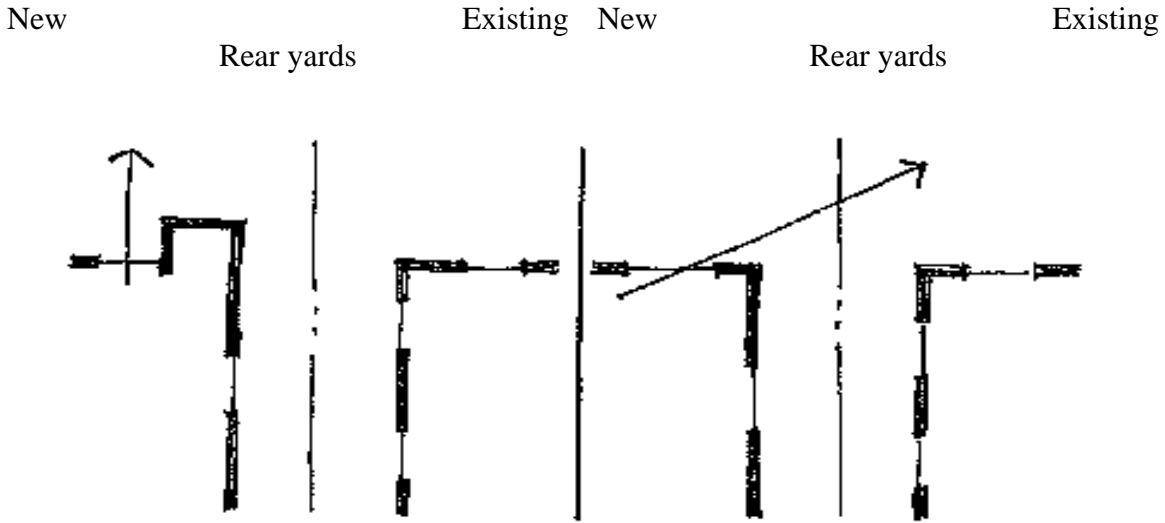
Requirement: Upper-floor windows must be designed, located, and/or treated to minimize direct views from upper story windows of new multistory development into windows and private outdoor living spaces of neighboring buildings. When the City's adopted Building Code requires an accessible window on an upper floor for safety reasons, the window must be translucent.

Strategy #1: Orient windows away from neighbors' private yards and windows.



Strategy #2: When a new window must face a neighbor's yard a window with the sill at least five feet above the floor or a translucent window should be used.

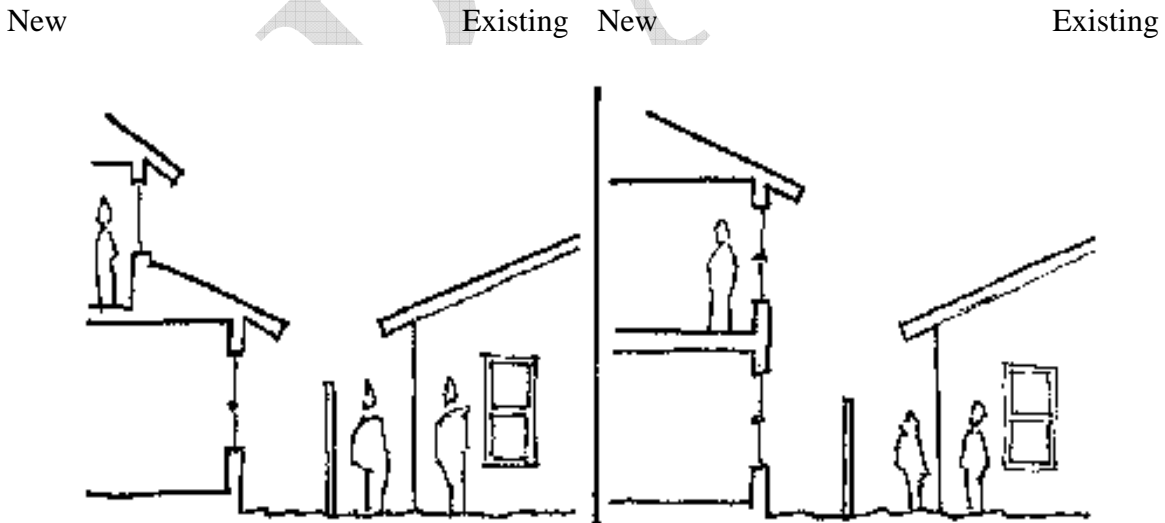
Strategy #3: Where an existing single story residence exists, adjacent rear-facing, upper floor windows should be recessed into the building to avoid side views into neighbors' private yards.



Preferred: Upper floor windows recessed into building

Avoid: Upper floor windows at face of building with side view into a neighbor's yard

Strategy #4: Set the upper floors back from the first story to provide greater distance from upper floor windows into neighbors' private yards.



Preferred: Upper floor set back from 1st story

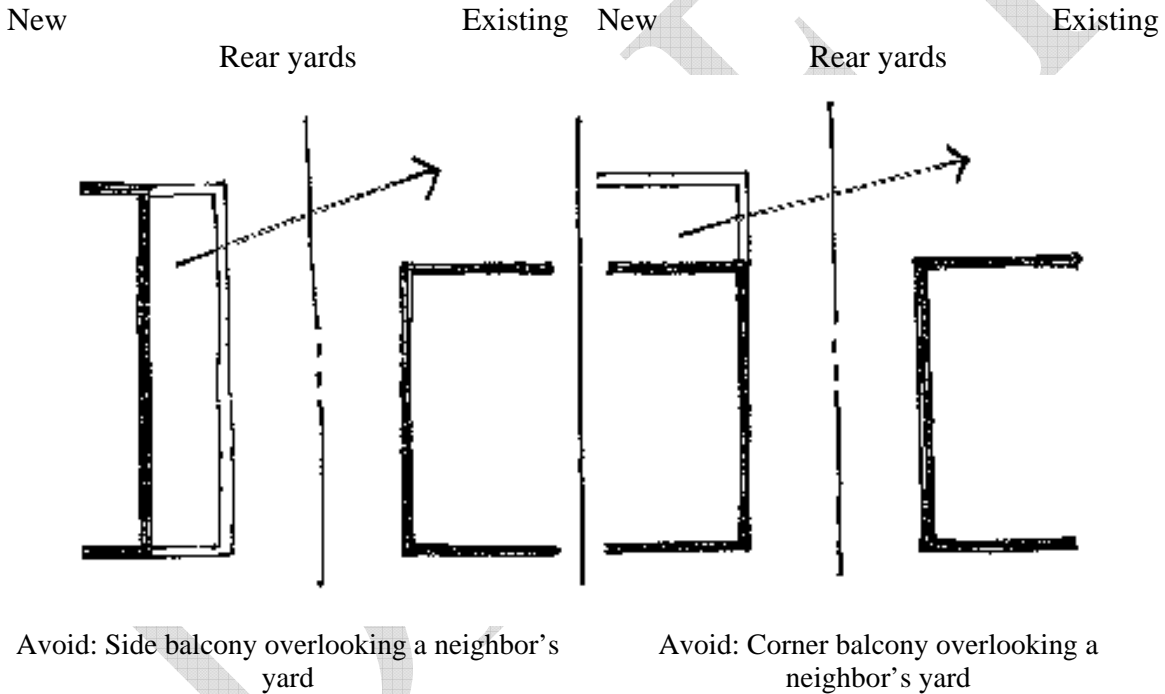
Avoid: Upper floor even with 1st story

5.5: Mitigation of Privacy Intrusions from Balconies

Poorly designed or improperly placed balconies can cause noise and visual intrusions into neighboring properties. This is particularly true in the Jefferson Park Historic District, as it is comprised mainly of single-story houses, which provide little protection from views from second-story balconies. Types of privacy intrusion from balconies and various ways to mitigate these intrusions are outlined below.

Requirement #1: Balconies must be designed, located and/or screened to mitigate the visual intrusion into neighbor's windows and private outdoor living space.

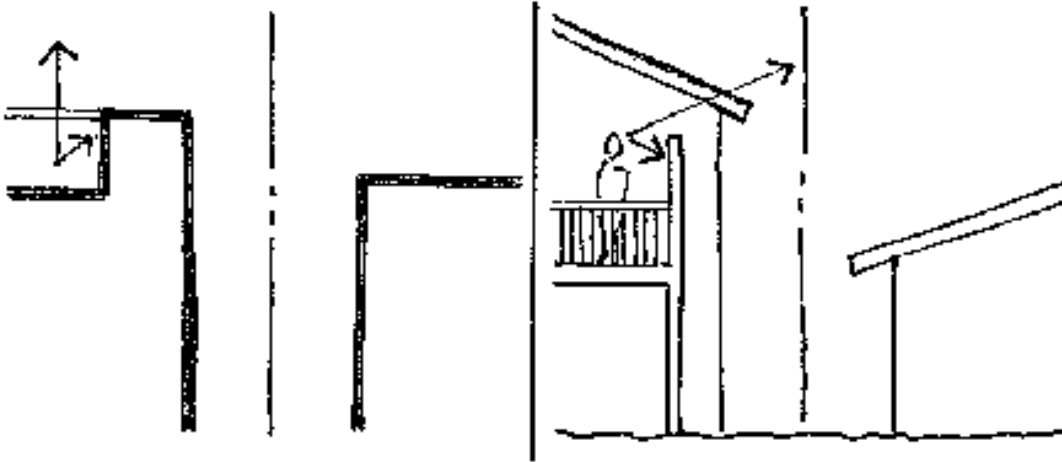
Strategy #1: Prohibit balconies at the side or corner of a building to prevent views into a neighbor's private yard.



Strategy #2: A rear-facing balcony should be recessed into the house or provide a six-foot high opaque or translucent screen at the side of the balcony to prevent views into the neighbor's private yard.

New Existing New Existing

Rear yards

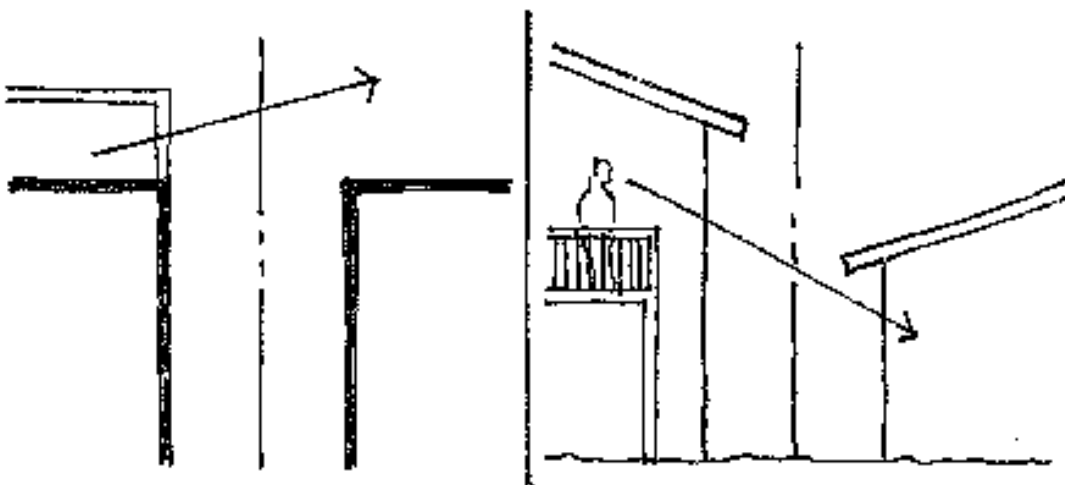


Preferred: Balcony recessed into the house to prevent view into neighbor's yard

Preferred: Balcony with 6' high opaque screen to prevent view into neighbor's yard

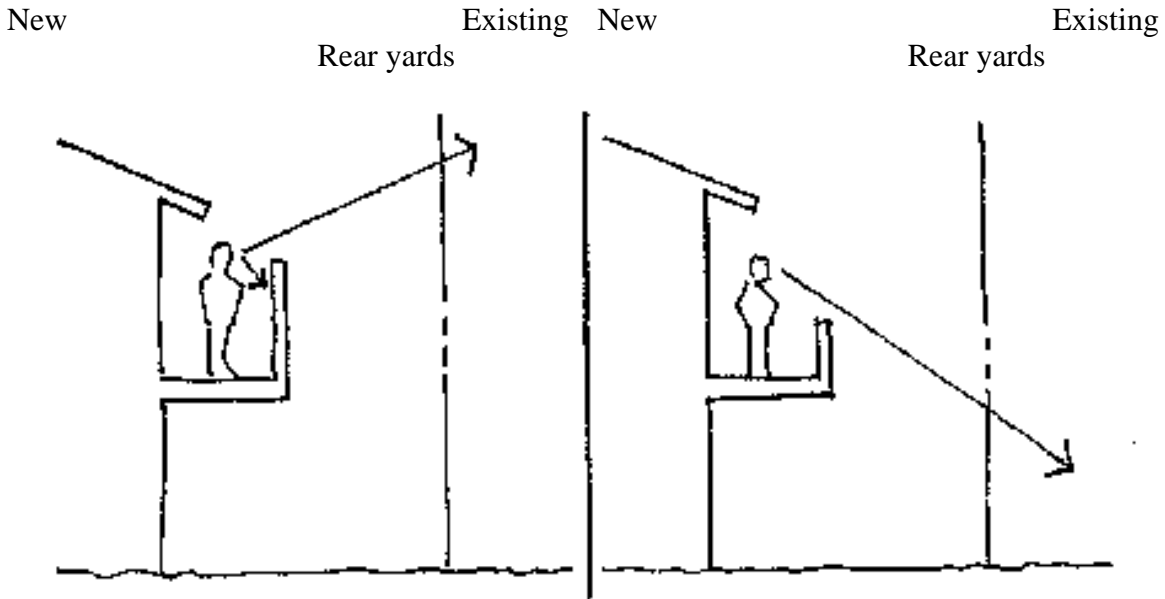
New Existing New Existing

Rear yards



Avoid: Open balcony with view into neighbor's yard

Strategy #3: Where a rear-facing balcony overlooks a neighbor's rear yard and is less than 25 feet from the neighbor's rear property line, a six-foot high opaque screen should be provided on the balcony to prevent views into the rear neighbor's private yard.

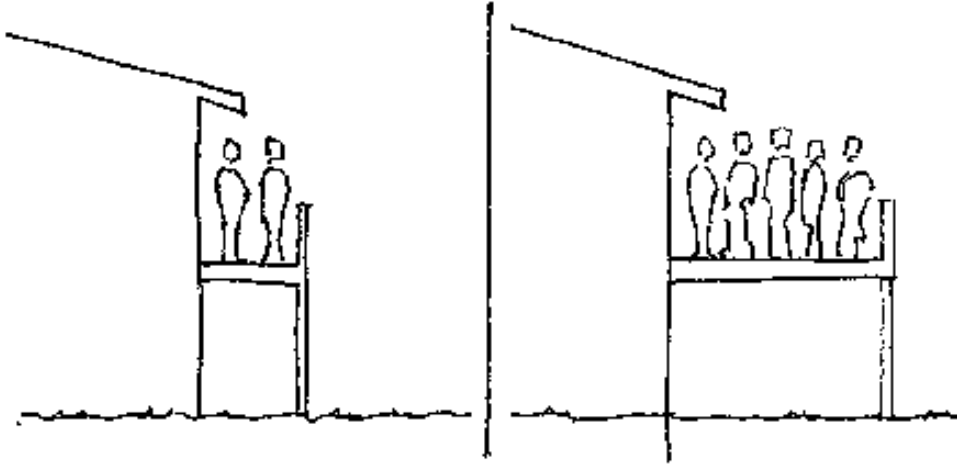


Preferred: Balcony with 6' high screen preventing view into neighbor's rear yard

Avoid: Open balcony with view into neighbor's rear yard

Requirement #2: Large balconies can serve as noise-producing social gathering areas, and a balcony that faces another balcony across the street or across a property line may encourage balcony-to-balcony conversation, again producing noise. Balconies must be designed, located and/or screened to mitigate for noise levels unacceptable to residential neighbors.

Strategy #1: Limit the depth of exterior balconies to five feet, measured from the face of the building to the balcony railing.



Preferred: Maximum 5' deep balcony

Avoid: Room-sized balcony

Strategy #2: Balconies facing the street should be predominantly recessed into the building's façade and small in scale so as not to accommodate more than three persons.

Strategy #3: Avoid balconies on the front of the building, particularly when across the street from another balcony.

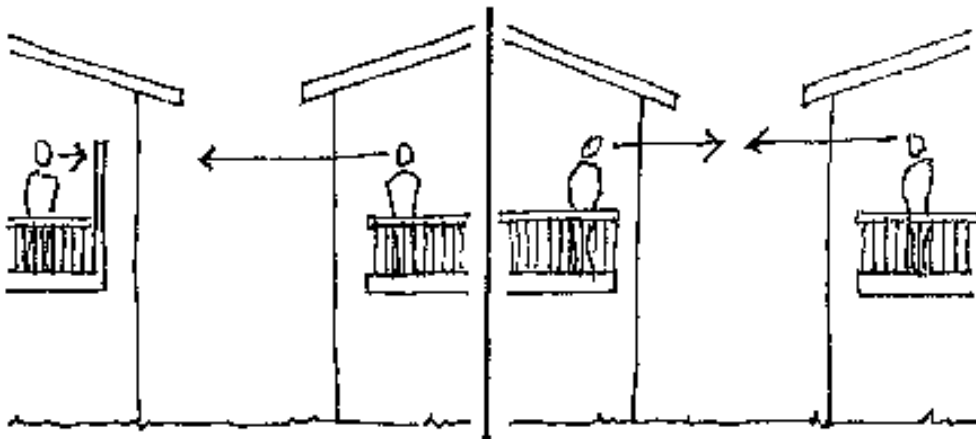
Strategy #4: Where a balcony will face another balcony provide a six foot high opaque screen.

New

Existing

New

Existing



Preferred: Balcony with 6' high opaque screen facing another balcony

Avoid: Balcony facing another balcony with no visual screen between them

5.6: Screening of Front, Side and Rear Yards

Screening of yards with walls, fences and/or vegetation can be an effective method for property owners to avoid intrusions into their privacy. In order to preserve the historic character of the Jefferson Park Neighborhood, however, such screening should be historically appropriate.

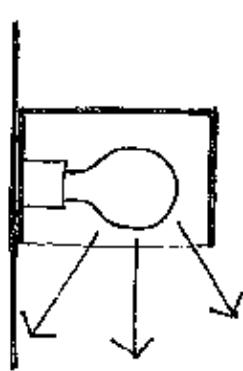
Advisory Guidelines: Follow the guidelines below when providing privacy screening.

- 1: Front yards in the Jefferson Park Historic District have historically been left open to the street and are not considered private outdoor living spaces. NOTE: For properties to maintain their status as contributing properties to the historic district, screening in front yard must not exceed forty-eight inches (48”) in height.
- 2: Side yards: Where screening is desired along property lines between buildings, a hedge or vegetative screen of low water use plants is the preferred method. Walls and fences are also allowed. See Chapter 4.4: Mitigation of Privacy Intrusions from Windows regarding opaque screening along property lines or in front of windows. In order to protect access to light and air, the Tucson Land Use Code limits the height of screening outside building setback lines to six feet above design grade.
- 3: Rear yards may be screened by walls, fences or vegetation, with the latter being preferred. Screening is limited in height as described above.

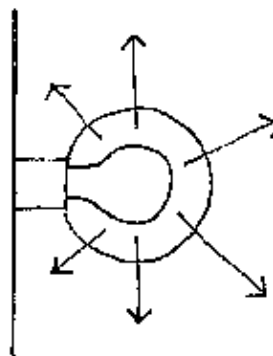
5.7: Exterior Lighting

Another kind of intrusion into the privacy of residential properties is light shining into windows and/or yards from a neighbor's exterior light fixtures. The Tucson Lighting Code specifies that all exterior light fixtures must be of the “full cutoff” type. This type of fixture directs light downward and away from adjacent properties.

Requirement #1: Use only full cutoff type light fixtures for exterior lighting.



Required: Full cutoff exterior lighting fixture



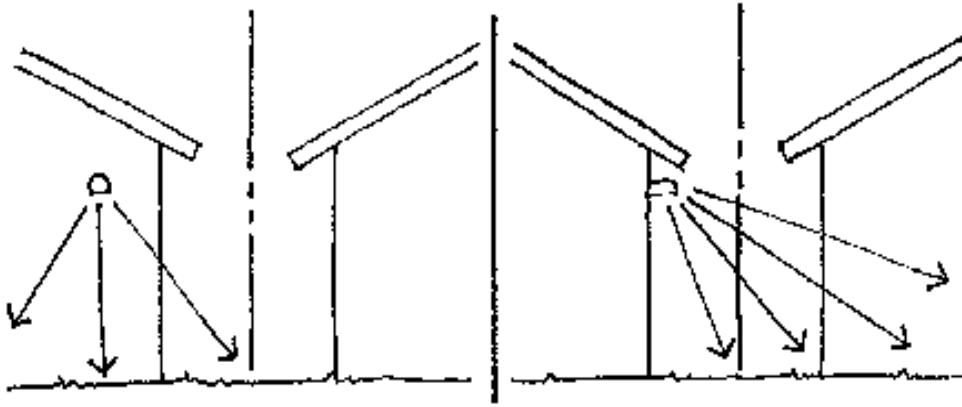
Prohibited: Exterior lighting fixtures that allows light to shine out or up

Requirement #2: Locate and/or shield exterior light fixtures to prevent light spillage onto neighboring properties.

New

Existing New

Existing



Required: Exterior fixture lighting only the yard where it's located

Prohibited: Exterior lighting fixtures that shines into a neighbor's yard

CHAPTER 6: PERMITTED MODIFICATIONS

The incentives provided herein are available only for those proposals that need flexibility on dimensions in order to comply with the Compatibility Review Criteria and Privacy Mitigation requirements. The following incentives are conditionally permitted within the Jefferson Park NPZ for certain dimensional, spatial, and access standards currently applicable in the underlying zones. **In addition to complying with the incentive-specific conditions, applicants are required to execute a Proposition 207 waiver as described below.**

Proposition 207 Waiver Required

In exchange for processing applications requesting an incentive(s) permitted by the Jefferson Park Neighborhood Preservation Zone, landowners must execute a waiver of any right or any potential claim(s) under Proposition 207 [The Private Property Rights Protection Act (A.R.S. §12-1134 et. seq.)] arising from his/her development of the property as permitted by A.R.S. §12-1134 et. seq. As part of the approval process, the waiver must be executed by the applicant and shall be in a form approved by the City Attorney.

6.1: Alley access

1. Alleys historically providing access to rear parking areas for residential development may continue to be used for access
2. Access to residential properties from alleys less than 16' wide is permitted.
3. Residences with less than five (5) bedrooms may use alleys for access and maneuvering. Residences with five (5) or more bedrooms may use alleys for access only.

6.2: Water Catchment Systems

Side perimeter yard setback and separation requirements between dwelling units and accessory structures may be modified to accommodate water catchment systems provided the exterior surface of the catchment container is designed to not create a nuisance for abutting property owners, including having a non-glare treatment.

6.3: Solar Energy Equipment and Panels

The City will balance solar energy needs with historic compatibility. Solar energy equipment and panels are exempt from the Compatibility Review and Privacy Mitigation requirements of this Design Manual when they are flush with the surface of the roof, confined within the perimeter of the roof area, and in the case of parapet roofs, screened from the street by the parapet walls.

DEFINITIONS

Accessory Structure: A building subordinate to the principal structure on a lot and serving a purpose customarily incidental to the use of the principal structure, provided any such structure is built with or after the construction of the principal structure.

Alley: A public way primarily for placement of utilities, refuse collection, or similar public services.

Architectural Style: A way of classifying architecture that gives emphasis to characteristic features of design.

Arterial Roadway: A street which carries a high volume of traffic, usually in excess of 12,000 vehicles per day, and is identified on the *Major Streets and Routes Plan* map. These streets traverse the City, connecting with other arterials, freeway interchanges, and bridges.

Balcony: A platform that projects from the wall of an upper floor of a building and is enclosed by a railing or parapet.

Board of Adjustment: A local body, appointed by the Mayor and Council, whose responsibility is to hear appeals from decisions of the Planning and Development Services Department Director (typically) to consider requests for variances to the City's Land Use Code. In relation to the Neighborhood Preservation Zone, the Board of Adjustment considers appeals from decisions of the Design Review Board.

Building Walls: The exterior walls of a building.

Collector Roadway: A street which generally carries less traffic than an arterial street, usually in the range of 2,000 to 12,000 vehicles per day, and is identified on the *Major Streets and Routes Plan* map. These streets are generally shorter in length than arterial streets and connect local streets to the nearest arterial street.

Compatibility: Visual consistency of development by referencing prevailing dimensions, spatial relationships, and architectural and design characteristics of the neighborhood overall and the Contributing properties within the Development Zone. The term "compatible" does not mean "repetition or copy of" or "identical to" existing structures within the neighborhood. Compatibility is achieved when a development is designed in a manner that blends in with the character of structures in the Development Zone.

Compatibility Review Criteria: The defining characteristics of the historic district as determined by the Jefferson Park National Register Historic District application and are used when evaluating a project's compatibility.

Contributing Property: For the purposes of this section, a building, object, site, or structure that is listed as a contributing property in a designated National Register Historic District or in an Eligibility Assessment document for the district. Under the National Register definition, a contributing property contributes to the historic significance and visual character of a district, and has sufficient integrity to convey that significance and those visual character defining features in terms of location, design, setting, material, workmanship, character, or association.

Defining Characteristic: The distinctive visible features of a structure, such as its massing, scale, form, configuration, site use, and architectural details, that are a physical record of the structure's time period, place, and use.

Design Professional: A registered architect with historic preservation experience employed by or under contract with the City. For projects located within adopted Neighborhood Preservation Zones (NPZ), the Design Professional reviews applications for compliance with the NPZ ordinance and the applicable neighborhood-specific design manual. The Design Profession forwards a recommendation to the Director of the Planning and Development Services Department for a decision.

Design Review Board: A local body, appointed by the Mayor and Council, established to review proposed buildings, structures, landscaping, architectural features, development plans, and site plans. In relation to the Neighborhood Preservation Zone, the Design Review Board hear appeals from decisions of the Planning and Development Services Department Director.

Development Zone: A certain designated area adjacent to the lot to be developed. Contributing historic properties within the Development Zone shall be considered when evaluating proposed development.

Eave: The portion of a roof that overhangs the exterior wall of a building.

Historic District (aka Jefferson Park National Register Historic District): Established in 1989 and amended in 2008, the Jefferson Park National Register Historic District is on the Nation's official list of historic places worthy of preservation. The Jefferson Park National Register Historic District boundary map is provided on page 5 (Chapter 1.0: Pre-Submittal Guidelines, Step 3: Identify the Contributing Properties). See definition of *National Register of Historic Places*.

Inorganic Ground Cover: decomposed granite, rock mulch, or other material used as ground cover under and around the vegetation in landscaped areas to help cool soil areas, reduce evaporation, and retard weed growth.

Landscaping: Improving the appearance of land by planting trees, shrubs, or grass, altering the contours of the ground and/or introducing benches, low walls, water features, areas of pavement, etc.

Lane: A narrow road or way.

Local Street: a street, which generally carries less than 2,000 vehicles per day, and is not identified on the *Major Streets and Routes Plan* map. Local streets provide neighborhood access to collector and arterial streets.

Massing: The arrangement of the elements of a building to compose its overall shape.

Mitigate: To lessen in force or intensity; to moderate to make less severe; to make milder or gentler.

National Register of Historic Places: The official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. For more information, visit www.nps.gov/nr/.

Neighborhood Character: The combination of various defining characteristics of contributing properties and existing development within a Development Zone that creates and conveys the historic significance and visual character of a neighborhood. These characteristics include scale and proportion, architectural style and detail, open spaces, spatial relationships, and landscaping.

Organic Ground Cover: plants that range from less than 1 inch tall up to 3-4 feet tall creating a bed of low growing, spreading or multiplying plants or, in some cases, drought tolerant seeds.

Parapet: A wall extending vertically past the roofline of a building.

Pedestrian Ways: Public sidewalks along streets and private sidewalks that lead from the public sidewalks to building entrances.

Perimeter Yards: An area to separate buildings from adjacent property or streets.

Porte-Cochere: A porch roof built over a driveway at the entrance to a building to accommodate a vehicle, to provide shelter for those getting in or out of the vehicle.

Principal Structure: A building in which the primary use of the lot on which the building is located is conducted.

Privacy: The state of being free from unsanctioned intrusion or disturbance in one's private life

Privacy Mitigation: Measures taken to prevent visual intrusion from a proposed project onto an adjacent property.

Residential Floor to Area Ratio: A ratio expressing the amount of square feet of floor area permitted for every square foot of land area within the site. The total allowable floor area of development includes the existing floor area plus proposed additions and/or new construction. RFAR calculations will be based on the gross square footage of all enclosed space on the site including garages, accessory structures, and permanent storage. Unenclosed structures,

including porches, carports, and patios, are excluded from the total allowable floor area calculation.

Rhythm: The patterned, recurring alternations of contrasting elements; here, the alternation of houses and yards along a street.

Scale: Scale refers to the comparative size of a project's elements in relation to the contributing properties in the Development Zone.

Setback: The distance from a set point.

Solar Energy System: A mechanical assembly which may include a solar collector, storage facility, and any other components needed to cool or heat a structure.

Stagger: To arrange objects or parts so that they are not in line, as in an alternating or zigzag pattern.

Street: Any permanent public or private right-of-way, other than an "alley" or "parking area access lane," set aside to accommodate vehicular-travel lanes, parking lanes, bike lanes, pedestrian facilities, utility areas, and other such features.

Translucent: Allowing light to pass through, but diffusing it, so that objects on the other side cannot be clearly distinguished.

Vehicular Use Areas: Any area of a site or structure used for the parking, storage, or standing of motor vehicles. The vehicular use area includes access drives, maneuvering areas, refuse collection locations, loading spaces, and any landscaping and screening within ten (10) feet of these areas.

**APPENDIX A: NEIGHBORHOOD PRESERVATION
ZONE ORDINANCE**

2.8.11 "N" NEIGHBORHOOD PRESERVATION ZONE (NPZ).

2.8.11.1. Purpose. Preserving and enhancing Tucson's established neighborhoods is critical to conserving the cultural and historic heritage of the city. The purposes of the Neighborhood Preservation Zone (NPZ) are:

- A. to provide a process for the establishment of NPZ districts to preserve, protect and enhance the unique character and historical resources of established city neighborhoods; and
- B. to provide for the creation and establishment of a neighborhood-specific design manual for each NPZ district, containing architectural and design requirements and guidelines to ensure that development is compatible with the neighborhood character overall, as well as with the character of the applicable Development Zone.

2.8.11.2. Definitions.

The following definitions apply to this section.

Compatibility/Compatible: Visual consistency of development by mirroring prevailing dimensions, spatial relationships, and architectural and design characteristics of the neighborhood overall and the Contributing Properties within the Development Zone. The term "compatible" does not mean "repetition or copy of" or "identical to" existing structures within the neighborhood. Compatibility is achieved when a development is designed in a manner that blends in with the character of structures in the Development Zone.

Contributing Property: For the purposes of this section, a building, object, site, or structure that is listed as a contributing property in a designated National Register Historic District or in an Eligibility Assessment document for the district. Under the National Register definition, a contributing property contributes to the historic significance and visual character of a district, and has sufficient integrity to convey that significance and those visual character defining features in terms of location, design, setting, material, workmanship, character, or association.

Design Professional: A registered architect with historic preservation experience employed by or under contract with the City.

Development Zone: The definition of "Development Zone" is as specified in Section 6.2.4 of the LUC.

Neighborhood Character: The combination of various defining characteristics of Contributing Properties and existing development within a Development Zone that creates and conveys the historic significance and visual character of a neighborhood. These characteristics include scale and proportion, architectural style and detail, open spaces, spatial relationships, and landscaping.

2.8.11.3. Applicability.

A. *NPZ Classification*

1. A rezoning to the NPZ is permitted for neighborhoods that are listed on the National Register of Historic Districts, include a National Register Historic District, or are eligible to be listed on the National Register of Historic Districts and have completed a National Historic District Nomination or Eligibility Assessment application.
2. The NPZ is an overlay zone superimposed over the development regulations of the underlying zoning. The land uses permitted within the NPZ district are those permitted by the underlying zoning.

B. *NPZ Design Manual and Compatibility Review Criteria.*

1. Upon the establishment of an NPZ district, requirements of the Design Manual and Compatibility Review Criteria, Section 2.8.11.9.C, apply to all development that:
 - a. is zoned RX-1, RX-2, R-1, R-2, R-3, RH, SR, and SH;
 - b. requires a building permit; and
 - c. is visible from a street that is not classified as an alley, unless the Design Professional makes a written finding that a proposed development's visibility from the street is so minimal as to be immaterial for purposes of the application of this section.
 2. The requirements of the Design Manual and Compatibility Review Criteria, Sec. 2.8.11.9.C. do not apply to:
 - a. interior renovations or construction within the interior of a building.
 - b. building maintenance, repairs, or painting or minor building alterations, such as window or door alterations or replacements, or minor additions to an existing residence that do not affect the external appearance of the structure as seen from the street.
 - c. exterior development that is not visible from the street, except the Compatibility Review Criteria Privacy Mitigation Measures, Sec. 2.8.11.9.C.5, apply to any proposed development that exceeds the height of residential structures on adjacent properties.
 - C. Where there is a conflict between the requirements of the applicable Historic Preservation Zone (HPZ) and the requirements of the NPZ, the requirements of the HPZ prevail.
- 2.8.11.4. Establishment or Dissolution of, or Amendment to a Neighborhood Preservation Zone.
- A. An NPZ district is initiated by the Mayor and Council at their sole discretion.
 - B. An NPZ district is established, amended, or dissolved by the Mayor and Council by ordinance through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3.
- 2.8.11.5. Districts Established.
- A. NPZ districts are established upon adoption of a rezoning ordinance for a neighborhood. The Design Manual created pursuant to 2.8.11.7 shall be a condition of the NPZ district.
 - B. Adopted NPZ districts shall be listed in Development Standard 2-16.0 using the following format: "NPZ-1" – NAME OF DISTRICT – Adopted on XXX, by Ordinance No. XXX.
 - C. The list shall be administratively updated, upon adoption of additional NPZ districts through the appropriate procedure.
- 2.8.11.6. Zoning Maps. To identify each of the NPZ districts on the City of Tucson Zoning Maps, the preface "N" is added to the assigned residential zoning designation, i.e., R-1 becomes NR-1.
- 2.8.11.7. Design Manual. The Design Manual shall be created upon initiation of the NPZ district. The Department of Urban Planning and Design is the lead city agency for the preparation of each neighborhood specific Design Manual.
- A. The Design Manual shall, at a minimum contain the following:
 1. *NPZ District Neighborhood Character:*

CITY OF TUCSON *LAND USE CODE*
 ARTICLE II. ZONES
 DIVISION 8. OVERLAY ZONES
 "N" NEIGHBORHOOD PRESERVATION ZONE (NPZ)

- a. Identification of Contributing Properties within the NPZ District.
 - b. Identification of the defining characteristics of the NPZ district. Such identification may include excerpts or references to those portions of the National Register nomination or eligibility document that summarize the defining characteristics of the district.
 - c. Illustrations and narratives describing a. and b. above.
2. *NPZ District Map.* The Design Manual shall include a map of the boundaries of the NPZ district showing the Contributing Properties and the boundaries of the National Register District or area eligible for a National Register District.
 3. Examples of specific Compatibility Review Criteria listed in 2.8.11.9.C, that illustrate elements of neighborhood character.
 4. *Privacy Mitigation Measures.* The Design Manual shall recommend specific privacy mitigation measures to be considered in a Compatibility Review pursuant to 2.8.11.9.C.5 (Privacy Mitigation).
 5. *Dimensional, Spatial, and Access Standards,* if adopted by Mayor and Council as mandatory pursuant to 2.8.11.7.B.1.b.
- B. The Design Manual may contain the following:
1. *Dimensional, Spatial, and Access Standards,* subject to the following:
 - a. Dimensional, Spatial, and Access standards may differ from the Development Criteria of Article III of the LUC. Such standards may be more or less restrictive than those of the underlying zone. Dimensional, Spatial, and Access standards shall:
 - (i) not create a nuisance or intrude on the privacy of adjoining or surrounding properties;
 - (ii) create a more historically compatible setting, accommodate energy efficiency or, ensure enhanced resource conservation greater than current regulations; and
 - (iii) in the case of alley access standards, specify mitigation measures to ensure safe access.
 - b. The Mayor and Council may adopt dimensional, spatial, and access standards as mandatory requirements upon a finding by the Director of the Department of Urban Planning and Design that proposed requirement complies with 2.8.11.7.B.1.a.
 - c. Dimensional, spatial, and access standards not adopted as mandatory requirements are advisory for purposes of a compatibility review.

2.8.11.8 Design Professional

- A. The Design Professional shall:
1. conduct a compatibility review of all applications for development within the NPZ district to which this section applies. This review is in addition to the Administrative Review Procedure, Sec. 23A- 31, Zoning Compliance Review, and any other required review procedures;
 2. submit a report with findings and recommendations to the Director of the Department of Urban Planning and Design pursuant to the Tucson City Code Sec. 23A-32.1, the NPZ Design Review Procedure;

3. render decisions impartially;
4. not render professional services if the Design Professional's judgment could be affected by responsibilities to another project or person or by the Design Professional's own interests; and
5. comply with City of Tucson Administrative Directive 2.02-14 and Policy 282, Ethics and Conflict of Interest for City Officers and Employees.

2.8.11.9. Compatibility Review of Applications for Proposed Development

- A. In conducting the Compatibility Review, and in rendering his or her findings and recommendations, the Design Professional shall consider the relative impact and intensity of the proposed development. The Design Professional shall evaluate applications for proposed development for compliance with:
 1. Design Manual standards, guidelines, or requirements;
 2. Applicable Development Standards; and,
 3. Compatibility Review Criteria, Sec. 2.8.11.9.C.
- B. The Design Professional shall use the Design Manual to determine the overall Neighborhood Character of the NPZ district and the Compatibility Review Criteria to determine the Neighborhood Character of a specific Development Zone for the proposed development.
 1. Contributing Properties within a project's Development Zone shall be used when identifying the Compatibility Review Criteria.
 2. If the Development Zone for the proposed development does not contain Contributing Properties, then, for purposes of identifying the Contributing Properties that apply to a development proposal, the Development Zone shall be expanded in every direction until the Development Zone includes at least one Contributing Property.
- C. *Compatibility Review Criteria.* The following elements determine compatibility of the proposed development with the Development Zone:
 1. Scale and proportion, including
 - a. height;
 - b. bulk and massing; and
 - c. number of stories.
 2. Architectural style and detail, including
 - a. roof types;
 - b. projections and recessions, such as porches, awnings, overhangs, steps, entrances;
 - c. window sizes and spacing;
 - d. materials; and
 - e. surface texture and colors.

3. Spatial relationships and site utilization, including

- a. spacing between adjacent buildings;
- b. front and rear side setbacks;
- c. open spaces;
- d. attachments such as carports and garages; and
- e. outbuildings.

4. Landscaping

Landscaping will only be reviewed for compatibility when a project proposes a comprehensive change to the streetscape such as the construction of a new residential unit.

5. Privacy Mitigation

- a. Privacy mitigation is required when the following types of development are proposed adjacent to existing single story residences:
 - (i) Construction of a multistory residence;
 - (ii) Addition of a story to an existing residence; or
 - (iii) Additions to existing second or higher stories
- b. For the purpose of this section, privacy mitigation includes: vegetative or other screening or siting elements, walls, siting of buildings or windows, and eliminating balconies or similar features to reduce views towards the existing dwellings.

- D. Approval of proposed development may be subject to special conditions to provide for compliance with the Compatibility Review Criteria.
- E. The Compatibility Review shall be included in the Design Professional's report to the Director of the Department of Urban Planning and Design.
- F. The Design Professional design review and appeal procedures are set forth in Tucson City Code Sec. 23A-32.1, the NPZ Design Review Procedure.

(Ord. No. 10548, §1, 06/10/08)

SEC. 23A-32.1. NPZ DESIGN REVIEW PROCEDURE.

The following procedure is for administrative design review where such review is required by the LUC. This procedure applies to review of development applications in the Neighborhood Preservation Zone (NPZ) district in accordance with Land Use Code section 2.8.11.

1. *Pre-application conference.* A pre-application conference with the planning and development services department (PDSD) is required to determine whether the application shall be reviewed through NPZ design review procedure.
2. *NPZ design review.* Development subject to the NPZ design review procedure shall be reviewed as follows:
 - a. *Submittal.* Upon submittal, PDSD staff shall review the application to determine that it provides all required information. The application shall be accepted or rejected within two (2) days. If an application is rejected, the applicant may supplement and resubmit the application supplying required information.
 - b. *Design professional.* The design professional shall review accepted applications to determine compliance with the neighborhood specific design manual and compatibility review criteria in accordance with Land Use Code section 2.8.11.8.A.1.
 - c. *Design professional findings and recommendation.* The design professional shall submit a written report with findings and recommendation to the director of the planning and development services department within fifteen (15) working days of acceptance of the application.
 - d. *Director decision.* The director shall review the application and render a decision finding compliance or noncompliance with the neighborhood specific design manual and compatibility review criteria within five (5) days of receiving the design professional's report.
 - e. *Notice of decision.* Notice of the decision shall be mailed to the applicant, property owners within fifty (50) feet of the subject site, and to the neighborhood association that includes the subject site within three (3) days of the date of the decision.
 - f. *Appeal to the design review board (DRB).* For purposes of this section, a party of record is any individual who receives a notice of the director's decision. A party of record may submit an appeal of the director's decision pursuant to [section] [23A-64](#).

Appeals to the director's decision shall be referred to the DRB. An appeal under this section must be based upon an error in the director's decision finding compliance or noncompliance with the neighborhood specific design manual and compatibility review criteria. Appeals shall be scheduled within thirty (30) days of acceptance of the application for appeal.

A notice of intent to appeal must be received by the planning and developmental services department within fourteen (14) days after the mailing of the notice of decision. The complete appeals materials must be filed within thirty (30) days of the acceptance of the application for appeal.

The DRB, in formulating its preliminary findings and recommendations, shall apply the same standards that the design professional applies. Written notice of the DRB's decision shall be provided to the party of record within three (3) days of the date of the decision.

- g. *Appeal to the board of adjustment.* A party of record may submit an appeal of the DRB's decision to the board of adjustment in accordance with section [23A-61](#). A notice of intent to appeal must be received by the planning and development services department within fourteen (14) days of the notice of the DRB's decision. The complete appeals material must be filed within thirty (30) days of the decision.

(Ord. No. 10548, § 4, 6-10-08; Ord. No. 10655, § 4, 4-21-09, eff. 7-1-09; Ord. No. 10726, § 1, 11-24-09)

**APPENDIX B: CHARACTER-DEFINING ELEMENTS
OF THE JEFFERSON PARK NEIGHBORHOOD**

Appendix B: Character-Defining Elements of the Jefferson Park Neighborhood

Streetscape

The Jefferson Park Neighborhood includes nearly 900 single-family houses. There is a broad range of building sizes, with large and small houses on relatively large lots. About 96 percent of all buildings are single-story houses; there are only eight historic houses that were originally built with two stories on large lots, and about 28 other two-story structures, including commercial properties, apartment complexes, and additions to single-family houses. Throughout the neighborhood there is considerable variability in lot width, house width, and spacing between houses, but consistent setbacks produce uniform depth of front yards.

Gridded streets with fairly uniform blocks are typical throughout most of the neighborhood, with the exception of Desert Highlands, a post-World War II subdivision in the northwest corner of the proposed district, which has two curvilinear streets. The primary orientation of the streetscape is east-west. Almost all houses front on the east-west streets, and the north-south streets provide pedestrian and vehicular access into the neighborhood and to the alleys. Campbell Avenue, Euclid Avenue/First Avenue, and Grant Street are major arterial streets that define the boundaries of the neighborhood. Park Avenue and Mountain Avenue are the primary north-south streets that handle most of the non-local traffic through the neighborhood.

Many parts of the Jefferson Park Neighborhood do not have public sidewalks, and most of the existing sidewalks are of relatively recent construction. One resident pointed out the faint traces of a pedestrian trail that cut across the fronts of lots and stated that originally there were no sidewalks due to the low number of children that lived in the area. Most parts of the neighborhood have square poured concrete curbs, while some areas have no curbing. Several traffic circles were recently constructed at intersections as traffic calming features. Alleys with an east-west orientation bisect each block, providing access to the backs of lots, which occasionally have garages or carports.



Santa Rita Avenue, looking south from Grant Street—a typical Jefferson Park street with no sidewalks

Residential Site Characteristics

A notable characteristic of the Jefferson Park Neighborhood is the high incidence of raised lots, many of which are one foot or more above street grade. The prevalence of this type of home site suggests that the streets were originally excavated below the general grade of the neighborhood, perhaps to provide drainage away from houses. Raised lots generally have low retaining walls to create front yards that are level with the house or incorporate landscaping features which emphasize the sloped terrain. The most typical treatment is a low retaining wall of brick masonry, stone, or landscape timber across the front of the lot, creating a linear demarcation between the front yard and the street. There are also nonlinear arrangements of stacked bricks, blocks, or stone to form a terraced or sculpted border. Private walks from the street to the front entry often have two or more steps near the front of the lot to provide easy access to higher level of the property.



A low retaining wall creates a raised front yard

Many houses have various forms of screening across the front of the lot to provide security or privacy. Some properties have an extremely dense overgrowth of vegetation, including low hanging trees, shrubbery, tall ground cover plants, and vines trained on trellises. In some cases the vegetation is so dense that it completely obscures the view of the house. Perimeter walls around the entire front yard are also common. These walls are often 5–6 feet in height, and are usually of masonry construction with a stucco finish and large ornate entry gates. Less common are semi-private courtyards with walls of varying heights and irregular arrangement which define outdoor living area.

There is little consistency in driveways. Most are paved, some are gravel, and some houses have no visible drive or area for parking on the front of the lot. Most houses have a straight private walk leading from the street to the front entry or porch.



A typical linear retaining wall



A sculpted border between the raised yard and the street

Buildings

Predominant architectural styles of the Jefferson Park Neighborhood include Period Revival, particularly Spanish Colonial Revival and Southwest, Bungalow, and Ranch. Most of the houses were built after World War II, and there is broad representation of most of the different postwar Ranch types that have been identified for Tucson. Houses also exhibit broad diversity in design within a particular architectural style. There is one readily identifiable common house design, a Transitional Ranch model, that is found throughout the neighborhood. It is typically of brick construction and is distinguished by a broad front-gabled wing and a short side-gabled wing. The front entry is on the side of the front-gabled wing, facing onto a broad porch across the width of the side-gabled wing formed by an eave extending from the main roof, which is usually supported by wood posts. The plan of this house appears to be standardized, but there are various design elements which make each house unique. Most of these houses have a distinctive focus window on the front near the door, which may be small narrow wood double-hung or steel casement window, a square light of four glass blocks, or fixed round portal.

The predominant building material in Jefferson Park is red brick. Less common are burnt adobe, concrete block, or wood frame with stucco. Houses have a variety of different floor plans and façade styles.



Bungalow



Spanish Colonial Revival



Pueblo Revival



A typical postwar Transitional Ranch house in Jefferson Park



Another variation of the same model



Simple Builder Ranch



Simple Custom Ranch



Modern Ranch



Postwar Territorial



Postwar Pueblo



Tucson Ranch

Typical window types are wood double-hung, steel casement, and large picture windows. There is a particular tripartite arrangement of grouped windows that is seen throughout the neighborhood. Spanish Colonial Revival and Southwest style houses that were built prior to World War II often have a set of three arched windows on the front, with a large fixed picture window in the center flanked by narrow operable windows, usually wood casement or single-hung sash. In postwar construction there is a rectangular variation of this tripartite theme that is even more widespread. It consists of a large steel sash picture window flanked by narrow vertical casement windows.



A 1928 Spanish Colonial Revival style house with the tripartite set of arched casement windows



The tripartite theme in wood single-hung arched windows



The postwar tripartite window—a steel sash picture window flanked by vertical casement windows

The most common roof types are side gable or cross-gable with asphalt shingles. They are generally low pitched to very low pitched. Occasionally gable roofs are clad with clay tile. Flat roofs with parapets are also typical. Parapets are usually straight, but occasionally shaped or crenelated, and the top edges may be flat or rounded, and sometimes capped with brick coping.

Many of the houses in Jefferson Park do not have carports or garages, largely due to the age of houses (mostly were built before 1950), and the relatively few alterations that have been made. Recently constructed carports and garages are often located at the rear of the lot and are accessible from the alley.

Land Use

Almost all of the buildings in the Jefferson Park Neighborhood are single-family houses on a residential lot. Occasionally there are two separate residences on the same parcel, one in the front and one in the back. A few large multi-family residential buildings and apartment complexes are located along the arterial streets. There is also considerable encroachment of new multi-family residential construction on single-family lots in the Biltmore Addition, in the southwest corner of the district. There is minor encroachment of commercial properties on the arterial streets and the boundaries, but this is limited to the area west of Park Avenue. With very few exceptions, the area between Park and Campbell avenues is exclusively single-family homes.

There are just a few neighborhood institutions within the boundaries of district, including Jefferson Park Elementary School and two churches. There are two small public parks within the boundaries of the neighborhood—a linear park along the west side of Campbell Avenue which serves as buffer between the Jefferson Park Neighborhood and the traffic and noise of this arterial street, and the Likins Lester Street Landscape Garden in the 1500 block of East Lester Street.

Summary of Character-Defining Elements

Streetscape

- Single-story houses of various sizes on relatively large lots
- Variability in lot width, house width, and spacing between houses
- Consistent setbacks that create uniform depth of front yards
- Gridded streets, with the exception of the northwest corner of the neighborhood (Desert Highlands) which has two curvilinear streets
- Houses usually face onto the east-west streets
- Alleys at the rear of the lots between the east-west streets
- Raised lots are common, particularly in the northwest corner (Desert Highlands) and the east end (Jefferson Park Addition) of the neighborhood
- Continuous public sidewalk on the main arterial streets that form the boundaries of the neighborhood (Grant Road, Euclid/1st Avenue, and Campbell Avenue)
- Within the neighborhood, continuous public sidewalk only on Hampton Street, Warren Avenue, and Mountain Avenue, and on Seneca and Edison streets between Park and Campbell avenues
- No public sidewalks on Lester, Linden, and Waverly streets, and on Tyndall, Park, Fremont, Santa Rita, Highland, Vine, Cherry, and Martin avenues; there are occasionally short segments of sidewalks on these streets, usually constructed by individual homeowners
- Square concrete curbs throughout the neighborhood
- Dense vegetation in the front yards of many houses, with a variety of trees, shrubs, and ground cover plants; in some cases vegetation obscures the view of the house to the extent that it can render a property noncontributing
- Remnant landscape type predominates throughout the neighborhood

Architecture

- Houses built during the initial development of the neighborhood, 1898–1945, reflect a variety of architectural styles including Bungalow, Spanish Colonial Revival, Pueblo Revival, Southwest, and National Folk
- Most of the houses of the neighborhood were built after World War II, and reflect a broad range of postwar styles including Transitional Ranch, Simple Builder Ranch, Simple Custom Ranch, Modern Ranch, Tucson Ranch, Postwar Pueblo, and Postwar Territorial

Exterior Walls

- Exterior walls of houses are generally of one primary material
- The typical building material for exterior walls in the neighborhood is natural red brick; other common materials include burnt adobe, concrete block, and stucco over wood frame or masonry walls

Roof Types

- Low pitched side gable, cross-gable, and hip roofs with asphalt shingles predominate, particularly on the postwar houses
- Flat roofs—both cantilevered or with parapet—covered with built-up or prepared roll roofing, are also common

Porches

- The predominant type of front porch, particularly in postwar Ranch houses, is formed by extended eaves supported by wood or decorative iron posts; some variants are simply broad overhanging eaves with no supports
- Period Revival and Postwar Pueblo houses usually have shed-roofed porches with clay tile roofs supported by wood posts; arcaded porches and vestibules are also common

Windows

- Typical windows in houses built before World War II are wood casement or wood double-hung
- Some Period Revival houses have a tripartite group of arched windows on the front, with a large fixed picture window in the center flanked by narrow operable windows
- Houses built 1940–1960 generally have steel casement and fixed steel sash windows
- Many houses built after World War II have a rectangular tripartite group of steel sash picture window flanked with casement windows
- Houses built after 1960 generally have aluminum sliding and fixed sash windows

**APPENDIX C: CONTRIBUTING PROPERTIES TO THE
JEFFERSON PARK NATIONAL REGISTER HISTORIC
DISTRICT MAP**

Jefferson Park Historic District

Preliminary Evaluation
Contributing Properties
December 8, 2008

Survey Number	Address	Assessor's Parcel Number
JP-001	2318 N EUCLID AV	123130890
JP-005	1806 N CHERRY AV	113112140
JP-007	901 E EDISON ST	123130160
JP-008	902 E EDISON ST	123130340
JP-009	909 E EDISON ST	123130170
JP-011	917 E EDISON ST	123130180
JP-012	924 E EDISON ST	123130320
JP-013	925 E EDISON ST	123130190
JP-014	932 E EDISON ST	123130310
JP-015	933 E EDISON ST	123130200
JP-016	940 E EDISON ST	123130300
JP-017	941 E EDISON ST	123130210
JP-019	949 E EDISON ST	123130220
JP-020	956 E EDISON ST	123130280
JP-022	964 E EDISON ST	123130270
JP-023	965 E EDISON ST	123130240
JP-025	973 E EDISON ST	123130250
JP-026	1001 E EDISON ST	12312207A
JP-027	1004 E EDISON ST	123120740
JP-029	1020 E EDISON ST	123120730
JP-031	1030 E EDISON ST	123120720
JP-033	1040 E EDISON ST	123120710
JP-035	1048 E EDISON ST	123120700
JP-036	1101 E EDISON ST	123121960
JP-038	1116 E EDISON ST	123120830
JP-039	1128 E EDISON ST	123120820
JP-040	1135 E EDISON ST	123121970
JP-041	1137 E EDISON ST	123121980
JP-042	1139 E EDISON ST	123121990
JP-044	1152 E EDISON ST	123120800
JP-046	1200 E EDISON ST	12312095C
JP-047	1205 E EDISON ST	123121850
JP-050	1231 E EDISON ST	123121880
JP-053	1260 E EDISON ST	123120920
JP-058	1311 E EDISON ST	123121760
JP-059	1312 E EDISON ST	123121070
JP-060	1319 E EDISON ST	123121770
JP-062	1327 E EDISON ST	123121780
JP-063	1332 E EDISON ST	123121050
JP-064	1338 E EDISON ST	123121040
JP-065	1348 E EDISON ST	123121030
JP-067	1404 E EDISON ST	123121200
JP-070	1421 E EDISON ST	123121640
JP-071	1426 E EDISON ST	123121180
JP-072	1431 E EDISON ST	123121650
JP-074	1440 E EDISON ST	123121160
JP-075	1441 E EDISON ST	123121660
JP-076	1445 E EDISON ST	123121670

Jefferson Park Historic District

Preliminary Evaluation
Contributing Properties
December 8, 2008

Survey Number	Address	Assessor's Parcel Number
JP-078	1459 E EDISON ST	123121680
JP-080	1505 E EDISON ST	123121490
JP-081	1506 E EDISON ST	123121320
JP-082	1511 E EDISON ST	123121500
JP-083	1514 E EDISON ST	123121310
JP-088	1542 E EDISON ST	123121290
JP-089	1556 E EDISON ST	123121280
JP-090	1587 E EDISON ST	123121540
JP-091	1601 E EDISON ST	113110370
JP-093	1608 E EDISON ST	113110490
JP-094	1611 E EDISON ST	113110380
JP-095	1616 E EDISON ST	113110480
JP-096	1619 E EDISON ST	113110390
JP-097	1622 E EDISON ST	113110470
JP-098	1623 E EDISON ST	113110400
JP-099	1628 E EDISON ST	113110460
JP-100	1634 E EDISON ST	113110450
JP-101	1638 E EDISON ST	113110440
JP-102	1639 E EDISON ST	113110410
JP-103	1643 E EDISON ST	113110420
JP-104	1648 E EDISON ST	113110430
JP-105	1702 E EDISON ST	113110650
JP-106	1703 E EDISON ST	113110230
JP-107	1714 E EDISON ST	113110640
JP-108	1720 E EDISON ST	113110630
JP-109	1726 E EDISON ST	113110620
JP-110	1727 E EDISON ST	113110240
JP-111	1729 E EDISON ST	113110250
JP-112	1731 E EDISON ST	113110260
JP-114	1739 E EDISON ST	113110280
JP-115	1746 E EDISON ST	113110590
JP-116	1800 E EDISON ST	113110840
JP-117	1803 E EDISON ST	113110110
JP-118	1808 E EDISON ST	113110830
JP-120	1815 E EDISON ST	113110130
JP-121	1820 E EDISON ST	113110820
JP-122	1824 E EDISON ST	113110810
JP-125	2126 N EUCLID AV	123130580
JP-126	2134 N EUCLID AV	123130570
JP-128	2202 N EUCLID AV	123130820
JP-130	2218 N EUCLID AV	123130840
JP-134	1820 N FREMONT AV	123110770
JP-137	1907 N FREMONT AV	123112060
JP-138	1924 N FREMONT AV	123111830
JP-145	820 E GRANT RD	123130110
JP-146	830 E GRANT RD	123130100
JP-148	848 E GRANT RD	123130080
JP-149	856 E GRANT RD	123130070

Jefferson Park Historic District

Preliminary Evaluation
Contributing Properties
December 8, 2008

Survey Number	Address	Assessor's Parcel Number
JP-150	902 E GRANT RD	123130060
JP-152	918 E GRANT RD	123130040
JP-160	1090 E GRANT RD	123122010
JP-161	1100 E GRANT RD	123121950
JP-162	1110 E GRANT RD	123121940
JP-163	1130 E GRANT RD	123121930
JP-166	1204 E GRANT RD	123121840
JP-168	1230 E GRANT RD	123121820
JP-169	1236 E GRANT RD	123121810
JP-171	1300 E GRANT RD	123121740
JP-172	1330 E GRANT RD	123121730
JP-173	1338 E GRANT RD	123121710
JP-174	1348 E GRANT RD	123121690
JP-175	1404 E GRANT RD	123121620
JP-176	1406 E GRANT RD	12312161D
JP-177	1424 E GRANT RD	12312157B
JP-178	1434 E GRANT RD	12312157A
JP-180	1510 E GRANT RD	123121480
JP-183	1590 E GRANT RD	123121440
JP-184	1600 E GRANT RD	113110350
JP-186	1620 E GRANT RD	113110330
JP-187	1628 E GRANT RD	113110320
JP-188	1634 E GRANT RD	113110310
JP-190	1646 E GRANT RD	113110290
JP-191	1700 E GRANT RD	113110220
JP-192	1706 E GRANT RD	113110210
JP-193	1710 E GRANT RD	113110200
JP-198	1746 E GRANT RD	113110150
JP-200	1824 E GRANT RD	11311007A
JP-201	902 E HAMPTON ST	123130500
JP-202	908 E HAMPTON ST	123130490
JP-203	914 E HAMPTON ST	123130480
JP-204	915 E HAMPTON ST	123130370
JP-205	924 E HAMPTON ST	123130470
JP-206	925 E HAMPTON ST	123130380
JP-207	930 E HAMPTON ST	123130460
JP-208	931 E HAMPTON ST	123130390
JP-209	937 E HAMPTON ST	123130400
JP-210	938 E HAMPTON ST	123130450
JP-212	943 E HAMPTON ST	123130410
JP-213	949 E HAMPTON ST	123130420
JP-214	950 E HAMPTON ST	123130430
JP-215	1003 E HAMPTON ST	12312075B
JP-216	1004 E HAMPTON ST	123120640
JP-217	1014 E HAMPTON ST	123120630
JP-218	1017 E HAMPTON ST	12312076A
JP-220	1026 E HAMPTON ST	123120620
JP-221	1034 E HAMPTON ST	123120610

Jefferson Park Historic District

Preliminary Evaluation
Contributing Properties
December 8, 2008

Survey Number	Address	Assessor's Parcel Number
JP-222	1045 E HAMPTON ST	123120780
JP-225	1104 E HAMPTON ST	123120520
JP-226	1118 E HAMPTON ST	123120510
JP-227	1123 E HAMPTON ST	123120870
JP-229	1133 E HAMPTON ST	123120880
JP-230	1138 E HAMPTON ST	123120490
JP-231	1143 E HAMPTON ST	123120900
JP-232	1148 E HAMPTON ST	123120480
JP-234	1201 E HAMPTON ST	123120960
JP-235	1210 E HAMPTON ST	123120410
JP-236	1212 E HAMPTON ST	123120400
JP-238	1220 E HAMPTON ST	123120380
JP-241	1243 E HAMPTON ST	123121010
JP-243	1303 E HAMPTON ST	123121090
JP-244	1312 E HAMPTON ST	123120310
JP-245	1315 E HAMPTON ST	123121110
JP-246	1320 E HAMPTON ST	123120300
JP-247	1327 E HAMPTON ST	123121120
JP-248	1332 E HAMPTON ST	123120290
JP-249	1335 E HAMPTON ST	123121130
JP-250	1342 E HAMPTON ST	123120280
JP-251	1345 E HAMPTON ST	123121140
JP-252	1401 E HAMPTON ST	123121210
JP-253	1402 E HAMPTON ST	12312021C
JP-255	1409 E HAMPTON ST	123121220
JP-256	1426 E HAMPTON ST	123120170
JP-257	1429 E HAMPTON ST	123121230
JP-258	1434 E HAMPTON ST	123120160
JP-259	1437 E HAMPTON ST	123121240
JP-260	1440 E HAMPTON ST	123120150
JP-261	1445 E HAMPTON ST	123121250
JP-262	1448 E HAMPTON ST	123120140
JP-264	1487 E HAMPTON ST	123121270
JP-265	1504 E HAMPTON ST	123120060
JP-266	1505 E HAMPTON ST	123121340
JP-267	1511 E HAMPTON ST	123121360
JP-268	1514 E HAMPTON ST	123120050
JP-269	1515 E HAMPTON ST	123121370
JP-270	1524 E HAMPTON ST	12312004A
JP-273	1545 E HAMPTON ST	123121420
JP-275	1590 E HAMPTON ST	123120010
JP-276	1600 E HAMPTON ST	113111080
JP-277	1601 E HAMPTON ST	113110510
JP-279	1610 E HAMPTON ST	113111070
JP-280	1615 E HAMPTON ST	113110530
JP-281	1616 E HAMPTON ST	113111060
JP-282	1622 E HAMPTON ST	113111050
JP-284	1628 E HAMPTON ST	113111040

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Survey Number	Address	Assessor's Parcel Number
JP-286	1632 E HAMPTON ST	113111030
JP-287	1640 E HAMPTON ST	113111020
JP-288	1641 E HAMPTON ST	113110570
JP-289	1645 E HAMPTON ST	113110580
JP-290	1709 E HAMPTON ST	113110680
JP-291	1715 E HAMPTON ST	113110690
JP-292	1721 E HAMPTON ST	113110700
JP-293	1727 E HAMPTON ST	113110710
JP-294	1791 E HAMPTON ST	113110730
JP-296	1803 E HAMPTON ST	113110850
JP-297	1819 E HAMPTON ST	113110870
JP-298	1820 E HAMPTON ST	113110950
JP-301	2201 N HAMPTON ST	123130510
JP-302	2202 N HAMPTON ST	123130360
JP-303	2207 N HAMPTON ST	123130520
JP-304	2210 N HAMPTON ST	123130350
JP-305	2213 N HAMPTON ST	123130530
JP-306	2219 N HAMPTON ST	123130540
JP-307	2225 N HAMPTON ST	123130550
JP-308	2301 N HAMPTON ST	123130810
JP-309	2309 N HAMPTON ST	123130800
JP-310	2310 N HAMPTON ST	123130150
JP-311	2317 N HAMPTON ST	123130790
JP-312	2325 N HAMPTON ST	123130780
JP-313	2328 N HAMPTON ST	123130140
JP-315	2339 N HAMPTON ST	123130760
JP-316	2340 N HAMPTON ST	123130130
JP-317	2343/2345 N HAMPTON ST	123130750
JP-318	2349/2351 N HAMPTON ST	123130740
JP-320	1747 N HIGHLAND AV	12311101A
JP-322	1805 N HIGHLAND AV	123111140
JP-323	1811 N HIGHLAND AV	123111130
JP-324	1842 N HIGHLAND AV	123111190
JP-325	2110 N HIGHLAND AV	123120220
JP-327	803 E LESTER ST	123141110
JP-329	809 E LESTER ST	123141120
JP-331	815 E LESTER ST	123141130
JP-333	821 E LESTER ST	123141140
JP-335	827 E LESTER ST	123141150
JP-337	833 E LESTER ST	123141160
JP-339	839 E LESTER ST	123141170
JP-341	845 E LESTER ST	123141180
JP-343	1003 E LESTER ST	123110790
JP-344	1005 E LESTER ST	123110800
JP-345	1010 E LESTER ST	12311023A
JP-346	1017 E LESTER ST	12311081A
JP-347	1025 E LESTER ST	12311081B
JP-348	1028 E LESTER ST	123110260

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Survey Number	Address	Assessor's Parcel Number
JP-349	1034 E LESTER ST	123110270
JP-350	1037 E LESTER ST	123110830
JP-352	1042 E LESTER ST	123110290
JP-353	1047 E LESTER ST	123110840
JP-354	1048 E LESTER ST	123110300
JP-356	1107 E LESTER ST	123110590
JP-357	1111 E LESTER ST	123110600
JP-359	1122 E LESTER ST	123110330
JP-361	1168 E LESTER ST	123110350
JP-362	1177 E LESTER ST	123110640
JP-363	1200 E LESTER ST	12311036B
JP-365	1206 E LESTER ST	123110370
JP-366	1225 E LESTER ST	123110420
JP-368	1236 E LESTER ST	123110380
JP-369	1241 E LESTER ST	123110480
JP-370	1244 E LESTER ST	123110390
JP-371	1307 E LESTER ST	123111100
JP-372	1310 E LESTER ST	12311104B
JP-373	1317 E LESTER ST	123111110
JP-374	1320 E LESTER ST	123111020
JP-377	1405 E LESTER ST	12311120A
JP-379	1422 E LESTER ST	12311096C
JP-380	1424 E LESTER ST	12311096D
JP-383	1436 E LESTER ST	123110940
JP-384	1437 E LESTER ST	123111260
JP-385	1442 E LESTER ST	123110930
JP-386	1447 E LESTER ST	123111280
JP-388	1502 E LESTER ST	123100260
JP-390	1518 E LESTER ST	123110160
JP-391	1526 E LESTER ST	123110170
JP-394	1542 E LESTER ST	123110190
JP-395	1547 E LESTER ST	123110120
JP-396	1550 E LESTER ST	123110200
JP-397	1602 E LESTER ST	113112710
JP-398	1606 E LESTER ST	113112700
JP-399	1609 E LESTER ST	113112150
JP-400	1614/1416 E LESTER ST	113112690
JP-401	1617 E LESTER ST	113112160
JP-402	1621 E LESTER ST	113112170
JP-403	1622 E LESTER ST	113112680
JP-404	1625/1627 E LESTER ST	113112180
JP-405	1626 E LESTER ST	113112670
JP-406	1631 E LESTER ST	113112190
JP-407	1632 E LESTER ST	113112660
JP-409	1638 E LESTER ST	11311265C
JP-412	1700 E LESTER ST	113112630
JP-413	1701 E LESTER ST	113112290
JP-414	1710 E LESTER ST	113112620

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Survey Number	Address	Assessor's Parcel Number
JP-415	1715 E LESTER ST	113112310
JP-418	1721 E LESTER ST	113112320
JP-419	1727 E LESTER ST	113112330
JP-420	1733 E LESTER ST	113112340
JP-422	1745 E LESTER ST	113112350
JP-424	1801/1803 E LESTER ST	113112460
JP-425	1802 E LESTER ST	113112550
JP-426	1809 E LESTER ST	113112470
JP-427	1812-1816 E LESTER ST	113112540
JP-429	1822-1826 E LESTER ST	113112530
JP-430	802 E LINDEN ST	123141100
JP-431	803 E LINDEN ST	123140950
JP-433	809 E LINDEN ST	123140960
JP-435	815 E LINDEN ST	123140970
JP-436	821 E LINDEN ST	123140980
JP-437	822 E LINDEN ST	123141070
JP-438	827 E LINDEN ST	123140990
JP-439	828 E LINDEN ST	123141060
JP-440	833 E LINDEN ST	123141000
JP-441	834 E LINDEN ST	123141050
JP-442	839 E LINDEN ST	123141010
JP-443	840 E LINDEN ST	123141040
JP-444	845 E LINDEN ST	123141020
JP-445	848 E LINDEN ST	123141030
JP-446	1001 E LINDEN ST	123111990
JP-448	1015 E LINDEN ST	123112000
JP-450	1025 E LINDEN ST	123112020
JP-452	1034 E LINDEN ST	123110880
JP-455	1040 E LINDEN ST	123110870
JP-457	1106 E LINDEN ST	123110780
JP-458	1117 E LINDEN ST	123111850
JP-459	1124 E LINDEN ST	123110760
JP-460	1125 E LINDEN ST	123111860
JP-461	1130 E LINDEN ST	123110740
JP-462	1131 E LINDEN ST	123111870
JP-463	1136 E LINDEN ST	123110720
JP-464	1144 E LINDEN ST	123110700
JP-465	1167 E LINDEN ST	123111880
JP-466	1187 E LINDEN ST	123111890
JP-472	1232 E LINDEN ST	123110520
JP-473	1236 E LINDEN ST	123110490
JP-474	1237 E LINDEN ST	123111700
JP-477	1320 E LINDEN ST	123111070
JP-478	1325 E LINDEN ST	123111560
JP-479	1330 E LINDEN ST	123111060
JP-481	1344 E LINDEN ST	123111050
JP-482	1345 E LINDEN ST	123111580
JP-483	1401 E LINDEN ST	123111420

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Survey Number	Address	Assessor's Parcel Number
JP-484	1407 E LINDEN ST	123111430
JP-485	1416 E LINDEN ST	123111180
JP-486	1419 E LINDEN ST	123111440
JP-487	1425 E LINDEN ST	123111450
JP-488	1431 E LINDEN ST	123111460
JP-489	1434 E LINDEN ST	123111170
JP-490	1438 E LINDEN ST	123111160
JP-491	1439 E LINDEN ST	123111470
JP-492	1440 E LINDEN ST	123111150
JP-493	1445 E LINDEN ST	123111480
JP-494	1503 E LINDEN ST	12311134A
JP-495	1511 E LINDEN ST	123111350
JP-496	1533 E LINDEN ST	12311008A
JP-497	1539 E LINDEN ST	12311005A
JP-499	1541 E LINDEN ST	12311002A
JP-500	1543 E LINDEN ST	12311001A
JP-501	1545 E LINDEN ST	123100230
JP-504	1609 E LINDEN ST	113112000
JP-505	1610 E LINDEN ST	113112120
JP-506	1614 E LINDEN ST	113112110
JP-507	1615 E LINDEN ST	113112010
JP-508	1620 E LINDEN ST	113112100
JP-509	1621 E LINDEN ST	113112020
JP-510	1626 E LINDEN ST	113112090
JP-511	1627 E LINDEN ST	113112030
JP-512	1632 E LINDEN ST	113112080
JP-513	1635 E LINDEN ST	113112040
JP-514	1640 E LINDEN ST	113112070
JP-515	1649 E LINDEN ST	113112050
JP-516	1650 E LINDEN ST	113112060
JP-518	1710 E LINDEN ST	113112270
JP-519	1715 E LINDEN ST	113111860
JP-520	1718 E LINDEN ST	113112260
JP-521	1723 E LINDEN ST	113111870
JP-522	1728 E LINDEN ST	113112250
JP-523	1729 E LINDEN ST	113111880
JP-524	1732 E LINDEN ST	113112240
JP-526	1741 E LINDEN ST	113111900
JP-527	1745 E LINDEN ST	113111910
JP-528	1748 E LINDEN ST	113112220
JP-529	1802 E LINDEN ST	113112450
JP-530	1803 E LINDEN ST	113111720
JP-531	1809 E LINDEN ST	113111730
JP-533	1819 E LINDEN ST	113111740
JP-534	1827 E LINDEN ST	113111750
JP-535	1836 E LINDEN ST	113112430
JP-536	2317 N MARTIN AV	113110270
JP-538	1818 N MOUNTAIN AV	123111090

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Survey Number	Address	Assessor's Parcel Number
JP-539	1905 N MOUNTAIN AV	123111710
JP-548	1923 N PARK AV	123140160
JP-549	1988 N PARK AV	12311194A
JP-550	1990 N PARK AV	12311196C
JP-552	2002 N PARK AV	123112120
JP-561	2103 N SANTA RITA AV	123120590
JP-565	802 E SENECA ST	123140500
JP-567	815 E SENECA ST	123130620
JP-570	826 E SENECA ST	123140470
JP-573	841 E SENECA ST	123130650
JP-575	850 E SENECA ST	123140440
JP-576	901 E SENECA ST	123130660
JP-577	909 E SENECA ST	123130670
JP-578	917 E SENECA ST	123130680
JP-579	925 E SENECA ST	123130690
JP-581	941 E SENECA ST	123130710
JP-582	1001 E SENECA ST	123120650
JP-586	1032 E SENECA ST	123112090
JP-587	1051 E SENECA ST	123120670
JP-588	1070 E SENECA ST	123112080
JP-589	1071 E SENECA ST	123120680
JP-590	1075 E SENECA ST	123120690
JP-593	1102 E SENECA ST	123112250
JP-594	1105 E SENECA ST	123120530
JP-596	1114 E SENECA ST	123112240
JP-597	1122 E SENECA ST	123112230
JP-599	1132 E SENECA ST	123112220
JP-603	1173 E SENECA ST	123120580
JP-607	1221 E SENECA ST	123120450
JP-608	1229 E SENECA ST	123120460
JP-610	1235 E SENECA ST	123120470
JP-611	1236 E SENECA ST	123112350
JP-612	1240 E SENECA ST	12311234A
JP-614	1300 E SENECA ST	123112480
JP-615	1310 E SENECA ST	123112470
JP-616	1313 E SENECA ST	123120340
JP-618	1324 E SENECA ST	123112460
JP-619	1331 E SENECA ST	123120360
JP-620	1332 E SENECA ST	123112450
JP-621	1341 E SENECA ST	123120370
JP-622	1344 E SENECA ST	123112440
JP-623	1403 E SENECA ST	123120230
JP-624	1406 E SENECA ST	123112580
JP-625	1409 E SENECA ST	123120240
JP-626	1415 E SENECA ST	123120250
JP-627	1420 E SENECA ST	123112570
JP-629	1433 E SENECA ST	123120260
JP-631	1440 E SENECA ST	123112540

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Survey Number	Address	Assessor's Parcel Number
JP-632	1447 E SENECA ST	123120270
JP-633	1448 E SENECA ST	123112530
JP-636	1506 E SENECA ST	123112660
JP-637	1507 E SENECA ST	123120080
JP-638	1510 E SENECA ST	123100080
JP-639	1515 E SENECA ST	123120090
JP-640	1516 E SENECA ST	123100070
JP-642	1520 E SENECA ST	123100060
JP-643	1524 E SENECA ST	123100050
JP-647	1545 E SENECA ST	12312013B
JP-649	1601 E SENECA ST	113111090
JP-650	1604 E SENECA ST	11311124A
JP-653	1615 E SENECA ST	113111110
JP-654	1616 E SENECA ST	113111220
JP-655	1622 E SENECA ST	113111210
JP-657	1628 E SENECA ST	113111200
JP-658	1629 E SENECA ST	113111130
JP-659	1633 E SENECA ST	113111140
JP-660	1634 E SENECA ST	113111190
JP-661	1638 E SENECA ST	113111180
JP-664	1647 E SENECA ST	113111160
JP-666	1701 E SENECA ST	113111010
JP-669	1722 E SENECA ST	113111370
JP-670	1728 E SENECA ST	113111360
JP-671	1734 E SENECA ST	113111350
JP-672	1740 E SENECA ST	113111340
JP-674	1800 E SENECA ST	113111570
JP-675	1803 E SENECA ST	113110970
JP-677	1810 E SENECA ST	113111560
JP-678	1815 E SENECA ST	113110990
JP-687	1936 N TYNDALL AV	123140180
JP-690	2010 N VINE AV	123112690
JP-692	2025 N VINE AV	123112640
JP-693	1844 N WARREN AV	113112280
JP-694	2210 N WARREN AV	113110670
JP-696	802 E WAVERLY ST	123140940
JP-699	814 E WAVERLY ST	123140920
JP-701	820 E WAVERLY ST	123140910
JP-702	823 E WAVERLY ST	123140540
JP-703	826 E WAVERLY ST	123140900
JP-707	838 E WAVERLY ST	123140880
JP-708	839 E WAVERLY ST	123140570
JP-710	847 E WAVERLY ST	123140580
JP-711	938 E WAVERLY ST	123140140
JP-712	948 E WAVERLY ST	123140130
JP-714	1017 E WAVERLY ST	123112140
JP-715	1019 E WAVERLY ST	123112150
JP-717	1031 E WAVERLY ST	123112160

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Survey Number	Address	Assessor's Parcel Number
JP-718	1033 E WAVERLY ST	123112170
JP-719	1036 E WAVERLY ST	123111920
JP-720	1041 E WAVERLY ST	123112180
JP-721	1044 E WAVERLY ST	123111910
JP-722	1047 E WAVERLY ST	123112190
JP-723	1048 E WAVERLY ST	123111900
JP-724	1103 E WAVERLY ST	123112260
JP-726	1111 E WAVERLY ST	123112270
JP-727	1115 E WAVERLY ST	123112290
JP-728	1120 E WAVERLY ST	123111780
JP-729	1121 E WAVERLY ST	123112300
JP-730	1126 E WAVERLY ST	123111770
JP-731	1127 E WAVERLY ST	123112310
JP-732	1132 E WAVERLY ST	123111760
JP-733	1133 E WAVERLY ST	123112320
JP-734	1146 E WAVERLY ST	123111750
JP-737	1156 E WAVERLY ST	123111720
JP-738	1202 E WAVERLY ST	123111650
JP-740	1215 E WAVERLY ST	123112390
JP-741	1220 E WAVERLY ST	123111630
JP-742	1230 E WAVERLY ST	123111620
JP-743	1236 E WAVERLY ST	123111610
JP-745	1245 E WAVERLY ST	123112410
JP-746	1248 E WAVERLY ST	123111590
JP-747	1249 E WAVERLY ST	12311242A
JP-748	1255 E WAVERLY ST	12311243A
JP-749	1304 E WAVERLY ST	123111530
JP-750	1305 E WAVERLY ST	123112490
JP-751	1312 E WAVERLY ST	123111520
JP-753	1318 E WAVERLY ST	123111510
JP-754	1324 E WAVERLY ST	123111500
JP-755	1325 E WAVERLY ST	123112510
JP-756	1331 E WAVERLY ST	123112520
JP-757	1342 E WAVERLY ST	123111490
JP-758	1403 E WAVERLY ST	123112590
JP-760	1410 E WAVERLY ST	123111410
JP-761	1414 E WAVERLY ST	123111400
JP-762	1420 E WAVERLY ST	123111390
JP-763	1421 E WAVERLY ST	123112610
JP-765	1430 E WAVERLY ST	123111380
JP-766	1435 E WAVERLY ST	123112630
JP-768	1445 E WAVERLY ST	123112650
JP-769	1448 E WAVERLY ST	123111360
JP-770	1502 E WAVERLY ST	123111320
JP-771	1515 E WAVERLY ST	123100090
JP-772	1516 E WAVERLY ST	123111300
JP-774	1523 E WAVERLY ST	123100100
JP-776	1536 E WAVERLY ST	123100160

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Survey Number	Address	Assessor's Parcel Number
JP-778	1541 E WAVERLY ST	123100130
JP-779	1542 E WAVERLY ST	123100150
JP-781	1601 E WAVERLY ST	113111250
JP-782	1602 E WAVERLY ST	113111980
JP-783	1609 E WAVERLY ST	113111260
JP-784	1610 E WAVERLY ST	113111970
JP-786	1616 E WAVERLY ST	113111960
JP-787	1621 E WAVERLY ST	113111280
JP-788	1624 E WAVERLY ST	113111950
JP-789	1627 E WAVERLY ST	113111290
JP-790	1628 E WAVERLY ST	113111940
JP-791	1634 E WAVERLY ST	113111930
JP-792	1639 E WAVERLY ST	113111300
JP-793	1641 E WAVERLY ST	113111310
JP-794	1642 E WAVERLY ST	113111920
JP-795	1701 E WAVERLY ST	113111410
JP-796	1702 E WAVERLY ST	113111830
JP-797	1709 E WAVERLY ST	113111420
JP-800	1716 E WAVERLY ST	113111810
JP-802	1721 E WAVERLY ST	113111440
JP-804	1733 E WAVERLY ST	11311145A
JP-805	1734 E WAVERLY ST	113111780
JP-809	1800 E WAVERLY ST	113111710
JP-810	1801 E WAVERLY ST	113111580
JP-811	1807 E WAVERLY ST	113111590
JP-812	1810 E WAVERLY ST	113111700
JP-814	1815 E WAVERLY ST	113111610
JP-815	1816 E WAVERLY ST	113111690
JP-816	1824 E WAVERLY ST	113111680