



ADOPTED BY THE HISTORIC PRESERVATION COMMISSION FEBRUARY 26, 1996. LAST UPDATED APRIL 17, 2023.

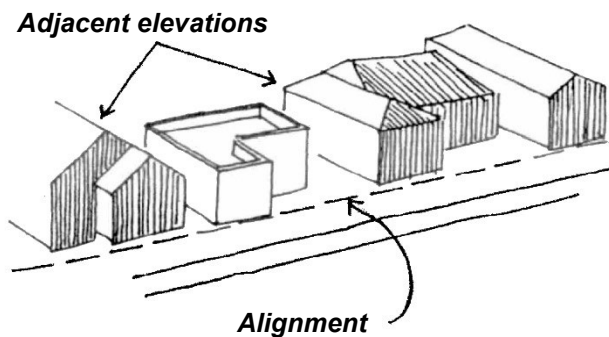
INTRODUCTION

These guidelines are intended to supplement the provisions of the Historic Preservation Ordinance in establishing the basis for determining the appropriateness of new additions and new construction attached or adjacent to properties listed on the Phoenix Historic Property Register.

Additional guidelines and specific advice regarding appropriateness and compatibility are provided in *Historic Homes of Phoenix: An Architectural & Preservation Guide*, the *Guide To Window Repair & Replacement For Historic Properties* and *The Secretary of the Interior's Standards for Rehabilitation*. The Historic Preservation Office staff is available for individual consultation. For more information, contact the Historic Preservation Office at 602-261-8699 or historic@phoenix.gov or visit the website at <https://www.phoenix.gov/pdd/historic-preservation>.

DEFINITIONS

ADJACENT/ALIGNMENT



Addition

Any new exterior construction attached to the original historic building or structure.

Adjacent Elevation

The exterior walls of a new structure that will be located along the alignment of the primary historic building elevations, or generally parallel to any primary wall of the historic building within a distance of fifty (50) feet, and extend up to twice the height of the historic building.

Alignment

The linear or parallel placement of structure and/or primary facades within a row of adjacent properties, or along a streetscape.

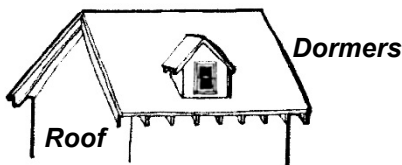
Alter

A change to an existing building or structure that modifies its original appearance.

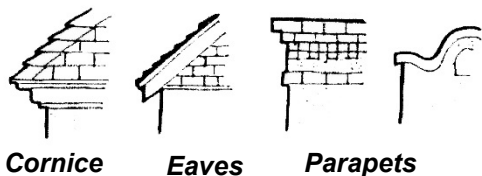
Architectural Feature

Any distinct or outstanding part or characteristic of a building or structure.

ARCHITECTURAL FEATURES



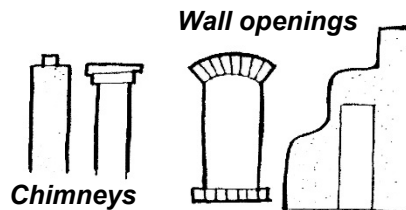
Windows & doors



Cornice

Eaves

Parapets

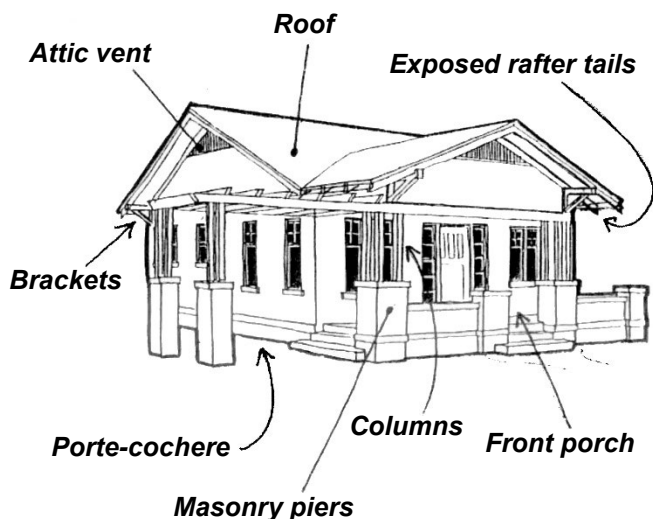


Chimneys

Wall openings

For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 Voice or TTY use 7-1-1.

CHARACTER-DEFINING ARCHITECTURAL FEATURES

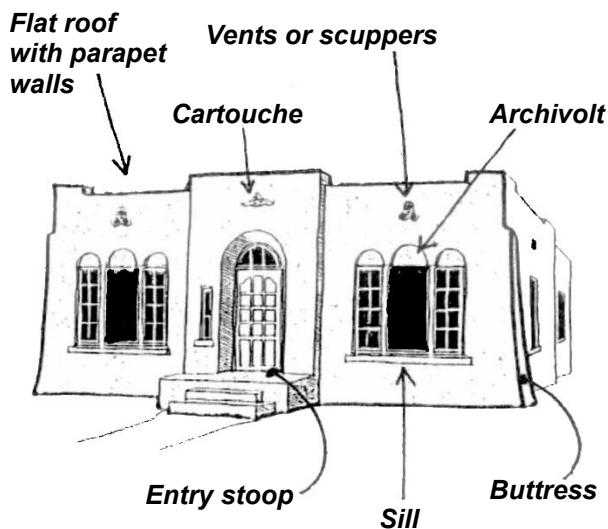


Character-Defining

A distinctive architectural feature or combination of features or qualities that distinguish a building from another.

Construction Technique

The method used to assemble the parts of a building or structure.



Color

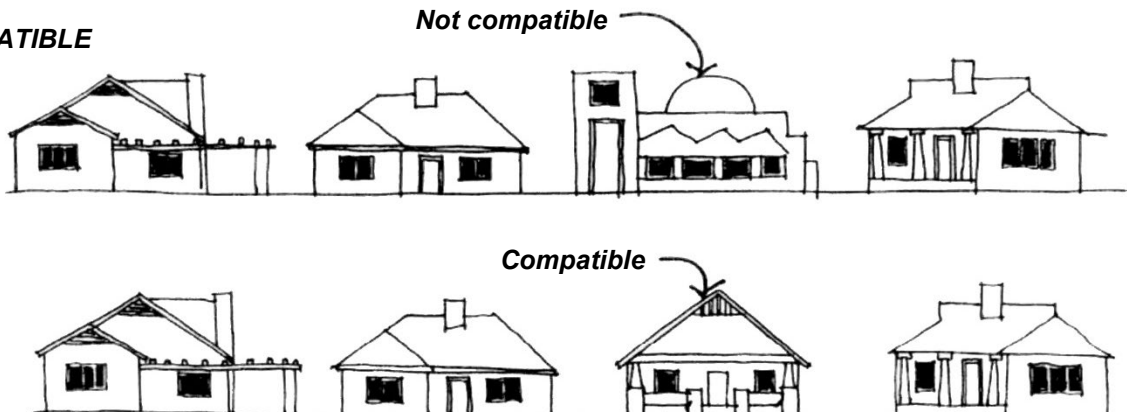
The combination of chromatic hues, values of light and darkness, intensity and saturation that create, define, ornament, or enhance the visual appearance of an exterior facade.

Compatible

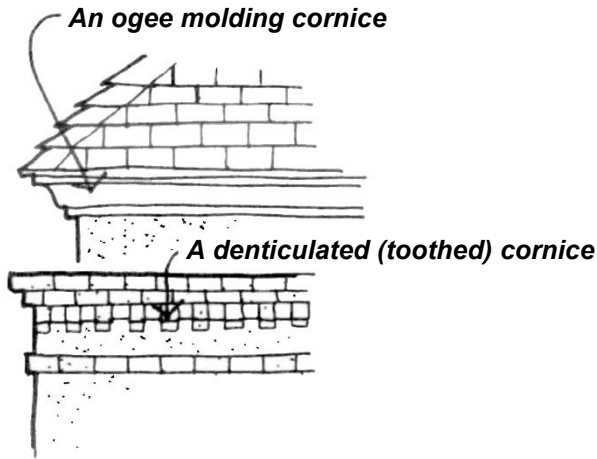
In architecture, a material, element, quality, or feature that is congruent or harmonious with existing historic materials, elements, qualities, or features.

COMPATIBLE

Not compatible



CORNICE



Contributor

A property within a historic district that retains its historic integrity and contributes to the district's significance.

Cornice

A horizontal element that crowns or completes a wall or defines the roof and wall.

Craftsmanship

The combined effect of the quality of workmanship, skilled artistry, or the conjunctive technique and appropriate installation and assembly of materials by which a building or structure is constructed or fabricated.

Design

The arrangement of parts and details that are part of an overall plan that governs the form and function of a building.

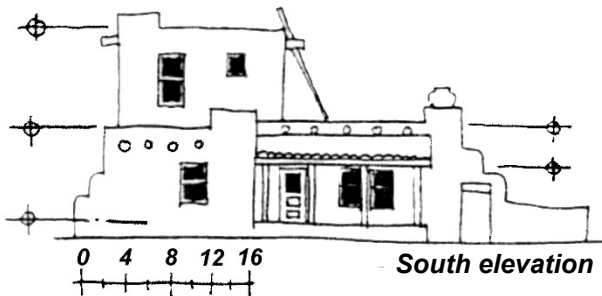
Design Guidelines

A set of guiding principles that give direction on how the parts and details of a building's scheme or plan should be assembled.

Elevation

A scale drawing of a front, side, or rear of a building.

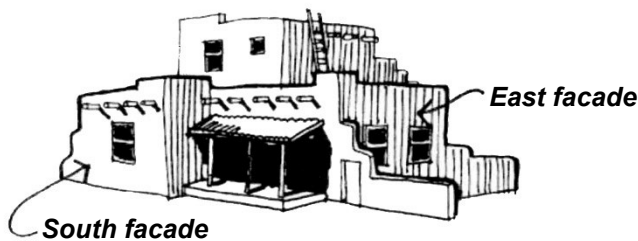
ELEVATION



Facade

An exterior face or elevation of a building. A principal facade is sometimes distinguished from the other faces by the elaboration of architectural details.

FACADE



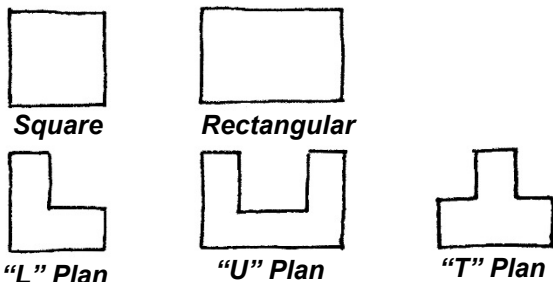
Finishes

The characteristics of texture, gloss, sheen, coloration, or patina that can articulate the character and appearance of an exposed material or surface.

Form

The overall shape or outline of a building.

FORM



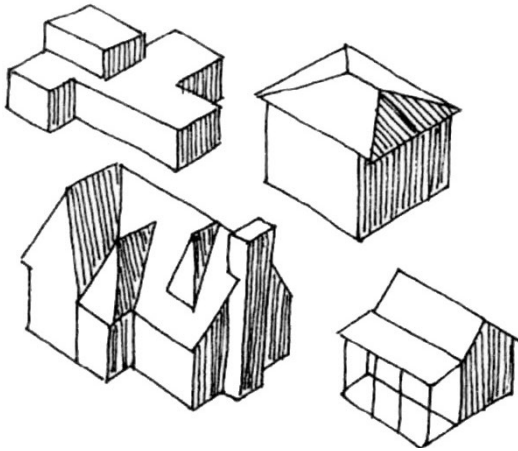
Height

A measurement from ground level to the topmost point of a building or element.

Historic Building

A building over fifty (50) years old which meets Historic Preservation Office standards for integrity and historical significance.

MASS



Historic District (or Historic Preservation District)

A zoning district in the form of an overlay zone, in which property retains the uses of and is subject to the regulations of the underlying zone, but which property is also subject to the provisions of the Historic Preservation Ordinance.

Historic Fabric

Any original materials used in the construction of a historic building.

Hue

A particular shade or tint of a given color.

Light (or Lite)

A pane of glass used in a window or door.

Materials

The physical substance that makes up the products used in the construction or ornamentation of the building.

Mass

The three dimensional qualities of a building that create its size and shape as seen from the outside.

Motif

A principal repeated element in an ornamental design.

New Construction

Any construction that is not an original part of the building or structure.

Neutral Material

Any building material that does not visually compete with either the historic material or the material used in new construction.

Noncontributor

A property within a historic district that does not contribute to the district's significance because of its age or substantial alterations or because it does not share the historic associations of the district.

Opening

A space which permits freedom of view or passage such as a door or window.

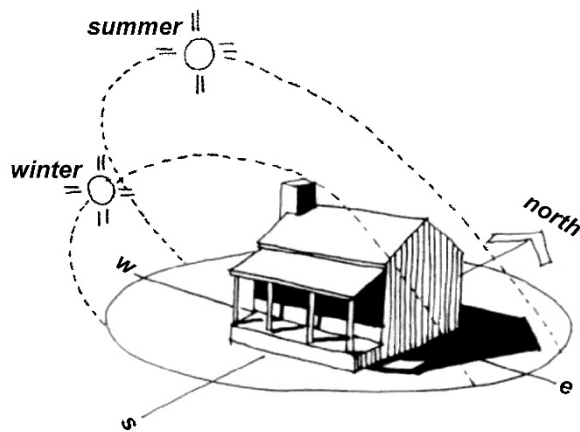
Orientation

The placement of a building or structure on a site as it relates to the physical conditions of the site, such as its geography and manmade features, or a compass direction.

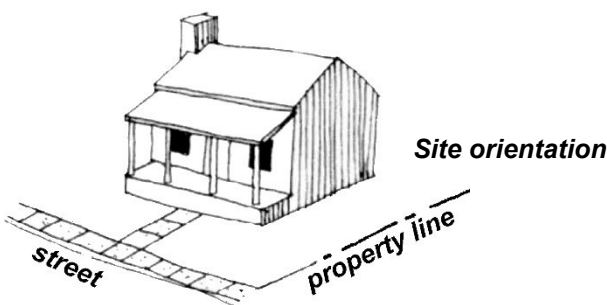
MOTIF



ORIENTATION

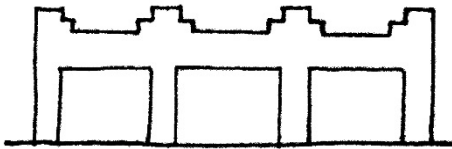


Solar orientation and compass orientation



Site orientation

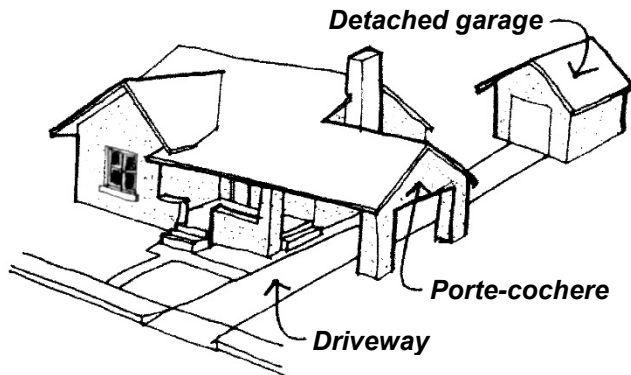
PATTERN



Pattern

An arrangement of form, the disposition of parts, or elements.

PORTE-COCHERE



Porte-Cochere

A roof projecting over a driveway supported by piers, columns, or arches.

Principal Facade

The front face of a building usually containing its entrance.

PRIMARY ELEVATION



Primary Elevation

A scale drawing showing the exterior elements of the main front or principal facade of the building.

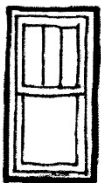
Projection

An object or building form that juts out beyond a surface.

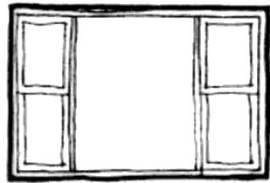
Proportion

The comparative relation between parts or elements with respect to size, dimension, ratio, and quantity.

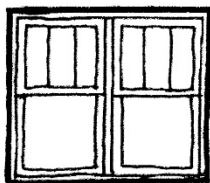
PROPORTIONS



Tall & narrow



Wider than tall



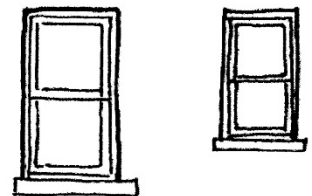
Somewhat wider than tall



Somewhat taller than wide

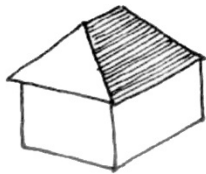


Square (not common in historic buildings)

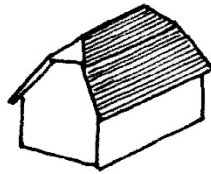


Same proportions, different size

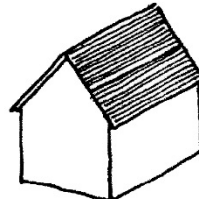
ROOF FORM



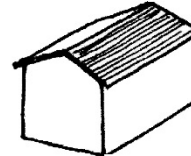
Hip



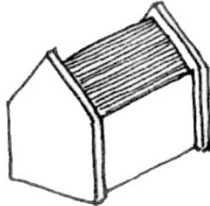
Clipped gable or jerkinhead



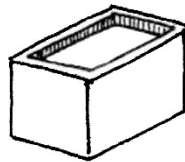
Gable



Low-pitched gable



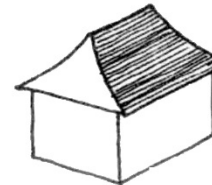
Gable with parapets



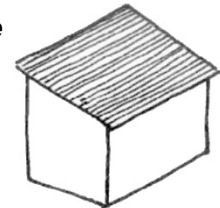
Flat with parapets



Gambrel



Belcast



Shed

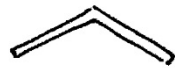
ROOF PITCH



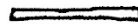
*>12/12
High*



*4/12 to 12/12
Medium*



*1/12 to 4/12
Low*



*<1/12
Flat*

Roof Form

The shape, outline, or configuration of the roof of a building.

Roof Pitch

The steepness of the roof plane above horizontal. The slope of a roof is expressed as a ratio of the rise of the roof over the horizontal span. A 4/12 roof rises 4 feet in a 12 foot span.

SCALE



Scale relative to human figures



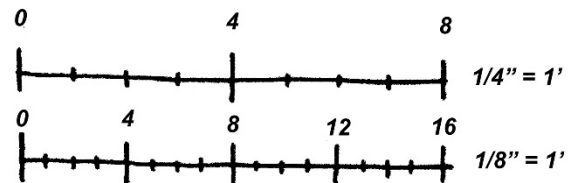
a) Scale

Scale

a) The proportional relationship of size and shape of buildings and elements to each other and their site.

or

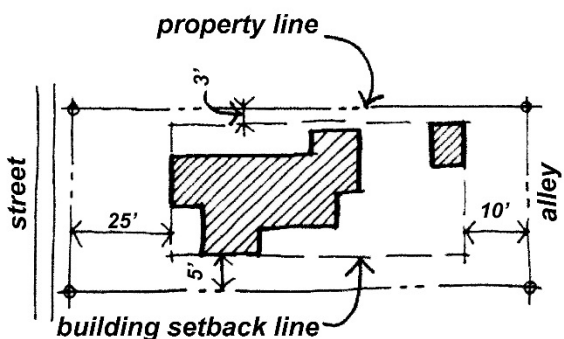
b) A scale drawing would be a proportional representation with a defined ratio between the actual building or element and the drawing.



Architectural drawing scales

b) Scale

SETBACK



Setback

The distance between a building's facade and the related front, side, or rear lot line.

Setting

The physical surrounding environment in which a building is located.

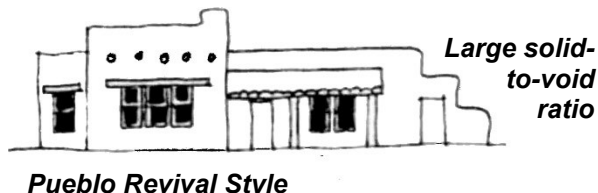
Shape

The physical form of a building.

Size

The length, width, and height of a building or building feature.

SOLID-TO-VOID



Solid-to-Void

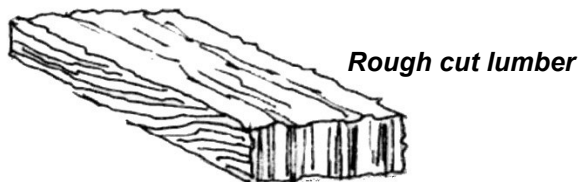
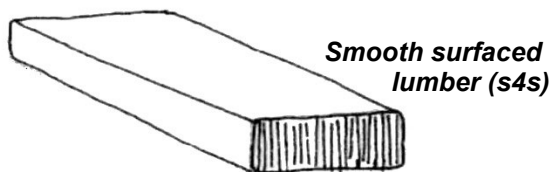
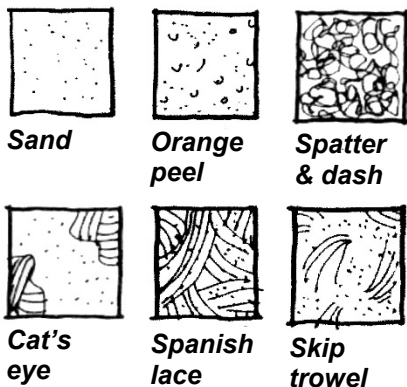
The relationship between openings (windows, doors, arches, spaces between walls, etc.) on the elevation of a building or buildings and the remaining wall surfaces.

Texture

The surface quality of any material or building product as it affects the appearance or tactile characteristics of a surface of a building.

TEXTURE

Textures of stucco finishes

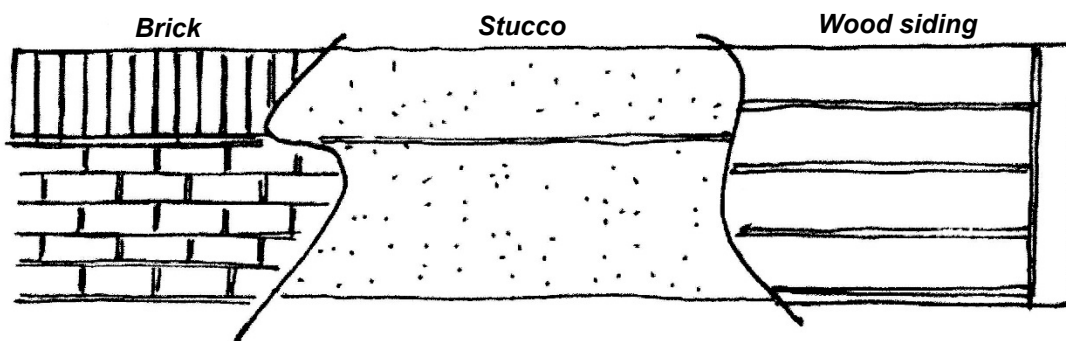


REHABILITATION

Historic preservation has a philosophical basis or ethic that guides the work of the field. In accordance with historic preservation principles, a successful rehabilitation is one that retains as much of the original historic materials as possible. It also preserves those historic architectural features that are the character-defining elements of a particular historic style or method of construction. To retain historic fabric, it is preferable to repair rather than replace significant architectural elements and historic materials. Repair should be done with the least degree of intervention possible. When the level of deterioration precludes repair, replacement should be done with matching or compatible materials. The following guidelines should be utilized when planning or undertaking the rehabilitation of an existing historic building:

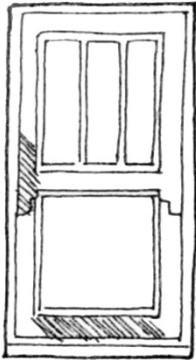
- Rehabilitation of an historic building should minimize alteration to the existing materials, architectural finishes, form, and ornamentation of the building.
- Distinctive architectural features, finishes, materials, construction techniques, and examples of skilled craftsmanship should be retained and preserved.
- Deteriorated historic architectural features and exterior materials should be repaired rather than replaced. Where repair is infeasible, replacement features should match the original component in design, material, color, and texture.
- Previous additions that are indicative of changes to a building over time should be evaluated for architectural significance and retained if they relate to the historic nature of the building or its design.
- Features that are to be reconstructed should be reproduced according to physical evidence, and/or archival documentation, such as historic photographs or written descriptions. Reconstruction based on details found on similar historic structures; without other supporting documentation, should not be undertaken.
- Abrasive cleaning methods, such as sandblasting, are to be avoided as they can damage historic materials. Cleaning of buildings should be performed using the gentlest effective means possible.

SIDING/WALL MATERIALS



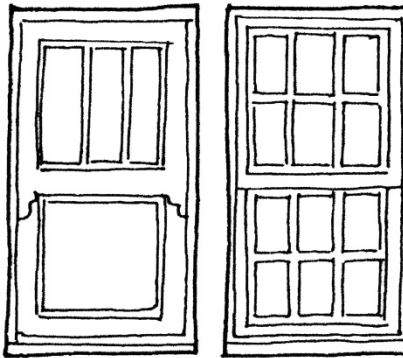
Original brick, stucco or wood siding should be repaired and retained. A change of siding material will significantly detract from the historic integrity of a property.

Repair



Repair or replace damaged members rather than replacing the entire window

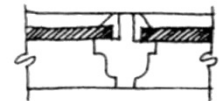
Original window



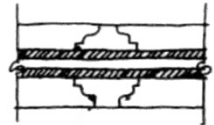
3-over-1 window with ogee at top sash

Inappropriate 6-over-6 replacement window

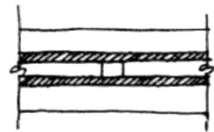
Original profile



Historic window with true divided lights



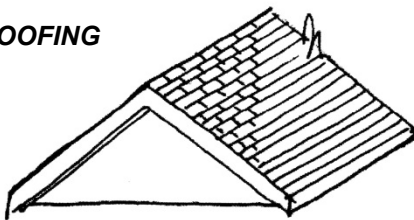
Inappropriate replacements with simulated divided lights



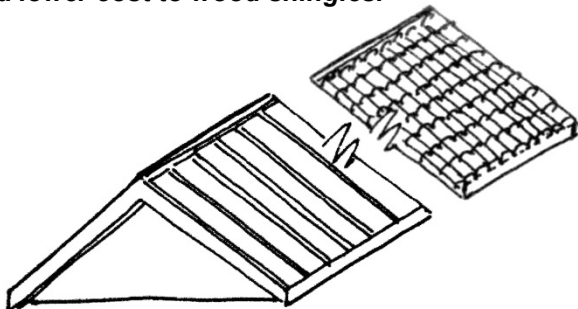
WINDOWS

- Do not change pattern of windows if originals must be replaced.
- Avoid removing windows with true divided lights and replacing them with windows with simulated divided lights. If simulated divided lights must be used, windows should have interior and exterior grids and spacer bars between the glass to best simulate the appearance of a true divided light window.
- Do not install originals with sash members that are narrower.

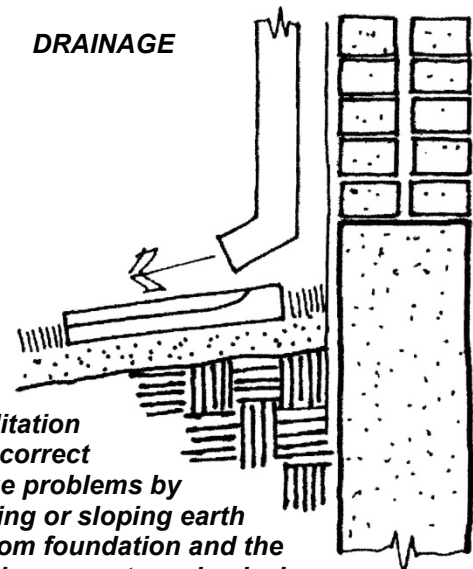
ROOFING



Original roofing should be retained or replaced in kind. Shingles should not be replaced with metal or tile (or vice versa). Dimensional composition shingles that simulate weathered wood may be used as a lower cost to wood shingles.



DRAINAGE



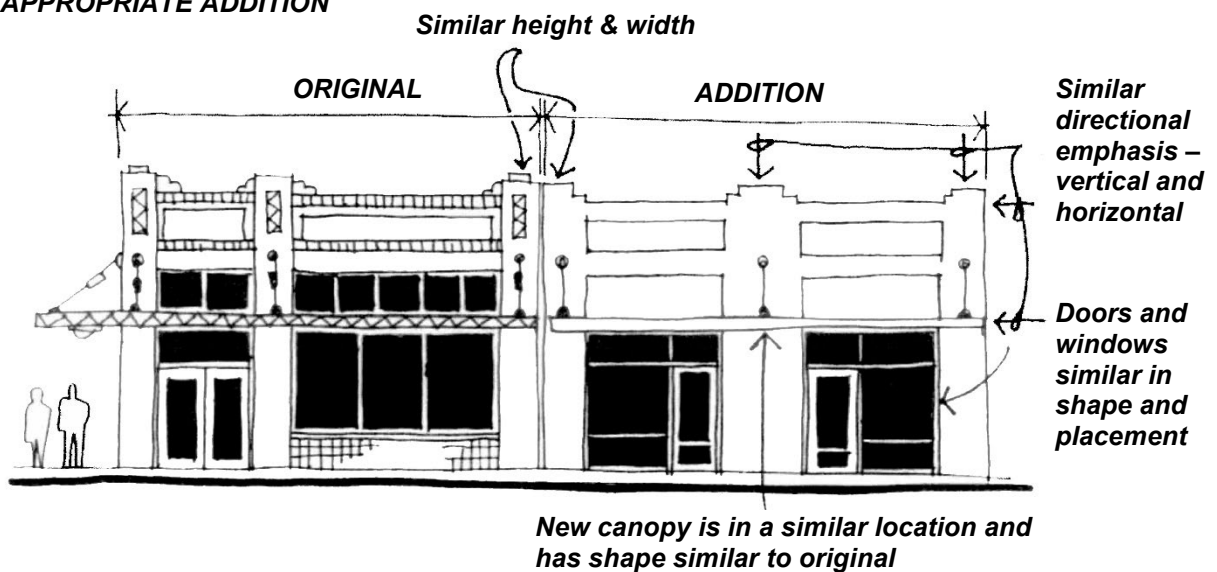
Rehabilitation should correct drainage problems by re-grading or sloping earth away from foundation and the use of downspouts and splash blocks.

ADDITIONS

When it is necessary to alter or expand an existing historic building, the visual impacts should be minimized as much as possible. Additions or alterations should generally take place at the rear of the building, out of public view, and should be compatible with the historic structure through similarities in size, shape, materials, building elements, and detailing. The proposed changes should avoid creating a false sense of history and should be reflective of the time period in which they are undertaken. Consequently, utilizing current construction methods and styling is encouraged, and imitating or exactly copying the building of an earlier period is discouraged. To expand or alter an historic building successfully, the new construction should follow the basic design vocabulary of the historic structure but still be distinguishable as new. Additions and alterations should also be reversible, so that if they are removed in the future, the essential form and integrity of the historic property will be unimpaired.

- Additions should be designed and located in a manner which results in new construction which is subordinate to the primary historic building. Additions or changes to the primary historic facades are strongly discouraged and should be avoided, as they are likely to result in the property being reclassified as a noncontributor. Side additions may be appropriate in some cases but should generally be avoided if sufficient room exists to expand at the rear of the building.
- The location of the addition or alteration should conform to the setbacks, spacing, alignment, and orientation of the historic building and/or historic buildings in its immediate vicinity.
- Additions should be similar in height and width to the historic building. Its form should correspond to the shape, ridge lines, and cornice of the main roof. Doors and windows in the addition should be similar in shape and placement to the openings in the historic buildings. Together, the addition's shape, size, and openings should create a directional emphasis (horizontal or vertical) that is similar to the historic building.

APPROPRIATE ADDITION



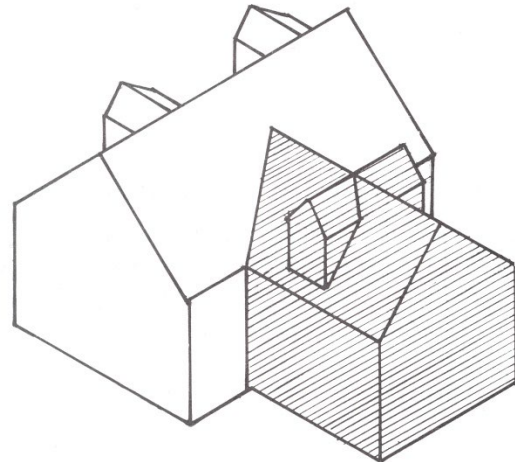
- Exterior materials should match or be compatible with the surface materials of the historic building. Compatibility is achieved by maintaining the spectrum of materials historically present, corresponding to the pattern of the unit size of the materials (e.g., bricks, blocks, siding, or shingles) of the historic structure or continuing the visual and tactile texture exhibited by the historic materials.
- Projecting elements, such as dormers, porches, or bays, should be similar in location, size, shape, and type to those found on the historic buildings or in its vicinity in a historic district.
- New mechanical, electrical, solar, or other exterior equipment should be located in the least visible place possible. If the equipment is roof-mounted, it should be on the rear slope of a pitched roof or behind a parapet on a flat roof. Ground mounting in a side or rear yard is also acceptable.

- Garages in residential historic districts developed prior to World War II were generally detached rather than attached and were located on the rear halves of lots. New garages for pre-war housing should follow this same pattern and be detached or pushed back toward the rear of the house as much as possible.
- Depending on the style and era of the house, an open carport or porte cochere on the side of the house, near the front, may be appropriate. However, these should also be designed to be subordinate to the main house, with simple design and detailing, and distinguishable as new.
- In the event a large addition is proposed for construction, the use of a transitional element between old and new is strongly recommended. The transitional element may be distinguished by its form or use of neutral materials that distinctly differentiates the new construction from the historic building.

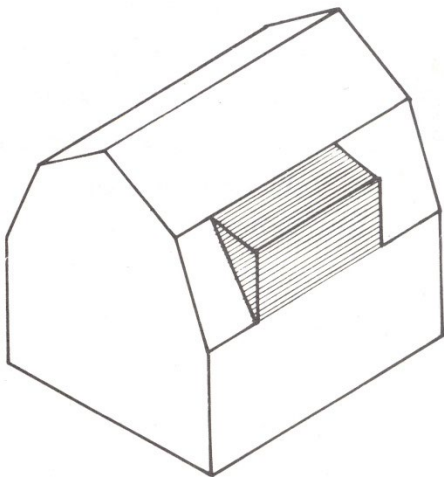
EXAMPLES OF APPROPRIATE ADDITIONS



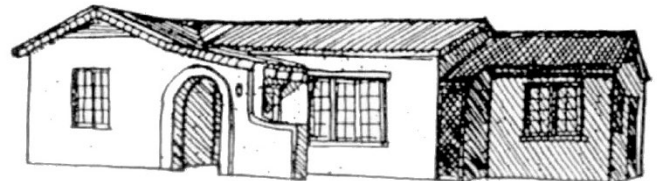
Subordinate rear addition using similar shape, window proportions, and roof form. Note the smaller transitional element between the historic house and new addition.



This subordinate rear addition is lower than the main ridgeline and narrower than the historic house with dormers on the addition.



New dormers on the rear slope of the roof can help convert existing attic space into livable square footage. New dormers on the front slope should be avoided.



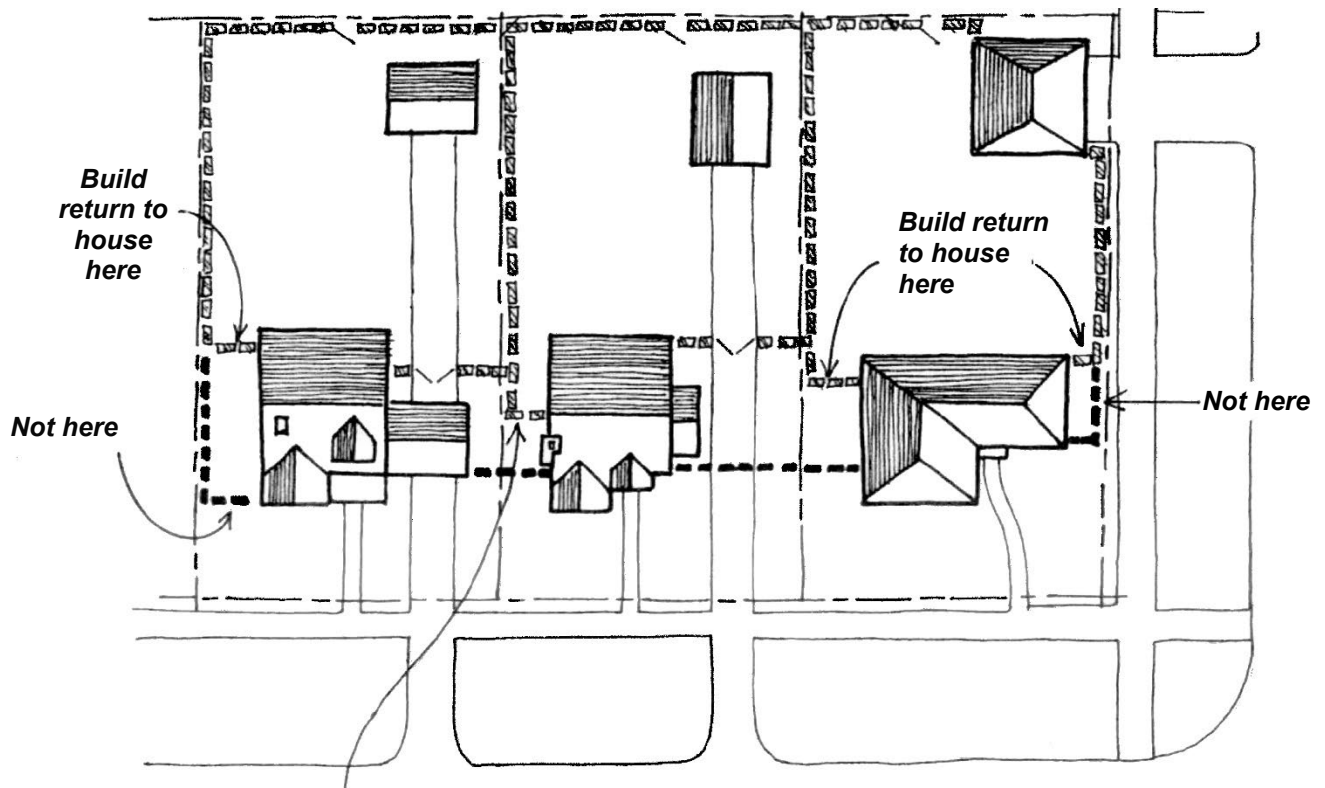
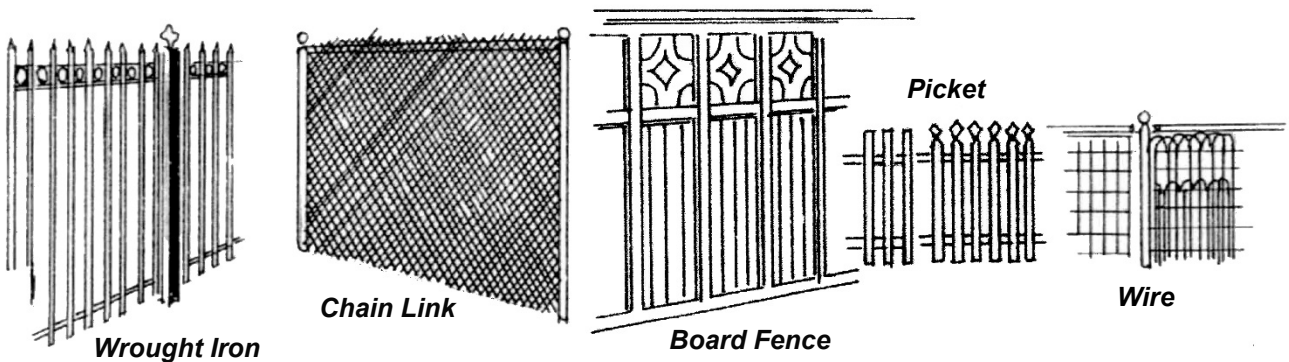
While side additions should generally be avoided if sufficient room exists to expand at the rear of the building, they may be appropriate in some cases. This addition utilizes a similar shape, proportions, roof form, and architectural features and is considered appropriate due to its narrow width, lower height, and setback from the front of the historic house.

FENCES & WALLS

Fences are seldom seen in historic photographs of Phoenix, but when visible they are almost always constructed of wood pickets or wire fencing. A 1929 Home Builders Catalog includes wrought iron, ornamental iron and wire, wire, chain link, woven wood, and board fencing. Stucco covered adobe and masonry walls were occasionally used.

In residential historic districts, front yard fences should be limited to no more than three feet in height. Fences over three feet in height should comply with the requirements set forth in [Section 703.A.2.a\(1\)](#) of the City of Phoenix Zoning Ordinance.

On a corner property where the house is oriented to face the side street rather than the required front yard per zoning, fences on both street sides should be limited to no more than three feet in height.



Wall return or gate should be set back at least 3 feet from the front corner of the house to reveal windows, chimney, or other architectural features

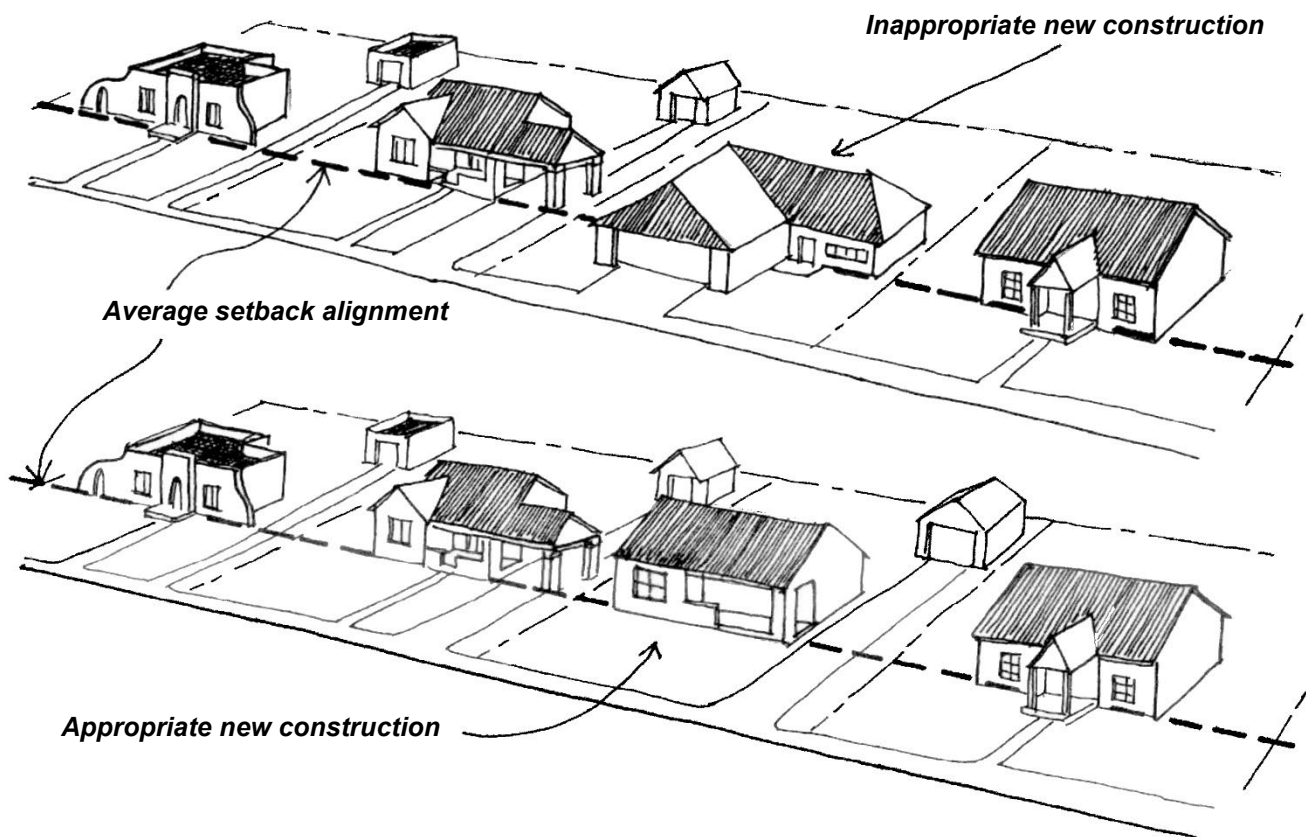
NEW CONSTRUCTION

New construction, located on vacant land within historic districts or adjacent to historic buildings, is encouraged when appropriately sited and designed. New construction should be clearly discernible as "new" and reflect the technology, building materials, and design ideas of the present era. However, like additions to existing buildings, the design of new construction should be compatible with and respectful of its historic setting. It is recognized that new construction can occur that is similar in scale to the pattern of historic building or, in selected circumstances, new construction may involve development that is of substantially greater scale. Consequently, two types of guidelines have been prepared to assist in the planning of new construction relative to historic buildings and areas.

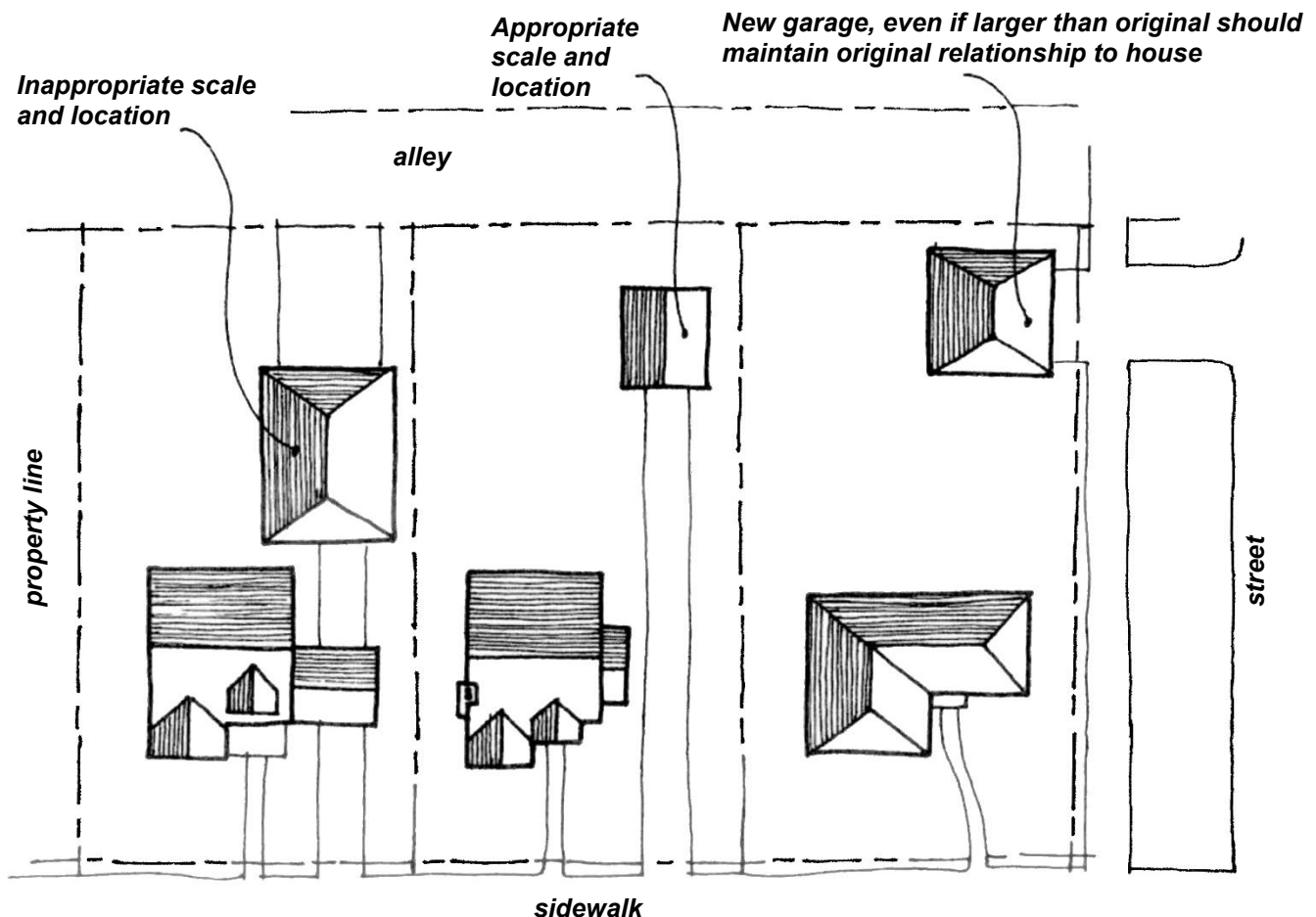
Similar Scale New Construction

- Within the historic residential areas, new construction should be similar in height, shape, and materials to the historic structures in its vicinity. Where changes in size must occur, the visual impact of the new construction should be minimized by stepping back the new construction from the historic buildings.
- Building features, such as roof lines, window and door openings, porches, entrances, pergolas, porte-cocheres, or carports should resemble those related forms found on adjacent or surrounding historic structures.

SIMILAR SCALE, FORM & MASSING



- Exterior materials should match or be compatible with the surface materials of the historic building. Compatibility is achieved by maintaining the spectrum of materials historically present, corresponding to the pattern of the unit size of the materials (i.e. bricks, blocks, siding, shingles) of the historic structure or continuing the visual and tactile texture exhibited by the historic materials.
- Building detailing or ornamental trim should be made of matching or similar material but simplified in design so as to be distinguishable as a product of its own time.
- Primary new structures should correspond with the setbacks, spacing, alignment, and orientation of adjacent primary buildings.
- Secondary new structures, such as garages and outbuildings, should be subordinate to the size and appearance of the primary historic building and located on the rear of lots.
- Mechanical, electrical, solar, or other exterior equipment should be located in the least visible place possible. If the equipment is roof-mounted, it should be on a rear slope of a pitched roof or behind a parapet on a flat roof. Ground mounting in a side or rear yard is also acceptable.
- Access ramps and other accommodations for those with disabilities should be located to minimize the loss of historic features and provide reasonably convenient access without being visually intrusive.
- New construction should be located and designed to accommodate distinctive natural or man-made site features.



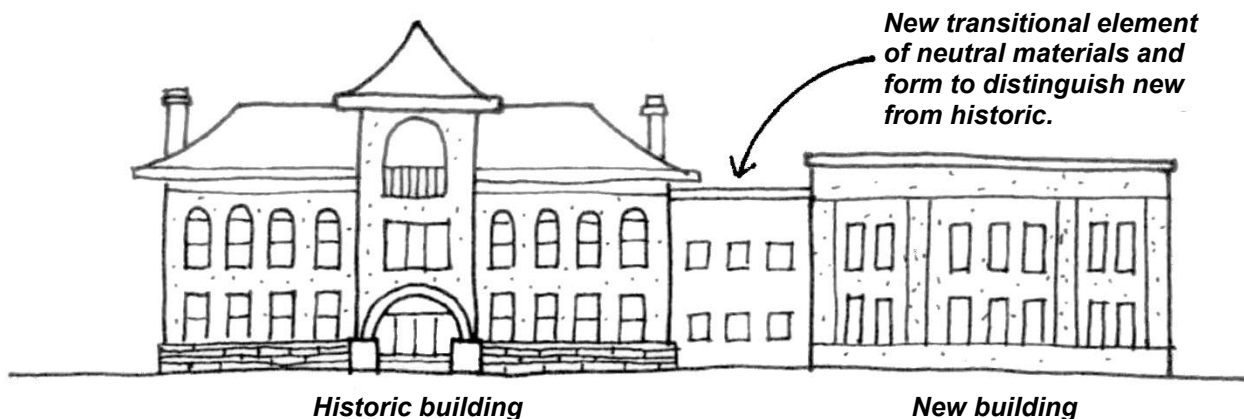
Substantially Greater Scale New Construction

This section is intended to address new construction adjacent to historic buildings located in areas where increased height and density is allowed. It is not intended to apply to properties within residential historic districts.

Achieving compatibility between historic building and new construction of substantially greater scale is dependent upon sensitive site planning and compatibility of the elevations of the new construction immediately adjacent to the historic buildings. For the purposes of these guidelines, the "adjacent elevations" of new construction, which the issues of compatibility should address, are defined as the adjacent exterior walls and treatments that extend twice the height of the historic building.

- The historic building should be a key element of the overall site plan and incorporated in a manner that maintains its visual prominence.
- New construction should be sited in a manner that retains the traditional placement and orientation of the historic building.
- The entrance location and primary facade of the historic building should be retained.
- The proportions of new construction should correspond to the width and depth of the historic building.
- The adjacent elevations of the new construction should be sheathed in an exterior material that matches or continues the proportional pattern of the unit size of the materials found on the historic building.
- The solid to void ratio of the historic building's openings and exterior walls should be repeated in the new construction.
- The size, shape, and degree of articulation of the new construction's exterior walls should follow the pattern established by the historic building's construction.
- The pattern of architectural detailing of the historic building should be incorporated into the new construction in a simplified or abstracted form.
- The color of the exterior materials of the new construction should be the same or a complementary hue of the color of the historic building's exterior materials.
- Where the new construction abuts an existing historic building, a clear definition of the transition between the old and new should be established and maintained. The transitional element may be distinguished by its form or use of neutral materials that distinctly differentiates the new construction from the historic building.

SIMILAR SCALE NEW CONSTRUCTION

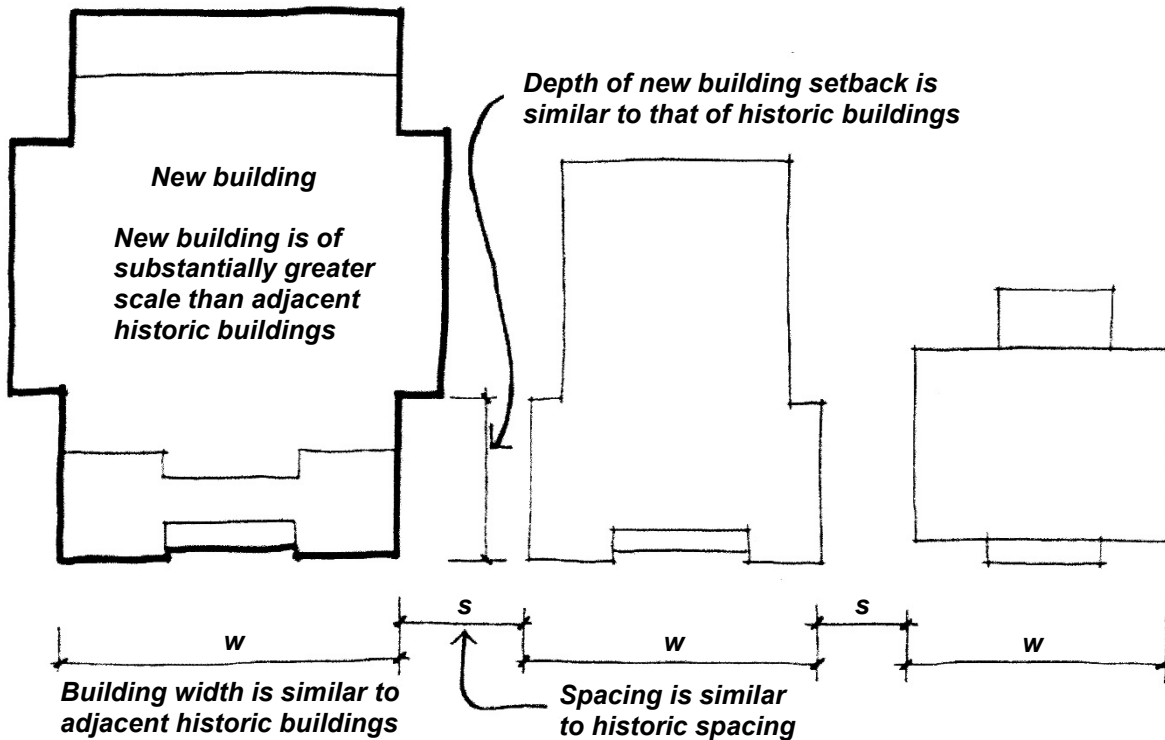


SUBSTANTIALLY GREATER SCALE NEW CONSTRUCTION



Appropriate proportions for new construction of substantially greater scale

Adjacent elevations



SIGNAGE

The following guidelines pertain to signs on historic properties or within historic districts:

- The character of a historic sign should be preserved, retaining as much of the historic materials as possible. When the severity of deterioration requires repair or replacement of a historic feature or material, the new material should match the old in composition, design, color, and texture.
- Updated copy in the historic sign may be allowed; however, such cases will be reviewed by staff on a case-by-case basis to determine if the existing copy is essential to the historic character of the sign. If the original sign copy has been modified, its restoration is encouraged.
- For commercial properties, proposed new signage should follow the historic signage pattern as much as possible.
- For historic residences converted to commercial use, free-standing monument signage in front yards is preferable to signage mounted on the building. Such signage will generally not exceed four feet in height and will be indirectly illuminated.
- Signage should generally be installed with as minimal impact on the historic materials and features of the building as possible and in a manner that is potentially reversible in the future.
- For larger-scale historic properties, a comprehensive sign plan is encouraged.

NONCONTRIBUTORS

A noncontributor is a property within a historic district that does not contribute to the district's significance because of its age or substantial alterations or because it does not share the historic associations of the district. Please check with Historic Preservation staff to determine if a property is classified as noncontributing.

Like other properties in historic districts, noncontributors are subject to the Historic Preservation design review process but with the following exceptions:

- Noncontributing properties may be exempted from guidelines related to preserving the character of the specific property but should still follow guidelines relating to the character of the overall district. (For example, a masonry house built in 1975 located in a historic district whose period of significance is 1895-1930 may be stuccoed or have its windows changed, provided the proposed changes are consistent with the overall character of the historic district. However, such changes should stop short of creating a false sense of history by removing all traces of the era in which the building was constructed.)
- Noncontributors that have the potential to become contributors either through an update to the district's period of significance or through reversal of previous alterations should be treated as contributors.