

Cannon/Douglass House Preservation Plan



***Preserving an Emblem of Scientific Research at
the University of Arizona***

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Executive Summary

At the beginning of the twentieth century, Tucson was a very different place. University of Arizona professor George E.P. Smith arrived in Tucson in 1900. He wrote of the experience, "Finally the train pulled into the yard at Tucson and the caboose stopped at the east end of the yards. I took my suitcase, jumped down, walked across six or seven tracks, and made my way to a house on the west side of Stone Avenue, the first house north of 17th Street" (Smith, date unknown). Four years later, Smith would build the first house north of East Speedway Boulevard in an elegant Victorian style. Two years later, in 1906, the second house north of East Speedway Boulevard was built next door for Professor William Austin Cannon, a noted botanist who came to Tucson to work at the newly founded Carnegie Desert Laboratory at Tumamoc Hill. He later sold the home to Professor Andrew Ellicott Douglass, an astronomer whose greatest accomplishment was perfecting the science of dendrochronology, or tree ring dating.

The campus of the University of Arizona has since grown to encompass these two houses. During the 1980s, in recognition of the exemplary architecture of the Smith House and the prominent scientists who lived at the Cannon/Douglass House, both properties were listed on the National Register of Historic Places. This designation, in combination with the University's own stated policies and ownership agreements in support of historic preservation, are meant to afford the homes a certain measure of protection. The Smith House visibly demonstrates the benefits of these preservation strategies; it has been maintained and adaptively reused to accommodate the Preservation Studies Program. However, the Cannon/Douglass House has not enjoyed the same success. It has been vacant for several years, and is in a state of decline.

In order to preserve this important cultural resource, a preservation plan is needed. The Georgia state Historic Preservation Division defines a preservation plan as, "a planning and management tool that assembles information about a historic resource (including buildings, sites, and structures) in order to provide the necessary information to responsibly deal with existing issues and concerns about the resource and plan for its future, guide implementation of recommendations resulting from the plan, and act as a reference source. This document aims to be such a planning tool for the University in regards to the Cannon/Douglass House. Further, the plan was guided by the seminal "Preparing a Historic Preservation Plan," written by Bradford White and Richard Roddewig in 1994.

White and Roddewig outline ten elements that should be included in a standard preservation plan. These are:

- Purpose of the Preservation Master Plan and Summary Statement of Historic Preservation Goals
- Definition of the Historic and Archaeological Character of the Campus
- Summary of Past and Present Preservation Efforts
- Explanation of the Legal Basis for Protection of Resources
- Relationship Between Historic Preservation and Zoning, Land Use Ordinances, and Growth Management Policies
- Statement of Publicly-Owned Historic and Archaeological Resources
- Statement of Incentives to Assist in the Preservation of Resources
- Statement of the Relationship Between Historic Preservation and the Community Education System
- Goals, Policies, and Implementation Program.

This plan delineates the above elements and provides valuable information regarding the historic nature of the Cannon/Douglass House. The plan also encourages actions to rehabilitate and preserve the resource implementing recognized preservation techniques, such as those outlined in the Secretary of the Interior's Standards.

Statement of Goals

The goals of this plan are as follows:

- To document the historic character of the Cannon/Douglass House
- To analyze and integrate previous preservation efforts
- To encourage the University of Arizona to minimize adverse effects to the historic fabric of the Cannon/Douglass House
- To harmonize University preservation practices with the commitments as deeded in the donation of the property to protect, preserve, and maintain the facility's heritage
- To provide campus planners with a framework to assist in management and long term decision making processes while providing recommendations regarding the restoration and maintenance of the Cannon/Douglass House
- To encourage the education and value of historic preservation within the University and the greater community of Tucson
- And finally, to rehabilitate the Cannon/Douglass House as per the Secretary of the Interior's Standards.

Relationship Between Preservation and Education

The University of Arizona thrives on its strength not only as a research institution, but as a leader in practical application of knowledge. This project is one such application. By providing a hands-on experience for students in preservation studies, the project offers a real life opportunity to use classroom theory.

As one of the first residences in the City of Tucson built in conjunction with the University of Arizona there is special incentive to maintain the Cannon/Douglass House. The building should be preserved due to Professor Andrew Ellicott Douglass' contribution to Southwestern Archeology, the world renowned Tree Ring Laboratory, and the general science of dendrochronology.

The facilities could serve a variety of functions, such as a space to accommodate preservation and historical studies, a social gathering space for students, or professional offices.

Definition of Historic Character

This section works to identify and establish the historical significance of the Cannon/Douglass house. In order to fully understand the significance of the Cannon/Douglass House, a brief introduction to the Smith House is necessary. Having moved to Arizona in 1900, Professor George E.P. Smith established and directed the Department of Engineering and Physics. He also was a prominent authority in water supply and municipal affairs, including an appointment to the Tucson Planning and Zoning Commission in the 1930s (UA 1990, 4). In 1904, Professor Smith purchased two pieces of property along Speedway Boulevard, approximately one-half mile from the University Campus at Old Main. He proceeded to design and build a home at 1195 East Speedway Boulevard, in preparation of his marriage (UA 1990, 4).

Combined, these houses formed the first buildings on the north side of Speedway Boulevard, a significant marker not only for the University of Arizona, but for the city as a whole. Today, they sit in contrast to the contemporary and modern structures of the University's Eller School of Business Management, James E. Rogers College of Law, and across the street from the glass and steel structure of the College of Architecture. These buildings aid in defining the characteristics of past long gone.

Dr. William Austin Cannon

In 1902, Dr. William Austin Cannon arrived to Tucson as the first resident botanist at the Desert Botanical Laboratory, a research facility of the Carnegie Institution, shortly after receiving his Ph.D. from Columbia University and researching at the New York Botanical Garden. The laboratory was significant in that it was the first research institution based to study the North American desert ecology (see sidebar on following page regarding the Desert Botanical Laboratory at Tumamoc Hill). In 1906 Dr. Cannon purchased the two adjoining lots to Professor Smith and built the stucco-brick bungalow (UA 1990, 5).

Desert Laboratory of the Carnegie Institution

The Desert Laboratory of the Carnegie Institution was established in 1903 atop Tumamoc Hill approximately two and half miles from central Tucson. Founded at the suggestion of Fredrick V. Coville, botanist for the U.S. Department of Agriculture, and presented to Dr. William A. Cannon as resident investigator for the facility, the center was the hub of arid ecology research for over thirty-five years. Much of the modern framework of plant ecology was identified at the Desert Laboratory (Huston 1986, 3). Hundreds of articles to major publications originated from the Carnegie Institution on desert plants and their adjustments to arid conditions which established the bases for desert ecology internationally. An initial presentation of the laboratory and potential scope of work by Fredrick V. Coville and Daniel T. MacDougal is available through the Tumamoc Hill Reserve operated by the UA College of Science at http://tumamoc.org/Desert_Botanical_Laboratory_of_the_Carne.pdf.



Source: Paul Weiner, Drachman Institute

Andrew Ellicott Douglass

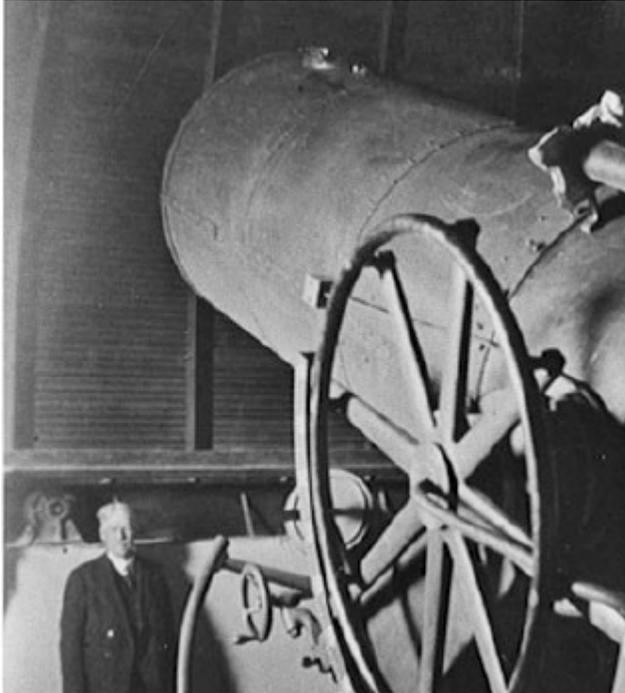
The home in question, though, is named the Cannon/Douglass House and further derives its historical significance from Professor Andrew Ellicott Douglass who arrived at the University of Arizona in 1906. Douglass, whose family hailed from Vermont, was a graduate in physics, geology, and astronomy from Trinity College (McGraw 2001, 6). Prior to his arrival in Tucson, Douglass spent twelve years in Flagstaff, Arizona with Percival Lowell and his observatory, later known as the famous Lowell Observatory. While in Flagstaff, Douglass began researching with climatological records in tree rings, which he hoped would prove the relationship of the sunspot cycle to weather patterns (McGraw 2001, 8).



Source: UA Tree Ring Laboratory

Arriving to Tucson in 1906, Andrew Ellicott Douglass worked as a professor of physics and then in 1907 became the first professor of astronomy.

As such, he commissioned the construction of Steward Observatory, thanks to a gift from Mrs. Lavinia Steward while furthering his research on tree rings (UA 1990, 5).



Douglass and an early telescope at Seward Observatory
Source: Steward Observatory

While the concept of tree rings and their connections to weather had been posited as early as 1729 by French biologist Comte de Buffon, Douglass was the first researcher to spend the time to thoroughly research the topic (McGraw 2001, 10). Key to the research was the fact that the tree rings indicated a climate history of an area, which could span hundreds of miles; hence the patterns discovered within the trees provided a fairly accurate cross-dating mechanism that had previously been unavailable. Due to this discovery, Douglass was named professor of Dendrochronology.

As Douglass' work reached national and international acclaim, in 1913 he purchased the home at 1189 East Speedway Boulevard from Professor William Austin Cannon.

Douglass lived in the home until 1924; hence, Douglass lived in the home throughout the seminal research period in relation to both dendrochronology and astronomy.

University of Arizona Tree Ring Laboratory

After more than thirty years of initial research in tree rings, Professor Andrew Ellicott Douglass and the University of Arizona opened the world's first dendrochronology laboratory in 1937 (McGraw 2001, 99). Currently the Laboratory is part of the UA College of Science.



Source: UA Tree Ring Laboratory

Contribution of Dendrochronology to Modern Culture and Knowledge

Dating of the Anasazi Pueblos



Source: NPS, American Planning & Civic Assn.

One of the first uses for dendrochronology was the dating of the Native American pueblos in the Southwest. Since many of the structures included support beams, researchers were able to date the sites through the use of dendrochronology (McGraw 2001, 5; UA)

Contribution to Emerging Sciences



Source: Eric Cravens, USGS

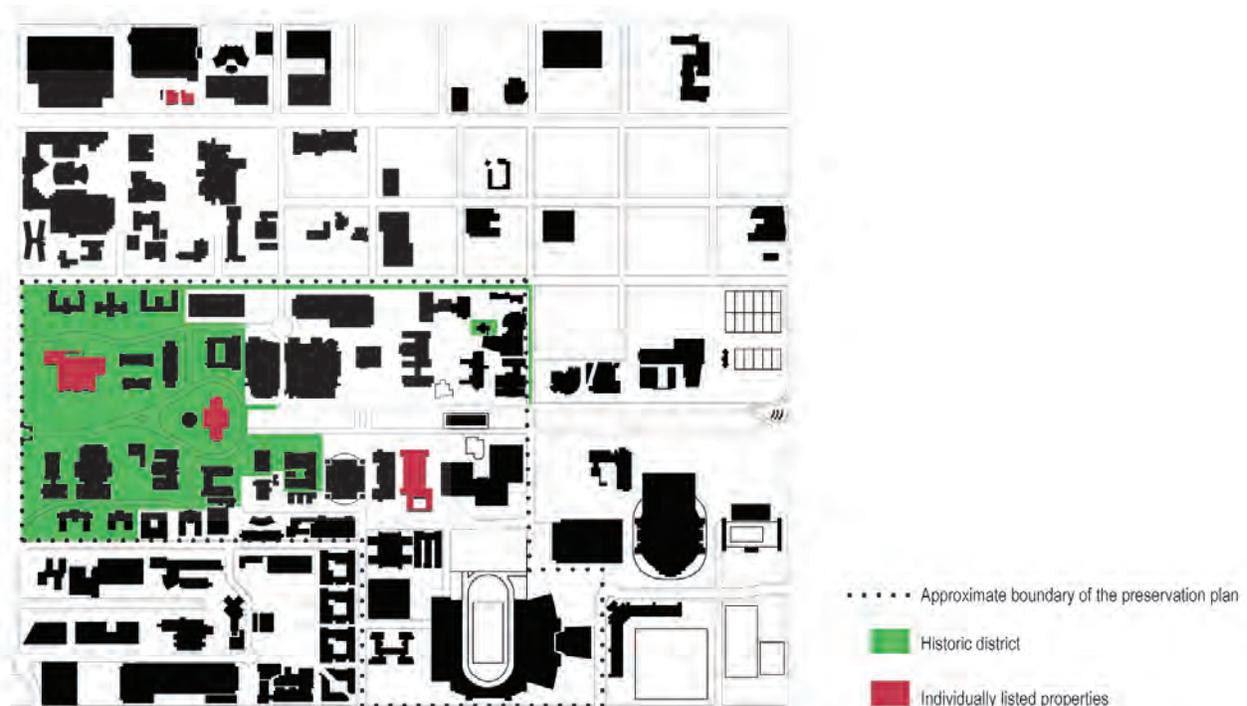
Similar technologies have been employed in ice core and sediment dating. Dendrochronology is also being used to aide in climate change research; the research has been coined Dendroclimatology (Martinelli, 2004).

Summary of Past & Present Preservation Efforts

This section provides a brief overview of the recent history of the Cannon/Douglass House and the dedicated attempts to preserve this resource. To begin, it should be noted that past preservationists have viewed the Smith House and Cannon/Douglass House as inseparable. Planners have taken a holistic approach to the two buildings and their surrounding landscape. This shows great acuity, as together the houses tell a story of the early development of the University of Arizona, and of turn of the century life in Tucson. Their integrity has not been compromised through moving either building; their physical relationship to each other and to the old core campus has been maintained.

Historic preservation efforts at the University of Arizona intensified during the 1980s. In 1986, the UA was successful in creating a National Register Historic District which included over a dozen buildings in and around the historic core of campus. The contributing properties, two of which were already individually listed on the National Register, have been well preserved (UA 2006, 59). Unfortunately, the Professors' Houses lie well outside the district boundaries (see Fig. 1), which has excluded them from more comprehensive planning that has occurred over the past few decades.

Figure 1



Map showing the UA Historic District (green) as well as buildings that are listed individually on the National Register. The Cannon/Douglass and Smith Houses are near the top of the image.

National Register Nomination

The Cannon/Douglass House was listed on the National Register of Historic Places in 1982. At the time of its nomination it had not previously been determined to be eligible for listing, meaning it had not been managed as a historic resource (Smith, 1990). The Smith House nomination was submitted simultaneously, though it is nominated under Criterion C (architecture), while the Cannon/Douglass House is Criterion B (person of historical significance). Both nominations were completed by Dr. George P. Smith, Jr., who owned the properties at the time.

UA Gains Ownership

Dr. Smith later donated the homes to the University of Arizona in 1989. The University had first expressed interest in the properties in 1987 in relation to a new College of Business and Public Administration building, hereafter referred to as Eller College (Center for Desert Architecture [CDA], 1990). In 1989, in advance of the University expansion, Robert Giebner conducted a historic resource survey of the area north of East Speedway Boulevard. As per Dr. Smith's agreement with the University, both the Smith and Cannon/Douglass Houses were retained for adaptive reuse (CDA, 1990). Concerted planning efforts were therefore needed so that the National Register listings would not be jeopardized.

University of Arizona Capital Facilities Planning contracted the UA Architecture Laboratory/Center for Desert Architecture to "survey the two structures and determine the extent of

the work necessary to rehabilitate and stabilize the two houses. The AL/CDA would also make recommendations about appropriate reuse of the houses and surrounding property" (CDA, 1990). The outcome was a study published in March, 1990.

1990 Preservation Project

The 1990 report is titled *The Smith & Cannon/Douglass Houses: A Historic Preservation Project by The University of Arizona*. The document contains photographic documentation of the Cannon/Douglass House of both the interiors and exteriors as they existed prior to work beginning on the Eller College. While there is a floor plan and dimensioned site survey, there are not any architectural drawings of the resource (though there are for Smith House). This is reasonable given the difference in determination of historical significance.

From the photos, Cannon/Douglass House appears to be clean and maintained at the time. The study details work that would be needed to rehabilitate the building prior to any adaptive reuse (see Appendix E-1). A disclaimer states that the recommended work has not been checked against applicable codes and ordinances. It would therefore need to be reviewed to ensure that the house was both brought up to code, and in compliance with local, state, and federal preservation regulations. As of December 1989, a contractor estimated the proposed repairs, including supplies, at \$109,265 (CDA, 1990).

Adaptive reuse, as established in the donation agreement, is the ultimate objective for both houses. The report sets forth guidelines for this work, including following the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." It also suggests establishing a committee of specialists to oversee the rehabilitation. Suggested members are: a representative from the College of Architecture with expertise in historic preservation; a representative from the Architecture Laboratory involved with the report; a representative from Capital Facilities Planning; the University Historic Preservation Officer; and legal counsel (CDA, 1990).

This committee would uphold the goals to "maintain the aesthetic experience of the houses," and "provide for the effective adaptive use of the site by carefully defining public and private use areas" as adaptive reuse was pursued (CDA, 1990). Proposed uses for the Douglass House in the 1990 report are: studio space; seminar space; administrative offices; reading room; or a home for Desert Architecture, Drachman Institute, Center for Design Communication, Building Sciences collection, or preservation studies.

Finally, the document also contains valuable correspondence between project team members. In particular, the communications provide information concerning (1) changes to the landscape; and (2) the dispensation of the buildings subsequent to their becoming University property. In terms of the landscape, the construction of Eller College resulted in both houses losing a portion of their back yards,

including a stone fire pit on the Douglass lot. Several trees were removed or relocated, though the layout as it was before construction is documented in a site plan. Further issues that caused change were the impending widening of Speedway Boulevard, and the need for new service hook-ups to the houses.

In terms of use of the buildings, maintenance issues drove the discussion from the start. As Stephen Brigham, AIA, University Facilities Planner writes in a July 1989 memo, "the Physical Resources Department does not have the technical expertise to provide continuing maintenance of the historic properties without direct supervision of someone well-versed in historic preservation...consequently it has become apparent that the properties...need to be assigned to a responsible party, as soon as possible" (CDA, 1990). The memo states that Bob Hershberger, then Dean of the College of Architecture, had requested use of both houses but was amending his request only to include the Smith House. Brigham goes on to say of the Douglass House, "obviously the exterior appearance and restoration of the property grounds need to be compatible with the Smith House. I am very concerned that the longer the houses stand vacant, the greater the risk of damage to the houses" (CDA, 1990).

While the 1990 report is a very important piece of work, it is not a preservation plan. It contains some elements of a preservation plan, such as the legal basis for protection of resources. Work plans and user agreements established in the report likely contributed to the

successful rehabilitation and adaptive reuse of the Smith House, but have not had the same effect for the Cannon/Douglass House. Additional work should have been added to the scope or a separate project prepared to address at minimum, goal statements, assignments of responsibility, identification of incentives, and an implementation program.

UA Preservation Policy

Toward the end of 1994, the UA proposed a General Administrative Policy Relating to Historic Preservation Activities. This policy outlines "the University's stewardship role and responsibilities regarding the preservation of...resources within the University Planning Area" (UA, 1994). The policy puts forth seven actionable items:

1. UA will continue to comply with the provisions of the State Historic Preservation Act of 1982, and Arizona Antiquities Act of 1960, as amended (see Applicable Laws and Jurisdictions section of this document).
2. UA will document historic or potentially historic resources consistent with the 1982 Act, in a professionally competent and responsible manner, and in consultation with the State Historic Preservation Office.
3. UA will consider adaptive use or reuse of historic resources (e.g., buildings and sites) under ownership and control of the University in the planning and implementation of projects.
4. UA will encourage public appreciation of historic values

through educational programs, and through the study and interpretation of archaeological, architectural, and historical resources through Arizona.

5. UA's designative Historic Preservation Coordinator (HPC) is responsible for ensuring compliance with the above policy guidelines and all applicable regulations of the State.
6. The HPC is responsible for coordinating University activities and projects with the SHPO as necessary or appropriate, and will be supported in these efforts by campus planning staff.
7. UA's HPC will be appointed by the President, is the University's designated liaison with the SHPO, and is responsible for annual reports to them on preservation activities of the University.

This policy has formed the backbone of the UA approach to campus historic preservation. Though an HPC has been designated in the past, recently has the policy gained strength. In 2006, the President's Cabinet adopted the UA Historic Preservation Policy, additionally forming a Historic Preservation Advisory Committee (HPAC). The HPC, who is currently R. Brooks Jeffery, serves as the chair of the HPAC. Membership of the HPAC has grown within the last few months of 2010 from only three members to include representatives from Real Estate Administration, Facilities Design & Construction, Campus Facilities Planning, Community Relations, Facilities Management, the Arizona State Museum, and Archaeology.

Comprehensive Campus Plans & Historic Preservation Plan

In 2003, a *Comprehensive Campus Plan Update* was completed to replace the previous 1988 plan. The 2003 plan contains an element regarding the importance of historic preservation. This initiated the *University of Arizona Historic Preservation Plan*, published in May 2006. The Preservation Plan is commendable for its thorough overview of a large area with multiple resources, and for its commitment to stakeholder involvement in the process. The aim of the plan is to “establish the framework for preserving historic and cultural resources within the boundaries of the Tucson campus” (UA, 2006).

The plan establishes campus character, provides historical information, and lists resources. It does not attempt to create a specific plan for individual resources. In order to make the task more manageable, the plan divides the campus geographically into four quadrants; the Douglass House is located in the North Campus area. Further, construction of resources is grouped into time periods. The Douglass House falls under the Academic Eclectic (1891-1965) phase.

The Professors’ Houses are somewhat overshadowed by the fact that “[the Academic Eclectic] phase established the basic characteristics most associated with the architecture of the University Historic Core” (UA 2006, 17). This area around Old Main has understandably received great attention and resources; the 2003 Comprehensive Plan states, “The historic core and mall demand special attention to the history and

traditions of the University of Arizona... Reinforcing the powerful campus structure of the historic core and the mall should be paramount” (UA 2006, 9). The Historic Preservation Plan inventories historic resources, but does not rank them in any priority. Aside from the historic core, resources may then be assumed to be of equal importance.

Two other vital aspects of the University of Arizona Preservation Plan should be mentioned. One is that it establishes numerous goals, as well as strategies toward achieving those goals. Several of these are especially pertinent to any adaptive reuse planning, and have been reviewed when making the recommendations found later in this document. The other is that it emphasizes appropriate maintenance of resources, and provides manuals for both historic building and historic landscape maintenance. These guides should be used when performing any work on the Cannon/Douglass House.

A new *Comprehensive Campus Plan Update* was finished in 2009. This update mentions historic preservation briefly, making reference to the Historic Preservation Plan. However, historic preservation activities are implied throughout the 2009 plan. For instance, it states that “All existing buildings on campus or on any University property should be evaluated for adaptive reuse potential, with recommendations for rehabilitation where viable” (UA, 2009). The goals and values driving the plan remain largely unchanged from the 2003 update. The UA’s commitment to stewardship is reiterated. Additionally, the UA should “seek to limit, to the degree feasible, undesirable impacts from

University development operation, and activities on adjacent neighborhoods. This includes effective management of all University properties, temporary construction, parking lots, and vacant buildings (UA, 2009).

Other University Efforts

In the background of these larger preservation moves, grassroots efforts continued around the Cannon/Douglass House. Though officially controlled by the Office of the President, in the late 1990s the house was given to the UA Staff Advisory Council (SAC) for their use. Current SAC President, Edward Gomez, confirmed in a recent email that, "Unfortunately, the house has not been utilized by SAC for quite some time. I believe it may actually be about 3-4 years. It was necessary to discontinue SAC operations there due to termites and other issues" (personal communication, 4/27/10). Formal adaptive reuse of the building was stalled. R. Brooks Jeffery, Director of the Preservation Studies Program, prepared an assessment of work needed to make the building habitable in 2004. The results were sent to Renovation Services for a cost estimate. Many of the actions on the 21-item list are similar to those called for in the 1990 report, and the expense only increased somewhat to \$150,600.

The Eller College, which overlooks the Smith and Cannon/Douglass Houses, had also started to take notice of the property. In Spring 2008, Associate Dean of Business and Public Administration-Undergraduate Programs Pamela Perry gave a class project for students to perform a feasibility study regarding adaptive reuse of the Cannon/Douglass

House. The winning team's presentation suggests using the building as a café, citing "lack of food offerings; limited collaboration/meeting areas; under-utilization of Douglass House; and lack of recognition of historical significance" as the needs to be addressed (Epperson et al., 2008). The team collected 233 surveys from university students and faculty, the results of which indicated that there was high demand for increased quality food offerings in the vicinity of the professional colleges.

The team's presentation outlines a simple business structure, looks at costs both in terms of rehabilitation, potential income, and possible funding sources. Their proposal was to remove the porch, which they viewed as being in poor condition, but otherwise making minimal changes to the building. Rather than outfitting the house with a commercial kitchen, it was proposed that the Eller Deli cart be moved near the building and perform that function. If the business failed, the house could then easily be adapted for another use. The proposal also emphasized the redesign and use of the patio space to the north of the Cannon/Douglass House.

Prof. Perry and Merrilee Holmes, Facilities Director, Eller Administration continued to pursue this adaptive reuse outside the classroom. They engaged with the UA Student Union to be a possible vendor for the café, though ultimately it was decided to put out an RFP to other business interests in the community to gauge response. Ike Isaacson, owner of Ike's Coffee & Tea, recognized the potential of the location and indicated a willingness

to move forward. Perry and Holmes, along with a representative from the Student Union, then met with Melissa Vito, Vice President for Student Affairs, and Joel Valdez, Senior Vice President for Business Affairs regarding the reuse proposal. Mr. Valdez expressed that he would be willing to provide a loan for rehabilitation of the building if a solid business plan, demonstrating the ability to repay the loan, could be provided (Holmes personal communication, 4/26/10).

According to email correspondence from Mercy Valencia, Assistant Vice President of Real Estate Administration, rehabilitation work should proceed once initial funds had been raised to address the structural issues, and when the building had been turned over to Facilities Design and Construction (FD&C). To this end, Facilities Management prepared another cost estimate for work in October 2008. This estimate includes work to bring the building up to code, including ADA-accessibility, and totals \$276,143. It appeared that adaptive reuse of the Cannon/Douglass House was eminent. However, the downturn in the economy stymied any progress.

Sonoran Desert Conservation Plan

Finally, in terms of planning context, it is important to note what is happening outside the University. While the UA is exempt from the preservation ordinances of Tucson and Pima County (see Applicable Laws & Jurisdictions section of this document), it is advisable to know all of the historic preservation circumstances at work in the community. The City of Tucson

established a Historic Preservation Zone Ordinance in 1972, updating it in 1989 to comply with the Certified Local Government (CLG) requirements when the city became a part of that federal program. A shared a joint review board, the Tucson-Pima County Historical Commission, advises local government on preservation issues.

The recent ground-breaking Sonoran Desert Conservation Plan (SDCP) stands to possibly create change to local preservation planning and law. It is recommended in SDCP that Pima County “revamp its Historic Zone and replace it with a set of regulations that will be more effective in preserving cultural resources for its citizens” (SDCP, 1999). Again, while this will not directly affect UA properties, the SDCP brings new awareness to preservation in the Tucson area.

Building Assessment

This section outlines the key components of the Cannon/Douglass House. These components have been affected not just by time but also by human interaction. This understanding is an important step in the preservation planning process. By understanding all the components in the building, we can identify those that are “character defining features,” assess the current condition of these features, and lay out a framework for future preservation efforts.

The analysis of the various architectural components of the Cannon/Douglass House in this section are categorized into exterior and interior materials, site, landscape, and context. A section of special considerations is also included for concepts such as additions, accessibility, and energy conservation. These categories are taken directly from the Secretary of the Interior’s Standards, and the Secretary’s Guidelines for the Rehabilitation of Historic Buildings.

The recommendations in this document are based on the rehabilitation option, one of the four methods of which historic properties can be treated. Rehabilitation as defined by the Secretary of the Interior encourages continued use of the property. This option provides a framework for preservation of the significant characteristics while allowing for potentially necessary change to occur.



Identification of character defining features takes into account all aspects of the architecture and understands how they display the character of the building.

Exterior Materials

The Cannon/Douglass House can be broken into two sets of material and construction techniques, masonry and wood. These features are character defining and should remain intact. The majority of the House is constructed of fired-clay brick covered with stucco and painted. The north portion of the House is constructed of painted wood in the form of a covered porch. A series of wooden brackets support the roof gables on the north and south ends.

Character Defining Features

- Painted Stucco over Fired Clay Brick
- Wooden Clap-Board Siding on the Covered Porch
- Wooden Clap-Board Skirt on the Covered Porch
- Wooden Bracketing



Cannon/Douglass House, front view (left) & rear view (right), circa 1989.
Source: CDA 1990 Preservation Project.



Cannon/Douglass House, front view (left) & rear view (right), 2010

Exterior Materials

Masonry

The main portion of the house is constructed of a fired brick with a cementitious mortar. Unlike the buildings across Speedway Boulevard at the University of Arizona, the House has a painted stucco finish. Due to this, structural problems that the exterior of the house faces may be hidden from immediate view, unless the problem has permeated to the surface in the form of a depression or crack. It is important that University Maintenance personnel be observant of the masonry of the House. Attention must be paid to cracking, crumbling, dampness or the presence of soluble salts.

Water is a problem for all forms of masonry. Appropriate drainage must be maintained to minimize the effects of standing water. Even the smallest amounts of water can cause an expansion and contraction cycle which may lead to structural problems. The exterior stucco is also a very fragile material when it comes to cleaning. University Maintenance must understand to avoid the use of harsh or abrasive cleaning techniques on stucco.

Identification of Problem Areas

- A series of cracks permeates around the southern end of the Cannon/Douglass House. The larger cracks are evidence of structural failure in the brickwork; smaller cracks will need a professional assessment.

- Much of the stucco has eroded away from the window sills underneath mechanical equipment. Removal or relocation of this mechanical equipment is a potential solution to prevent this problem from recurring.
- Spalling stucco may be a sign of a larger problem, such as water penetration or structural fault.
- Ensure that all exterior surfaces are properly drained as water will slowly destroy masonry.



A large crack has permeated to the surface on the southern face of the house. A structural analysis will determine how to properly intervene.

Treatments and Recommendations

- Where spalling stucco has occurred, it should be identified whether these locations warn of a structural problem. If a structural problem exists, this should be dealt with accordingly.
- Missing stucco should be reapplied.
- Use of gentle, non-harsh methods of cleaning is highly recommended.
- If drainage is a problem, appropriate measures should be taken to drain water and ensure that this problem doesn't create a larger one down the road.
- Prune adjacent plants regularly to ensure that moss or fungus do not grow on the exterior of the house.
- Repainting to match the original white color of the house should occur once the stucco has been patched.



Spalling of the stucco may indicate other problems. Proper inspection is advised.

Wood

Wood is a common construction material in residential architecture in the United States due to the ease of manipulation. The northern portion of the Cannon/Douglass House is a covered porch constructed of vertical wooden clapboard, with a clapboard skirt. This portion of the house may be an addition to the original structure. The clapboard siding was not properly sealed before it was installed, and has begun to decay. A professional inspection will be required to know which boards need to be replaced. A mild sealant may be necessary to maintain those boards that do not need to be replaced.



Wooden Brackets are a character defining feature.

Wooden brackets are also used as support for the northern and southern roof overhangs. These brackets are simple in nature. These brackets should be maintained, so long as they are in working order. A mild sealant may be necessary to maintain these brackets, and is recommended as all brackets will need to be repainted.

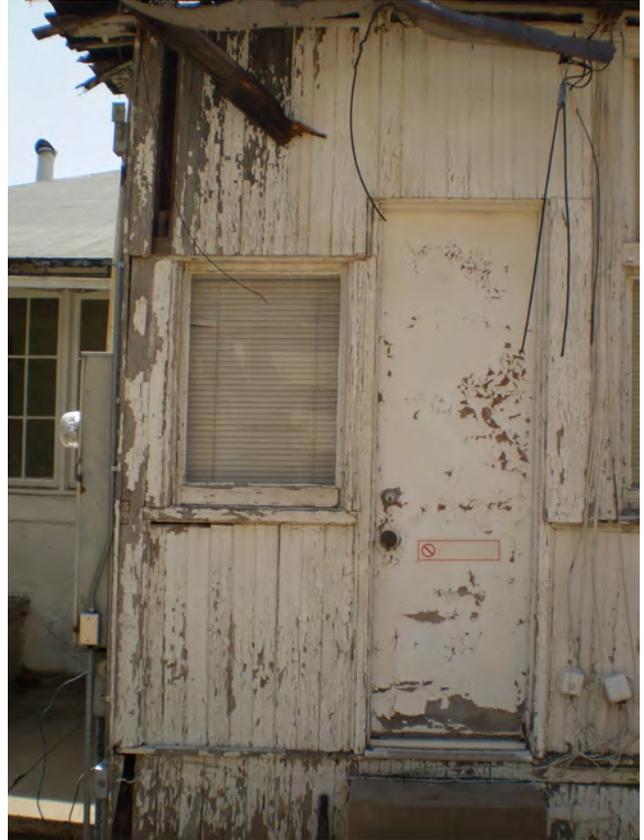
Identification of Problem Areas

- Substantial wear has occurred on the clapboard siding of the covered porch. This is evidence of improper treatment of wood during installation.
- Repainting will need to occur on all wooden surfaces, a proper sealant may also need to be applied.
- Brackets will need to be properly maintained.

Treatments and Recommendations

- The case can be made for maintaining or removing the covered porch of the Cannon/Douglass House. A plan for removal of this portion of the house should be properly justified by further research into whether or not it was an addition, as once it is done, the step cannot be reversed. If removal is necessary, ensure that proper steps are taken to assure no damage is done to the parts of the building that will remain intact.

- If it is determined that the exterior porch is to remain, steps will need to be taken to properly preserve the structure. Examination of the wood on the exterior porch will identify which planks will need to be replaced.
- The original bracketing on the house appears to be in sound condition. These features should be maintained.
- Once all wood has been repaired or replaced, painting will need to occur.
- Paint requires constant maintenance and should be inspected regularly. A cyclical painting schedule may need to be established.



The wood on the covered porch is in poor condition; repair or replacement will be necessary.



The exterior sleeping porch is constructed primarily of wood with a series of windows.

Exterior Features

The exterior of the Cannon/Douglass House is defined by a principally L-shaped plan. This plan has been extended on the north for a covered porch. The roof of the house is a front gable with a hipped cross piece at the extension of the L. Varying sizes of windows and a covered front entrance are also important character defining features. Very simple ornamentation is a constant in the design of this house.

Character Defining Features

- Wood Shingle Roof
- Finials at the peaks of the gables
- Various sized double hung, casement and fixed windows
- The three distinct porches: front, rear, and enclosed
- Arched stucco bracketing on the front porch

Roofs

The roof is an important design element of many historic buildings. In addition, a weather-tight roof is essential to the long-term preservation of the entire structure. Historic roofing reflects availability of materials, levels of construction technology, weather, and cost.

The Cannon/Douglass House is capped with a front gable roof with a cross-hip running to the east. The peaks of the gables are ornamented with a wooden finial. Wide fascia boards and exposed rafters are also a key component. A pair of stuccoed brick chimneys stands on either side of the front gable. The roof on the covered porch is supported by spanning wooden planks. This roof is an important design element and a character defining feature of the House.



The roof of the covered porch has been severely compromised.

The original wooden roof shingling has been covered with asphalt sheeting. This detracts from a significant character defining feature on the house. The roof on the porch has a significant amount of material loss. The spanners will need to be assessed for structural integrity, and if necessary replaced in kind.



The wood on the covered porch is in poor condition; repair or replacement will be necessary.

- Roof brackets on the gable ends appear to be in good condition. Touching up the paint on these would be acceptable.

Treatments and Recommendations

- Repair of the roof on the covered porch is highly recommended. While this is being repaired, the roof should be waterproofed. Once the roof has been repaired, it should be checked regularly to ensure that it is in working condition.
- Removal of the asphalt sheeting on the roof will need to occur to understand the condition of the underlying roof. Once the condition has been assessed, proper action should be taken to repair and maintain the roof.

Identification of Problem Areas

- Substantial wear has taken place on the roof of the covered porch. Spanning planks will need to be repaired or replaced in kind.
- Analysis of roofing on the porch will need to be made to understand what additional measures need to be taken for waterproofing.
- Asphalt sheeting on the main roof will need to be removed. Analysis of existing wooden shingles will need to be made to assess which shingles need to be repaired or replaced in kind.

Windows

Windows are a key character defining feature on all historic buildings. As one of the few parts of a historic building serving as both an interior and exterior feature, windows are nearly always an important part of the historic building. The Cannon/Douglass House is characterized by the varying sizes of double-hung, casement and fixed windows. The windows are all single pane, top and bottom, with wooden framing. These windows are all simple in ornamentation. A shallow sill projecting a small distance from the surrounding exterior is the only definition between the window and the exterior wall.



A variety of sizes and types of windows are features of the house.



Windows on the east and west have been compromised with the addition of mechanical equipment.

Identification of Problem Areas

- The glazing of the windows is in good condition. The glass should not need to be replaced, only cleaned.
- The sashes of the windows will need to be repaired and repainted where necessary.
- Much of the stucco has eroded away from the window sills underneath mechanical equipment. Removal or relocation of this mechanical equipment is a potential solution to prevent this problem from recurring.

Treatments and Recommendations

- Maintenance of existing historic windows is highly recommended. As Character Defining Features, it is in the best interest to ensure that these are in working order.
- Windows should be cleaned using gentle cleaning methods, not harsh or abrasive.
- Repainting of window sashes and muntins should be done to match the paint of the exterior stucco.



Some of the windows are in good repair and require only paint.

Entrances and Porches

Entrances and porches are quite often the focus of historic buildings, particularly on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures they can be extremely important in defining the overall character of a building. In many cases porches were energy-saving devices, shading southern and western elevations. Usually entrances and porches were integral components of the historic building's design.

The front entrance and porch of the Cannon/Douglass House are a focal point on the southern face of the building. The front porch of the house lies underneath the front gable of the house. A substantial crack is found in the east wall. Primary concern should lie in maintaining the visual appeal of the front porch. A wooden frame is constructed as an enclosure device and should be properly maintained. As it is unclear what the material of this shading device was, a replacement would be inappropriate.

The north is adorned with two porches: an enclosed porch and an open air porch. The enclosed porch is described in the exterior materials section on wood. The open air porch is partially raised and partially at grade, creating a peculiar space that defines character along the northern face. The floor of this porch is constructed of concrete, with control joints shaped into roughly 2 foot squares.



The front entrance to the Cannon/Douglass house is of simple design. A wide door flanked by half height side lites is trimmed with wooden planks.



The northern face of the Cannon/Douglass house has two porches; a covered "sleeping" porch and an open porch.

Identification of Problem Areas

- A large crack is apparent in the east wall of the front porch. A structural assessment will need to be undertaken to determine whether this crack is structural or cosmetic.
- The wooden frame on the front porch should be maintained and repainted. The tacking devices should remain as intact as possible.
- Maintenance of the rear porch is highly advised. Regular inspection will be necessary to understand whether any structural problems are occurring. Minimal cracking is normal in concrete; larger, separating cracks inform of a structural failure.

Treatments and Recommendations

- The large crack on the front porch should be assessed during the structural assessment. This crack will most likely require special attention and care.
- General observation should occur regularly on the concrete of the porches. If structural cracking begins to occur, measures should be taken to repair the problem.
- Repainting of the front porch will need to occur; this paint should match that of the exterior stucco.
- Maintenance of doors will need to occur to ensure that these character defining features are not compromised.

Interior Features

As is the case with the exterior of the house, simple ornamentation is a character defining feature of the interior of the Cannon/Douglass House. Five panel doors create separations in the rooms while simple trim lines them. A pair of ceiling fans hangs in the central living space.

Proper interior assessment could not be made, as access to the building has been recently denied by the University of Arizona. Risk Management currently deems the building unsafe, and normal maintenance has been discontinued. When access is granted to the building for assessment purposes, a full assessment should be made, to understand any additional measures that may need to be taken.

Character Defining Features

- Floor Plan allowing for open air flow
- Oak and Maple Wooden Flooring
- 5 Panel Doors
- Simple Wood Trim
- Fireplace with Colonial Motif Surround

Structural Systems

If features of the structural system are exposed such as load bearing brick walls, cast iron columns, roof trusses, posts and beams, vigas, or stone foundation walls, they may be important in defining the building's overall historic character. The structural system should always be examined and evaluated early in the project planning stage to determine its physical condition, its ability to support any proposed changes in use, and its importance to the building's historic character or historical significance.

The structure consists of three principle parts: a stone foundation, brick exterior, and wooden stud framed walls and floors. The stone foundation is of simple construction techniques and primarily rests on a slightly modified grade. The brick exterior appears to be the structural system with the most problems, as a series of cracks has become apparent on the house. The interior structure and foundations appear to be in good order. However, a complete structural analysis is recommended. This evaluation would need to be performed by a licensed structural engineer and would include seismic or vibration testing (particularly regarding the increased traffic volume on East Speedway Boulevard), load analysis, and a visual inspection.

Unlike the neighboring Smith House property, the Cannon/Douglass House does not include a basement. Rather the home rests on stone foundation upon a caliche field.

Identification of Problem Areas

- Cracking on the brick exterior suggests structural faults.
- Exposed stone foundation will allow for ease of analysis.
- A complete structural analysis and evaluation is highly recommended.

Treatments and Recommendations

- A full structural analysis should be undertaken to fully understand the condition of the structural systems. The scope of this structural analysis should include inspection, analysis, and recommendations. If enough structural problems are evident, a Structural Rehabilitation Plan will be necessary.
- Proper care should be taken to ensure that other character defining features are not adversely affected by the repair and rehabilitation of the structural system.



The brick exterior structure rests on a stone foundation which in turn rests upon a slightly graded ground plane.

Spaces/Features/Finishes

An interior floor plan, the arrangement and sequence of spaces, built in features and applied finishes are individually and collectively important in defining the historic character of the building. Interiors are comprised of a series of primary and secondary spaces. Primary spaces, including entrance halls, parlors, living rooms, assembly rooms and lobbies, are defined not by their function, but also by their features, finishes, size and proportion.

The sequencing of spaces in the Cannon/Douglass House is essential in understanding the history of the building. The central wide living space may have functioned as a zaguan or breeze room (Jeffery, 2010). The doors on either end could have been opened to allow breezes to flow evenly through the house. Flanking this space to the east lie the kitchen, pantry and laundry rooms. The laundry room has access to the rear porch, which suggests the use of open air clothes drying. To the west of the living space lie the bedroom and office, both with closets, and the bathroom.



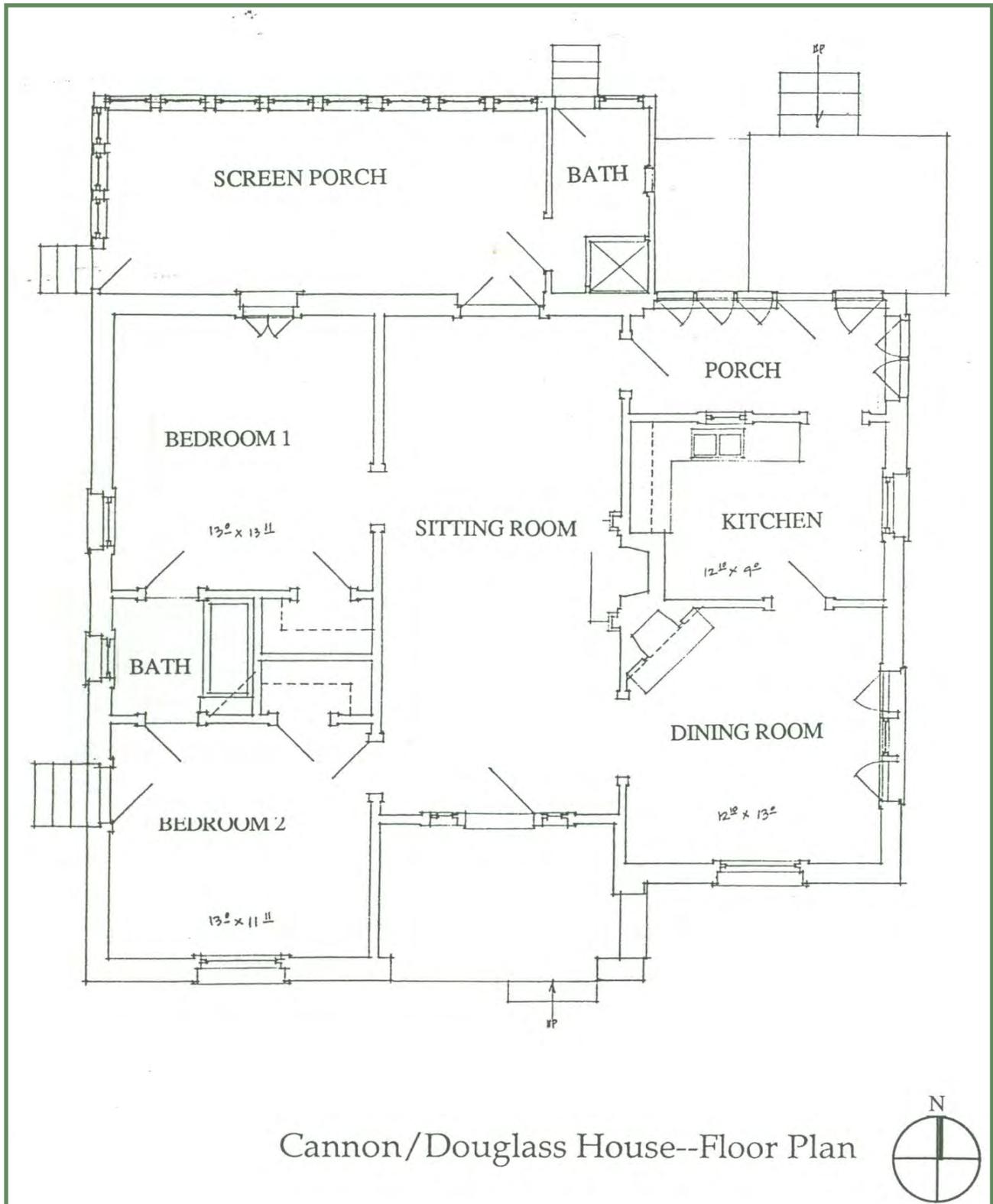
Cannon/Douglass House interior - view of the sitting room looking south toward the front door.
Source: CDA 1990 Preservation Project

Identification of Problem Areas

- The sequence of spaces is a character defining feature on the Cannon/Douglass House. Future use should be planned in such a way that these spaces can be maintained.
- The ornamentation on the interior of the House is fairly simple. Repairs to existing fabric should reflect this design intent.
- A fireplace in the central area is adorned in a simple, colonial motif surround. This feature should be maintained.
- Oak and maple flooring covers the previous pine flooring. This is balanced on the walls by simple wooden trim.

Treatments and Recommendations

- Proper interior analysis should be done to assess for the existence of hazardous materials as well as other problems on the interior. These hazards may include mold, mildew, or even termite damage.
- Regular maintenance of the interior spaces is recommended. Gentle cleaning methods should be used when cleaning the interior of the building.
- Repairs of existing fabric should be made before replacement. If it is absolutely necessary to replace an item, it should be made in kind and should be indistinguishable from similar historic fabric.



Cannon/Douglass House--Floor Plan



Based on our research, this floor plan does not appear to be a generic catalog house (Stevenson, 1996)
Image Source: CDA 1990 Preservation Project

Mechanical Systems

The mechanical systems built into the Cannon/Douglass House may or may not be of historical importance. A pair of identical cooling units are attached to windows on the east and west faces of the house. These units have been trimmed out to fit in the window boxes by wood planking. A pair of ceiling fans are fixed in the central room.



The pair of ceiling fans in the sitting room/zaguan are not original.

Electrical junctions and breaker boxes are attached to the east face of the covered porch. The majority of exterior fixtures have been broken in such a way that they will be hazardous if electricity were to be turned on again.

Identification of Problem Areas

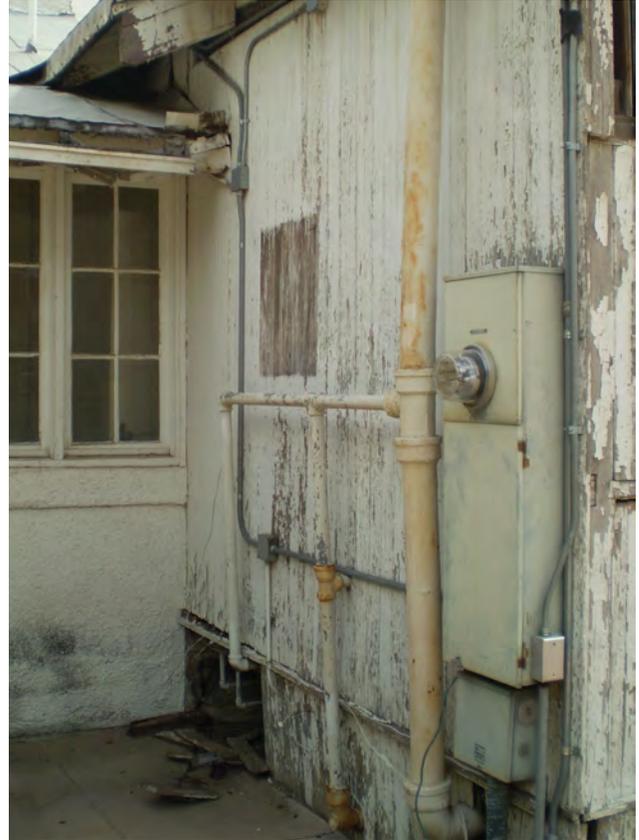
- The cooling units detract from the character of the house as a whole. Not only are these units outdated, but the condensation from these units has begun to wear the stucco off the exterior of the house. With proper drainage, these units could be better placed in the attic.
- The pair of ceiling fans in the zaguan space are not original. This addition, however, compromises the historic fabric less than the cooling units on the exterior of the house.
- The electrical fixtures and wiring have been compromised and are a clear safety hazard. An electrical inspection will properly assess what must be done to establish a safe environment to work in.



Loose wires are evident on the exterior of the building.

Treatments and Recommendations

- Immediate repair of the existing electrical system is a primary priority. This should be undertaken to ensure a safe working environment for subsequent repairs made to the building.
- Assessment of the heating and cooling requirements should be undertaken. This assessment will provide information for movement of existing cooling units attached to the exterior of the building.
- A proper plumbing inspection will be necessary to assess the condition of piping in the house.



The electrical hookups and breaker box are on the side of the covered porch. If the porch is to be removed, a suitable location will need to be found for the breaker box.



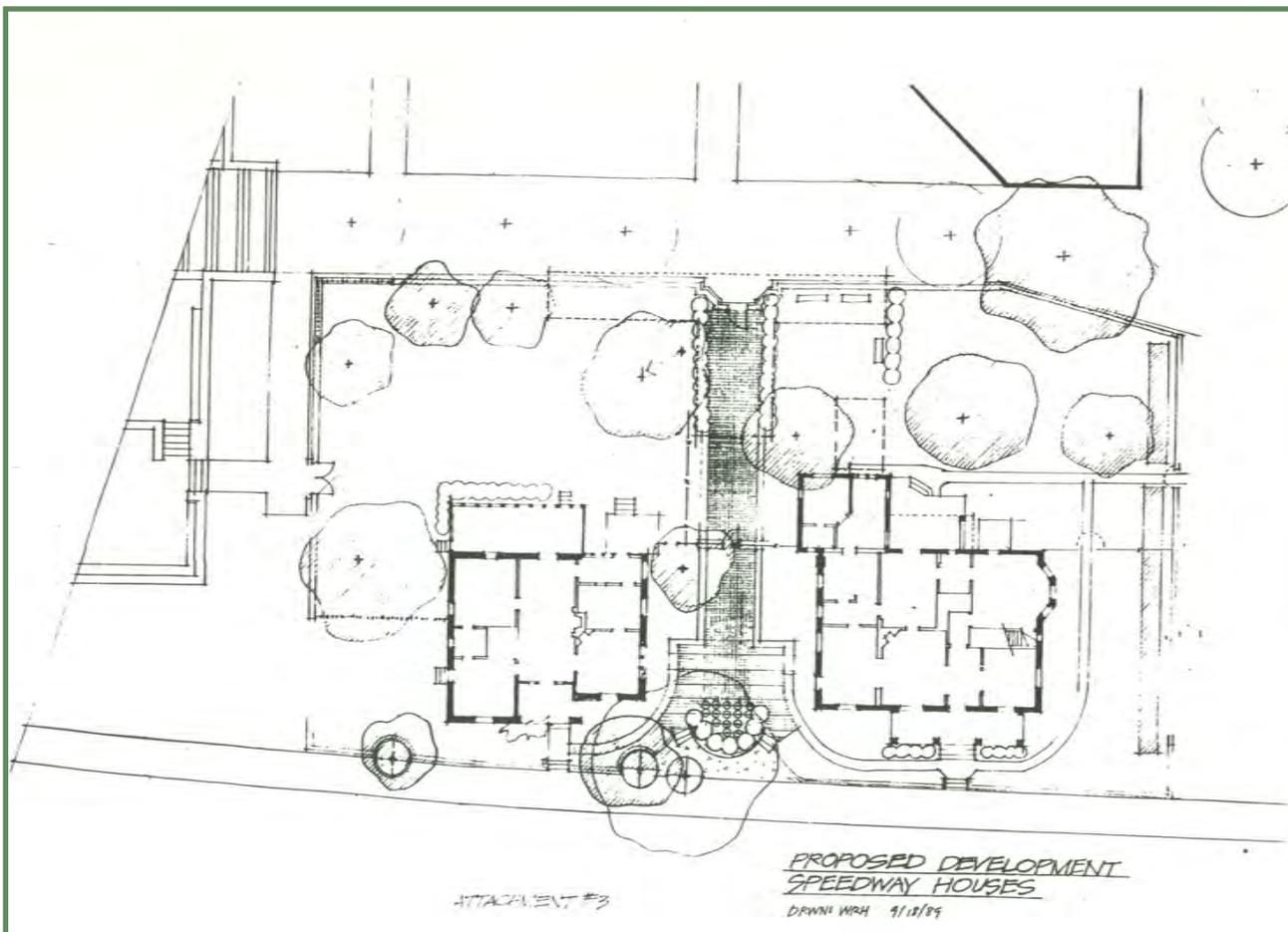
A pair of identical cooling units is affixed to windows on the east and west faces.

Site

The building site consists of a historic building or buildings, structures, and associated landscape features within a designed or legally defined parcel of land. A site may be significant in its own right, or because of its association with the historic building or buildings. The relationship between buildings and landscape features on a site should be an integral part of planning for every work project.

The site of the Cannon/Douglass house appears to be in good condition. However, an enhanced experience of the landscape may be desired. It is advised that all existing trees be maintained

on site. The trees more specifically sited on the east and west sides of the house would have historically provided shade from the intense summer sun while allowing access to light during the winter. It appears from observations of the age of the plants and available site plans that none of the current landscaping is original to the property. The possible exceptions to this statement are the two Chinese Pistache trees on the east and west sides of the building. The significant original plantings were removed in the early 1990's to accommodate the widening of East Speedway Boulevard and the Eller College (UA, 1990).



Site Plan for the Smith and Cannon/Douglass Houses
Source: CDA 1990 Preservation Project

The setting is the larger area or environment in which a historic property is located. It may be an urban, suburban, or rural neighborhood or a natural landscape in which a particular building is constructed. However, it is the relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees together that create the character of a district or neighborhood.

In the case of the Cannon/Douglass House, the setting is defined by the surrounding urban context of the University of Arizona as well as the context of Speedway Boulevard, onto

which the house fronts. Speedway Boulevard is a major artery for the city. Across Speedway is the University of Arizona's Arts District, and more specifically, the College of Architecture, Landscape Architecture and Planning. With the Smith House as the sole remaining original neighbor, this pair of historic homes could supply context to each other, each enhancing the unique and historic characteristics of its neighbor. As a property of the University, the Cannon/Douglass House should be maintained to the same level as the structures around it.



Setting of Cannon/Douglass House as of 2010
Source: Google Maps

Special Requirements

Work that must be done to meet accessibility requirements, health and safety requirements or retrofitting to improve energy efficiency is usually not part of the overall process of protecting historic buildings; rather, this work is assessed for its potential impact on the historic building.

Energy Efficiency

Energy efficiency is a contemporary scenario that is understandably desirable. Contrary to contemporary beliefs, properly used historic buildings can be more energy efficient than new buildings. Historic buildings should first be evaluated for their energy saving potentials before any additions are made to make the building more efficient.

Treatments and Recommendations

- Evaluate all features for their potential energy saving potential and benefits.
- Use existing operable windows as much as possible.
- If it is determined that retrofitting measures are appropriate, then such work needs to be carried out with particular care to ensure that the building's historic character is retained.

Accessibility

It is often necessary to make additions to a historic building to update it to current accessibility codes. Work on such additions must be carefully planned so as to not compromise character defining features, finishes or spaces of the building. The end goal of such a plan should be to minimize impacts while maximizing accessibility. A separate plan for the ADA Compliance should be created before any additions or alterations are made to the structure.

Treatments and Recommendations

- Work carefully with a historic preservation architect to design all accessibility requirements in such a way that it minimizes the impact to the historic fabric of the Cannon/Douglass House.
- If strict compliance with code would compromise the integrity of character defining features, review all possible alternative approaches as well as possible variances.
- Conduct a full assessment of accessibility issues and options, and create a plan for ADA Compliance before making any additions or alterations to the structure or site.

Health and Safety

In undertaking work on historic buildings, it is necessary to consider the impact that meeting current health and safety codes (public health, occupational health, life safety, fire safety, electrical, seismic, structural, and building codes) will have on character-defining spaces, features, and finishes. Special coordination with the responsible code officials at the state, county, or municipal level may be required. Securing required building permits and occupancy licenses is best accomplished early in project planning. It is often necessary to look beyond the “letter” of code requirements to their underlying purpose; most modern codes allow for alternative approaches and reasonable variance to achieve compliance when rehabilitating historic structures.

Some historic building materials (insulation, lead paint, etc.) contain toxic substances that are potentially hazardous to building occupants. Following careful investigation and analysis, some form of abatement may be required. All workers involved in the encapsulation, repair, or removal of known toxic materials should be adequately trained and should wear proper personal protective gear.

Treatments and Recommendations

- Seeking alternative approaches and/or reasonable variances when strict adherence to code requirements would result in an impact to a character defining feature of an historic building.
- Preventive and routine maintenance for historic structures known to contain such materials should also be developed to include proper warnings and precautions.

Reducing Criminal Activity

A number of criminal activities have ensued on the property over the past few years. Since 2007 six violations have been reported to the University of Arizona Police department. These range from alcohol violations to alarm responses to criminal damage of the property (spray painting). Perhaps the most significant violation is that of squatters on the property, which have been reported twice resulting in one arrest (UAPD, 2010). The violations on the property may be primarily contributed to the lack of occupancy by the University. Providing a use for the building will reduce vagrant use of the facility and minimize property damage as a result.

Incentives for Preservation

There are numerous incentives for preservation beyond the traditional historical perspective. Of particular significance for the Cannon/Douglass House is the contractual mandate that the University of Arizona entered into upon acceptance of the Smith House and Cannon/Douglass House. Among other requirements, the agreement includes a provision to “perform critically needed deferred maintenance for the structures...to memorialize the three faculty members and their contributions to the UA” (Legal Agreement, 1989). In addition, the preservation of the Cannon/Douglass House upholds the stated value of the University that adaptive reuse and the preservation thereof is a critical goal (UA Historic Preservation Plan, 2006).

Additionally, the building is located along one of the primary east/west transportation corridors in the City of Tucson and is situated among large scale modern structures such as the Eller College of Business, the James E. Rogers College of Law, and across the street the College of Architecture. Thus, the homes have a prominent and unique position among campus properties. The University of Arizona should portray pride in their facilities by restoring and maintaining the properties; especially given the prominent location.

The Cannon/Douglass House may act as a revenue source for the University if restored. That is, the University may collect rents from a purveyor interested in using the facility for a student oriented activity such as coffee

shop, book store, concessions stand, or other services required by campus residents. Alternatively, the University may determine that the facility is best used for office space, which also could be rented to collaborating institutions or federal offices.

Preservation of the facility may also bring local, national, and international prestige to the University through awards recognitions. One example of such an award is the Governor’s Heritage Preservation Honor Awards which is chosen and presented in conjunction with the Arizona State Historic Preservation Office.

Additional legal and educational incentives are discussed in the “Summary of Past and Present Preservation Efforts” and “Applicable Laws and Jurisdictions” sections of this plan. The following section provides a more in depth analysis of potential uses.

Agenda for Future Action

Review of Goals

In order to ensure the goals of this plan are met in a timely fashion, a Cannon/Douglass House Restoration Committee is proposed. Members of the committee should include:

- University's Preservation Studies program
- Facilities Management
- Risk Management
- University President's Office
- The Tree Ring Laboratory
- Faculty and Student Representatives from the College of Architecture Landscape Architecture and Planning
- City of Tucson's Historic Preservation Office
- Pima County Historical Commission

The committee should meet on a regular basis to procure funding; develop supplemental plans; and provide architectural, landscape architectural, and planning review for the project.

Additional Plans for Restoration

The following plans are suggested to ensure optimal restoration of the Cannon/Douglass House.

- Structural Rehabilitation Plan
- Interior Redesign Plan
- Landscape and Site Analysis and Future Design Plan
- Marketing Plan (if used as a revenue source)
- Interpretive/Education Outreach Plan
- Community Outreach and Engagement Plan
- Accessibility and ADA Compliance Plan
- Ensuring Energy Efficiency Plan

Agenda for Future Action

National Historic Landmark Status

The Cannon/Douglass House may be eligible for listing as a National Historic Landmark (NHL). As defined by the National Park Service, NHLs are “nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States” (NHL, 2010). As the listing agency, the National Park Service emphasizes that there are only a few NHLs since a very important site is required; the place or people associated with the site must have had a critical role in shaping American history.

The benefit of gaining this designation would be additional national attention to the resource. Similar to the National Register, an NHL listing cannot require owners to maintain a property, but the program monitors the condition of sites and publishes a list of Endangered Landmarks to increase public awareness.

Due to the contributions to science by both William Austin Cannon and Andrew Ellicott Douglass, the Cannon/Douglass House fits this description. The nomination might be considerably stronger if the house was nominated together with the Steward Observatory, established by Douglass on the UA campus in 1916. The observatory housed a 36” diameter Newtonian telescope, “the first astronomical telescope to have been built using All-American made products” (UA Steward, 2010). According to National Historic Landmarks information, NHLs “may be nominated through broad, organized initiatives called theme studies, which are authorized by the U.S. Congress and examine related places linked by a single subject or theme” (NHL, 2010). The theme in this case would be astronomy rather than dendrochronology.

Potential Uses

Case Studies

Four potential uses for the restored facility have been identified. While a coordinated effort with the Eller College of Business is presented for one of the options, the other three should not be deemed any less viable; a plan of action and business plan have simply not been created for the options at the time of this writing. It should be noted that whichever option is chosen, the University should maintain interpretative displays and photographs of the original building and its occupants to ensure continued education on the historical significance of the building.

In addition, we provide the following two case studies as examples of facilities on other University campuses to show precedence for preservation, specifically among collegiate facilities.

Shambaugh House University of Iowa

Similar to the Cannon/Douglass House, the Shambaugh House is significant due to the residence of Professor Benjamin Franklin Shambaugh, for whom the house was built in 1902. Professor Shambaugh was chairman of the Department of Political Science at the University of Iowa (UI). The house was bequeathed to the University and became home to the UI Honors Center in 1983.

In January 2002, the University relocated the building from its original site to the corner of Clinton and Fairchild Streets. The primary reason for the move was to allow easier access to the new Jacqueline N. Blank Honors Center that was being constructed, but the project manager for the relocation said, "Shambaugh House is an historic home, and its new residential setting will be a more appropriate architectural location."

Shambaugh served as the offices for the UI Honors Program for many years, and is now home to the International Writing Program, which uses the building for office space and to host numerous events and readings with world-renowned authors and poets.

Historic President's House University of Colorado Boulder

Built in 1884, the historic President's House at the University of Colorado at Boulder is the second oldest building on campus, preceded only by Old Main. The home was constructed with a red brick and sandstone exterior and an interior finished in wood; the residence is emblematic of the regional architectural style of the period.



Historic image of President's House, UC Boulder
Source: Koenig Alumni Center

The home served as the primary residence for the University of Colorado at Boulder's presidents and their families until 1963. Prior to its construction in 1884 the president resided in Old Main. The President's House underwent many renovations and additions to accommodate the various needs and tastes of the residents.

Some additions include:

1. Living room added to the east end, and addition on southwest corner in 1923
2. North porch enclosed as an entry vestibule
3. Deck overlooking the gardens in 1977, with a ramp added in 1978
4. Major renovation of the patio in the late 1990's

The historic building currently houses the Koenig Alumni Center serving as meeting and event space for to the University and the community. The project exemplifies that adaptive reuse can honor the original form while being a functional addition to the University's facilities as well as a revenue generator.



Current appearance of the Historic President's House, UC Boulder
Source: Koenig Alumni Center

Potential Uses

U.S. Forest Service Campus Cooperative Connection

The University of Arizona currently maintains collaborative contracts with multiple Federal agencies including the National Park Service and the U.S. Geological Survey. Both of these institutions maintain offices and faculty on the campus of the University of Arizona. Given the nature of the preservation effort, that based on the historical significance of the residents, Dr. William A. Cannon and Andrew Ellicott Douglass, there is a clear linkage to the U.S. Forest Service. In addition, the U.S. Forest Service operates an office in Tucson, AZ to manage the Coronado National Forest which covers 1,780,000 acres of Arizona and New Mexico (USFS, 2010). Thus, the Service may be interested in a collaborative research facility on the campus of the UA. Again, such a recommendation is not unprecedented as the Forest Service is currently engaged in dendrochronological research.

Office Space for Related Disciplines

There is precedent at the University of Arizona for providing office space for professors (tenured, associate, adjunct, and visiting) and graduate students in non-traditional facilities. One such example is the Smith House which currently houses a cultural historian from the National Park Service, UA's preservation studies, and herpetology graduate students. As such the Cannon/Douglass House may provide additional office space for a number of programs on the campus. A sample of these include the Tree Ring Laboratory, Astronomy, Architecture, Preservation Studies, Business, and Law (proximity based for the last two examples).

Architectural Archive/Arizona State History Museum Expansion

Currently the archives for the College of Architecture are located off campus. Providing a facility to house and maintain the records, particularly one of historical significance and within close proximity to the College, could be beneficial to the University. With the homes historic significance a natural partnership with the Arizona State History Museum or other local historical societies to provide additional interpretive or reconstructed museum displays may be appropriate and beneficial for the building and University.

Retail Facilities *University Operated*

Given the homes location near the Eller College of Management and James E. Rogers College of Law the home provides an ideal location for the University's bookstore system. Currently the College of Law's bookstore is located in the neighboring Corleone Center – which also functions as a Mexican restaurant, Ola Canola. Additionally, the former residence may serve the Eller College of Management's more than 6,000 graduate and undergraduate students. Alternatively, the bookstore could serve as the graduate level bookstore for the Eller College and Law School, thereby serving 1,000 students.

Creating a bookstore for the campus and surrounding area would also maintain the homes later historic character. The home was sold to Miss Hester Hunter in the 1920's in which she operated a specialty bookstore through the Depression and into the 1940's (Smith, 1980). This report is corroborated by Patricia Stephenson who purchased Mary Poppins from the store in 1938. The account is recorded in the University of Arizona's "Through Our Parents Eyes" program which attempts to collect and record the cultural histories of individuals in the community.

Retail Facilities *Non-University Operated*

During the Spring of 2008, the Eller College of Management conducted an adaptive reuse project for the Cannon/Douglass House. A full description of the project may be found in the "Summary of Past and Present Preservation Efforts" portion of this plan. Essentially this proposal would replace the current Café Cart, which is located at the ground level of the Eller College near the Olive Street underpass, with a full service restaurant facility. Additional proposed features include wireless internet, meeting space, a historical significance room, and outdoor seating for patrons (Epperson et.al, 2008). Funding for such a facility would largely come from private business sources and donations. If the facility becomes non-university operated the facility would be subject to local ordinances which would guarantee continued preservation of the home. It should be noted that a similar proposal could also be relevant as a University operated facility; in this case the facility would be operated by the University of Arizona's Student Union.

Irrelevant of which use is selected the building should maintain its historic character and story through interpretative signage and panels, historic photographs, and other educational features. A partnership with the Arizona State Museum or historical society may be appropriate for this portion of the use.

Funding Mechanisms

There are numerous funding mechanisms available for historic preservation and education projects. These vary including matching funds from government entities, private foundation grants, and direct fundraising campaigns. In addition there is the mechanism of direct income from concessionaires and use contracts (discussed in the previous section).

In this section we provide considerations for funding restoration work on the Cannon/Douglass House. We also provide a brief overview of potential granting sources relevant to the Cannon/Douglass House's restoration and preservation. It should be noted that the information below is the most relevant information provided at the time of this writing, submittal dates may change.

If further assistance in fundraising is required, the National Trust for Historic Preservation includes a number of fundraising techniques on the Trust's Web site (<http://www.preservationnation.org>). These include books, a state-by-state index of tax incentives, and free downloadable .pdf information sheets.

Since the Cannon/Douglass House is listed on the National Register, it is eligible for a range of public funding. Examples of funding sources include the National Park Service, the National Trust for Historic Preservation, and the Advisory Council on Historic Preservation. Additional funding is generally available through the State Historic Preservation Office (SHPO). Annually, Arizona State Parks, the home of the AZSHPO, receives up to seventeen percent of the Arizona State Parks Heritage Fund revenues (up to \$1.7 million) to provide funding assistance for historic preservation projects.

The Arizona State Parks Development Section and State Historic Preservation Office also receive portions of these funds annually. Unfortunately due to the current economic situation in the State of Arizona, the majority of the grants for preservation have been cancelled indefinitely. However, it is recommended that the committee designated with restoration oversight of the Cannon/Douglass House continue to monitor funding options through the State of Arizona.

National Park Service's Save America's Treasures

Synopsis of Funding Objectives: The largest federal grant program to protect America's endangered and irreplaceable cultural heritage. The NPS provides \$14 million in funding to communities nationwide for preservation/conservation work on nationally significant structures.

Application Deadline: Mid-May Annually

Web site: <http://www.nps.gov/history/hps/treasures/>

Phone Number: (202) 354-2020

Additional Information: Administered by the National Park Service the program is offered in partnership with the National Endowment for the Arts, the National Endowment for the Humanities, the Institute of Museum and Library Services, and the President's Committee on the Arts and Humanities. Organizations wishing to receive federal funding must register with www.grants.gov.

National Trust Preservation Funds

Synopsis of Funding Objectives: The NTPF provides matching grants and intervention funds for "preservation emergencies." Matching grant funds may be used to contract professional expertise in the areas of historic preservation. Grant amounts range from \$500 to \$5,000 and may be beneficial for conducting the additional plans required for the Cannon/Douglass House.

The grants may also be used for Education and Outreach activities. Often these grants are seen as the catalysts that inspire a community to take action on a preservation project.

Application Deadline: February 1, June 1, and October 1

Web site: <http://www.preservationnation.org/resources/find-funding/grants/>

Phone Number: (800) 944-6847 or (202) 588-6000

Additional Information: Highly competitive selection process. Construction/building activities are not permissible under the grant. Applicants are advised to contact their field office prior to submission. Arizona is located in the Western Office at The Hearst Building, 5 Third Street, Suite 707, San Francisco, CA 94103. Phone: (415) 947-0692 Email: wro@nthp.org

Johanna Favrot Fund for Historic Preservation

Synopsis of Funding Objectives: Aims to preserve historic environments and an appreciation of the diverse cultural heritage of a community. Grants range from \$2,500 to \$10,000. Grants are matching grants dollar-for-dollar and are for education outreach programs and planning services.

Application Deadline: February 1

Web site: <http://www.preservationnation.org/resources/find-funding/nonprofit-public-funding.html>

Phone Number: (415) 947-0692

Additional Information: Contact information is listed for the Western Office of the National Trust for Historic Preservation. See the National Trust Preservation Funds for additional contact information.

Cynthia Woods Mitchell Fund for Historic Interiors

Synopsis of Funding Objectives: To assist in the preservation, restoration, and interpretation of historic interiors. Matching grants dollar-for-dollar and are ideal for the planning and coordination of the preservation of interior structures.

Application Deadline: February 1

Web site: <http://www.preservationnation.org/resources/find-funding/nonprofit-public-funding.html>

Phone Number: (415) 947-0692

Additional Information: Contact information is listed for the Western Office of the National Trust for Historic Preservation. See the National Trust Preservation Funds for additional contact information.

One of the most recognized forms of fundraising within collegiate institutions is that of alumni donations. Contacting the previous students in the fields of architecture, landscape architecture, preservation studies, planning, dendrochronology, and other related sciences may provide a successful means of funding for restoration and conservation work. Such a program should be run in conjunction with insight from the individual colleges (e.g. Science, Architecture).

A number of successful community developers may cite interest in providing restoration monies for the preservation of the Cannon/Douglass House. Two examples of such are the Del Webb Foundation and the Sundt Foundation. While the foundations prefer to fund medical research and disadvantaged communities, respectively, through their official granting programs it may be beneficial to approach the foundations for future restoration funding or in-kind construction donations.

Ensuring Structural Integrity

In order to fully realize the potential of the preservation of the Cannon/Douglass House an assessment of structural integrity was done and the following timeline is a suggested implementation strategy for improvements upon the building. While the timeline may be perceived as rapid, it should be noted that the home has been vacant for over a decade and thus structural integrity must be considered in the immediate future if the home is to be restored.

Timeline

Finalization of Preservation Plan Document		May 2010
Presentation of Preservation Plan		Jun. 2010
Fund raising		Jun. 2010 to Dec. 2012
Structural Assessment and Preservation Plan	1 to 6 months	Jan. 2011 to Jun. 2011
Interior Assessment and Preservation Plan	1 to 6 months	Jan. 2011 to Jun. 2011
Electrical Repairs	1 month	Jul. 2011 to Aug. 2011
Structural Repairs	3 to 6 months	Jul. 2011 to Dec. 2011
Major Interior Repairs	3 to 6 months	Jan. 2012 to Jun. 2012
Accessibility Plan	2 to 3 months	Apr. 2012 to Jun. 2012
Additional Mechanical Repairs	2 months	Apr. 2012 to Jun. 2012
Cooling Unit Relocation	2 weeks	Jun. 2012
Stucco Repair	2 weeks	Jun. 2012
Wood Repair	1 week	Jun. 2012
Interior Repairs	2 months	Jun. 2012
Exterior Painting	1 week	Jul. 2012
Final Inspection		Aug. 2012
Occupation		Aug. 2012
Exterior Systems Inspection	every 3 months	
Interior Systems Inspection	every 3 months	
Cleaning	weekly	

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Appendix A - Applicable Laws & Jurisdictions

Federal Legislation

There are several federal laws that regulate Historic Preservation. The most important are:

1. National Historic Preservation Act of 1966 (NHPA): This federal legislation created the National Register of Historic Places, the most important inventory of the nation's historic structures.

- Some other important provisions of NHPA include:
- The authorization of enabling legislation to fund preservation activities.
- Support for the establishment of State Historic Preservation Offices (SHPOs).
- The establishment of the Advisory Council on Historic Preservation, "an independent Federal agency that promotes the preservation, enhancement, and productive use of our Nation's historic resources."
- Protects private ownership rights by stipulating that all federal preservation programs and policies rely on the owners' voluntary cooperation.

Any project undertaken at the University of Arizona that receives federal funds, grants or other monies, is required to follow all cultural resources compliance requirements of NHPA.

Section 106 Review: Named for its section in the NHPA, this review process is the primary mandate of the Advisory Council on Historic Preservation (ACHP). It requires Federal agencies to consider any and all adverse effects of federal, or federally funded, undertakings on historic properties, and provide the ACHP a reasonable opportunity to comment. In the case that an adverse effect is anticipated, the ACHP is required to consult with the presiding SHPO to determine a proper course of action. The ACHP issued revised regulations, "Protection of Historic Properties" (36 CFR Part 800), which became effective January 11, 2001.

As a listed property on the National Register of Historic Places, any project funded, wholly or in part, with federal monies that would potentially impact the Douglass House would be subject to Section 106 review.

2. National Environmental Policy Act of 1969 (NEPA): Though NEPA review parallels Section 106 review in some ways, it requires federal agencies to consider environmental effects of their activities which have the potential to adversely impact historic and cultural resources. With the extensive involvement of federal funding, through grants and other monies, at the University of Arizona, there is a strong potential for NEPA to have an impact in regards to the Douglass House.

Arizona State Legislation

State Historic Preservation Act of 1982:

Codified in Title 41 State Government, Chapter 4.2 Historic Preservation, the State Historic Preservation Office (SHPO), as authorized by the National Historic Preservation Act, and which in Arizona acts on behalf of the Arizona State Parks Board (ASPB), whose authority is provided in Title 41, Chapter 3, Article 1.1, ARS §41-511, is tasked with oversight of historic preservation in the state. Additional authority is provided under Arizona Revised Statutes (ARS) §41-861 through 866 and relevant ASPB administrative rules found in Arizona Administrative Code Title 12, Natural Resources. As a state agency, the University of Arizona is bound by all provisions of the State Historic Preservation Act.

41-861: State agencies are given responsibility for the preservation of historic properties owned or controlled by the agency. Also, "prior to the acquiring, constructing or leasing buildings for purposes of carrying out agency responsibilities, each agency shall consider the use of historic properties available to the agency. Each agency shall undertake any preservation that is necessary to carry out this article in a manner consistent with the preservation of historic properties, the duties of the agency and the professional standards recommended by the state historic preservation officer."

41-862: State agencies are required to inventory and nominate to the Arizona Register any properties under their ownership or control that meet register criteria. The Douglass House has been so nominated and listed on the National and Arizona registers. Furthermore, "each state agency shall exercise caution to assure that the property is not inadvertently transferred, sold, demolished, substantially altered or allowed to deteriorate significantly (emphasis mine)."

Also provided for in the Act, under Chapter 4.2, Article 2, ARS §41-881 is the establishment of the state historic property rehabilitation program, which addresses the allocation of monies and setting of standards for rehabilitation of historic properties listed on the national or Arizona state register of historic places.

The Act also authorizes the creation and maintenance the Arizona Register of Historic Places (ARHP), providing for the preservation and protection of historic or prehistoric properties that are significant at the local, regional, or state level and mandates that state governmental bodies and institutions, including the University, take into account the effects their activities may have on cultural properties at all levels of planning and development. The Douglass House is listed on the ARHP, therefore any activities, changes, alterations, plans, or decisions that may have an effect on the historic resources at this site must be reviewed by the SHPO. Any cultural resources determined eligible for or listed on the National Register, are automatically entered into the ARHP.

Local Laws

The Douglass House is listed as a Historic Landmark by the City of Tucson. Therefore it falls under the purview of certain local regulations and codes.

Tucson Landmark and Historic Preservation Ordinance 1989:

City of Tucson Land Use Code: Division 8, Overlay Zones includes regulations addressing Historic Preservation Zones (HPZ) in Section 2.8.8. The express purpose of the HPZ is “to promote the educational, cultural, economic, and general welfare of the community and to ensure the harmonious growth and development of the municipality by encouraging the preservation and rehabilitation of historic districts, historic sites and structures, and archaeological resources.” In addition to the preservation of historic sites and structures, it is specifically intended “to keep them in active use and in their original appearance, setting and placement.” The HPZ code covers everything from the establishment of historic landmarks and districts to demolition of historic, contributing or non-contributing neighboring structures.

Pima County Title 18, Zoning code, Chapter 18.63 outlines regulations regarding Historic Districts in the county with language that mirrors the City of Tucson code.

City of Tucson Development Standard 9-08.0 also establishes review requirements and outlines all standards for development of properties within Historic Preservation Zones.

Note: According to Jonathan Mabry, City of Tucson Historic Preservation Officer, “[I]ndeed both of these parcels [the Smith and Douglass Houses] are City Historic Landmarks and have Historic Preservation Zone overlays. However, because the University is the owner and they are used for University functions, this local zoning overlay does not apply in terms of required compliance. The only way it would apply is if the University sold these properties, then the new owners would be required to go through the associated historic review and approval process for any significant alterations, additions, or demolitions” (personal communication, 4/10).

Other Legal Agreements

The Gift to the University of Arizona by George E.P. Smith, Jr.:

When Smith granted title on the Smith and Douglass Houses to the University of Arizona in 1989, the Regents signed a legal agreement, entitled "Preservation of Architectural Features." This agreement spells out in detail the University's obligations and goals concerning the properties, including the assurance that "the adaptive use of the Cannon/Douglass and Smith Houses is provided for and the significant participation of the faculty members who were early residents of the structures in the life of the University, i.e. George P. E. Smith, William A. Cannon, and Andrew Ellicott Douglass, are appropriately memorialized." (See Appendix for full text of the agreement.)

Furthermore, the agreement stipulates (as applies to the Douglass House) that the University:

1. comply with requirements of federal and state law, including regulations regarding structures listed on the National, and Arizona State, Historic Register.
2. shall act in accordance with the Secretary of Interior's Standards for Historic Preservation Projects and for Rehabilitation as revised in 1983 when undertaking any project to protect, stabilize, restore, reconstruct or alter the structures for adaptive use.
3. erect plaques on the property commemorating Smith, Cannon and Douglass.
4. develops appropriate adaptive uses of the structures.
5. meet certain requirements should the removal of the structures be considered at a future date.

Appendix B - Coordinating Preservation with Zoning, Land Use, & Growth Management

Due to the home's listing on the National Register of Historic Places, the agreement signed regarding the gift of George E.P. Smith Jr. to the University of Arizona, and the general location of the building, the authors of this plan feel that the home is not in any danger from neighborhood, University, or roadway expansions.

Per the City of Tucson, the home is currently zoned HR-2 while the surrounding facilities are zoned R-2 and R-1. Essentially the R-2 and R-1 zonings designate medium and low density single family or limited multifamily residential, respectively. Exceptions include public facilities such as schools, churches, and other public facilities "necessary for urban residential environment" (City of Tucson, 2010). The "H" indicates a historic property. However, since the property is owned by the Arizona Board of Regents, the property is exempt from local ordinances; a full explanation of this text is available in the Locals Laws section of the Applicable Laws and Jurisdictions.

Appendix C - Defining Public-Sector Responsibilities & Infrastructure

This section of the plan delineates the public sectors role in the preservation of the Cannon/Douglass House as well as providing details on traditional infrastructure services such as power, sewer, and water.

The 1189 East Speedway Boulevard lot is currently being served by Pima County Wastewater Management's regional wastewater conveyance system. According to Pima County Geographic Information System's MapGuide services a private sewer line connects from the adjacent (1187 E. Speedway Blvd) property with the public 8" Vitrified Clay Pipe line that runs below Speedway Boulevard. While the majority of the University is serviced by an agreement through the Arizona Department of Water Resources, the home at 1189 East Speedway Boulevard is part of the City of Tucson's Tucson Water. The UA is serviced for electricity by Tucson Electric Power. Natural gas is available for the home via Southwest Gas Corporation. The line is located towards the rear of the house and is noticeable through a brass gas riser. Once restoration work begins Southwest Gas should be contacted for assistance with all natural gas related endeavors.

At this time, no additional public sector services or responsibilities are identified, although once restoration commences appropriate permitting through the City of Tucson will be necessary.

Appendix D Historic Landmark Memorandum



MEMORANDUM

TO: (See Distribution)

SUBJECT: Rezoning - HISTORIC LANDMARK STATUS

PROPOSED USE: Residential

DATE: January 13, 1986

FROM: R-2 to HR-2(L.)

CASE #: C9-85-88
Dr. William Austin Cannon/
Prof. Andrew Ellicott Douglas

This rezoning case is currently being analyzed for report and recommendation to the Home Zoning Examiner and Mayor and Council.

Please advise us of any constructions involving your jurisdiction, such as existing capabilities or future requirements which should be evaluated in relation to this rezoning proposal. Relate specific information, such as actual traffic counts, sewer capacities, lack of park facilities, etc. State your opinion as to adequacy or inadequacy of such services for the proposal. Also indicate facilities or services serving the proposal area.

It is particularly important to have specific data available if services are inadequate and you believe the rezoning proposal should be denied. If no response is received from your office, it will be so indicated in the communication to the Zoning Examiner, City Manager and Mayor and Council.

PLEASE RESPOND BY ASAP

DEPARTMENT OF PLANNING
Operational Planning Division
P. O. Box 27210
Tucson, Arizona 85726-7210

No objections/no adverse comments _____ (signature).

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→ MOUNTAIN BELL TELEPHONE (O. Roger Eagle)
→ SCHOOL DISTRICT NUMBER _____
→ TUCSON ELECTRIC POWER (Mel Smoot)
→ SOUTHWEST GAS CORPORATION
→ ARIZONA DEPARTMENT OF TRANSPORTATION (G. Ohnesorgen)
→ TUCSON AIRPORT AUTHORITY (Walter Burg)
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→ DEPARTMENT OF PLANNING SERVICES - U OF A (Cherie Gossett)
→ PIMA COUNTY TRANSPORTATION/FLOOD CONTROL (Curt Lueck)
→ CITY OF SOUTH TUCSON

Appendix E-1 - Douglass House Estimates



CONSTRUCTION CO. INC.
GENERAL CONTRACTORS

P.O. Box 3044, 1230 N. Anita Ave.
Tucson, Arizona 85702
602-628-1663

DECEMBER 26, 1989

JOB NAME DOUGLAS HOUSE

DESCRIPTION	RESTORE OFFICES	EXTERIOR INTERIOR	MOTHBALL
GENERAL CONDITIONS		\$6,615	\$600
TERMITE		\$1,700	\$1,700
CONCRETE		\$1,900	\$0
REBAR		\$0	\$0
MASONRY		\$2,700	\$0
CARPENTRY		\$9,422	\$750
MILLWORK		\$750	\$0
INSULATION		\$1,700	\$0
ROOFING		\$10,840	\$2,000
GENERAL SHEET METAL		\$1,300	\$0
CAULKING		\$1,200	\$500
HOLOMETAL		\$850	\$0
WOOD DOORS		\$1,200	\$0
FINISH HARDWARE		\$620	\$0
GLASS AND GLASING		\$1,350	\$0
STUCCO		\$5,540	\$0
DRYWALL		\$2,486	\$0
FLOOR COVERING		\$3,443	\$0
PAINT		\$6,780	\$0
TOILET ACCESSORIES		\$250	\$0
PLUMBING		\$4,360	\$0
HVAC		\$6,586	\$0
FIRE SPRINKLER		\$8,800	\$0
ELECTRIC		\$6,610	\$600
STRUCTURAL ENGINEER		\$1,700	\$0
PERMITS		\$700	\$0
FIRE EXTINGUISHER		\$225	\$0
=====			
SUBTOTAL		\$89,627	\$6,150
OVERHEAD & FEE		\$13,444	\$922
SALES TAX		\$4,686	\$321
BOND		\$1,508	\$103
=====			
TOTAL		\$109,265	\$7,496

04/22/2004 12:43

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RENOVATION SERVICES

PAGE 02

Facilities Management
Building #300B

THE UNIVERSITY OF
ARIZONA.
TUCSON ARIZONA
Renovation Services
(520) 626-3002
FAX: (520) 626-2912

220 W. 6th Street
P.O. Box 210300
Tucson, AZ 85721-0300

Date: February 4, 2004

To: Johan Lahtinen
Space Management
Fax: 621-3056

From: John C. Farmer
Assistant Director
Renovation Services

Subject: Preliminary Estimate #94228
Bldg. 199, Douglass House

Christopher Wilson for John C. Farmer

Facilities Management is pleased to provide estimated costs for the following work:

1. Abate hazardous contaminants from interior & exterior of structure.	\$10,000
2. Replace existing roofing system (Includes sheeting, singles, fascia, rafter tails, gutters and down spouts.)	34,000
3. Replace existing windows.	5,000
4. Clean-up and replant landscaping.	4,000
5. Calculate structure issues.	5,000
6. Prepare drawings and elevation for approval.	3,600
7. Repair / replace exterior stucco.	7,000
8. Misc. concrete repairs.	4,000
9. Interior / exterior painting.	6,000
10. Misc. repairs to exterior accessories.	3,000
11. Relocate Student Advisory Council (includes storage).	5,000
12. Floor covering and interior finishes.	8,000
13. Demo existing mechanical systems.	3,000
14. Fabricate and install new HVAC system	11,000
15. Fabricate new signage.	2,000
16. Re-insulate existing structure.	7,000
17. Install security system (includes monitoring).	2,500
18. Equipment rental fees.	2,000
19. CCIT connectivity fees.	4,000
20. Replace back porch.	22,000
21. Contingency.	2,500

Total cost:**\$150,600.00***

* Based on an assessment by R. Brooks
Jeffery summarizing building deficiencies



Douglas House Estimate - Bldg. 28

EST NBR	Shop	Hrs	Lab	Base Mat'l	Mat Tax	Description
210	CUSTOM ROOFING (602) 275-8506	0	\$ -	\$ 3,575	\$ 290	Asbestos abatement
210	PIMA WASTE OF TUCSON	0	\$ -	\$ 3,250	\$ 263	Clean up
210	Carpenter	0	\$ -	\$ 29,250	\$ 2,369	Rmv. Existing roof & structure. Haul all debris to refuse. Inst new roof system, including decking & sub roof ceiling & insulation
210	Carpenter	0	\$ -	\$ 48,750	\$ 3,949	Rpl all existing windows, excluding porch on N elevation. Rmv bath at N end. Stucco exterior. Rpl doors and jamb
210	Carpenter	0	\$ -	\$ 32,500	\$ 2,633	Rmv floor. Frame new substructure. Insulate. Inst new hardwood floor & cove base
212	Lock Shop	0	\$ -	\$ 1,950	\$ 158	Supply new hardware.
214	Floor Covering	0	\$ -	\$ 3,250	\$ 263	Ceramic tile in bath, kitchen & fireplace areas
220	Electrical	660	\$ 12,763	\$ 8,411	\$ 681	Relocate existing electrical service from porch to main house Prov temp power & lighting for construction. Demo complete electrical system in house. Rewire complete house.
220	Electrical	0	\$ -	\$ -	\$ -	Time & material included within Phase 2 (Estimate 21664)
240	Paint	230	\$ 4,560	\$ 910	\$ 74	Exterior: prime & paint exterior walls, ove hang, new windows & doors (all to be done after existing lead paint is removed by outside contractor)
240	Paint	320	\$ 6,344	\$ 1,300	\$ 105	Interior: prime & paint all walls, ceilings, doors, jambs, & new windows (3 coats: 1 primer & 2 finish coats). This includes time & materials for a new porch if included (walls, ceiling & 12 windows) Finish (3 coats) new wood floors.
242	Sign Shop	30	\$ 605	\$ 65	\$ 5	Make & inst ADA required signage
250	Plumbing	160	\$ 3,042	\$ 1,950	\$ 158	Rmv. Fixtures. Demo piping back to original connection. Refurbish sink. Replace tub w/era style. Replace toilet
250	Plumbing	240	\$ 4,563	\$ 1,495	\$ 121	Rpl all existing plumbing under house when floor structure is removed
280	HVAC	120	\$ 2,379	\$ 5,525	\$ 448	Purch & inst new heating & cooling unit
295	Sheet Metal	120	\$ 2,594	\$ 650	\$ 53	Fab & Ins custom gutters & down spouts
295	Sheet metal	200	\$ 4,323	\$ 1,625	\$ 132	Inst split system H/C w/ new supply & reurn ducts.
410	Custodial	6	\$ 109	\$ -	\$ -	Clean up
410	Custodial	8	\$ 146	\$ 325	\$ 26	Clean up.
730	Tucson Labor	0	\$ -	\$ 2,600	\$ 211	Clean up.
730	Labor	80	\$ 949	\$ 1,407	\$ 114	Under pinning, stucco & piers under house
	NO VENDOR DATA AVAILABLE	0	\$ -	\$ 22,750	\$ 1,843	Stucco installation
731	Operation	80	\$ 1,261	\$ 520	\$ 42	Assist shop 730
732	Masonry	80	\$ 1,391	\$ -	\$ -	Assist shop 730
733	Roofing		\$ -	\$ 12,350	\$ 1,000	Inst new shake shingle roof
	Southwest Hazard Control	0	\$ -	\$ 26,000	\$ 2,106	Interior&Exterior, lead base paint abatement
A-TEAM	A-TEAM	100	\$ 3,242	\$ 390	\$ 32	Asbestos piping & insulation abatement
		2,434	\$ 48,270	\$ 210,798	\$ 17,075	
				Estimated Total Amount*	\$ 276,143	

*Estimate per Al Tarcola based on a Means estimate dated June 1, 2006 and inflated according!

CANNON/DOUGLASS HOUSE

GENERAL FINISH NOTES

Walls/ceilings/floors:

Remove existing door/window trim and baseboard, extend jambs/head trim as necessary--lamine new gypsum board panels to all wall surfaces. Screw attach existing maple/oak flooring to joists below--install new commercial-grade carpeting. New vinyl sheet in bathroom. Complete repainting interior and exterior.

Sunporch Remodeling:

Completely remove existing plumbing fixtures and shower enclosure. Remove partition wall and salvage T & G material for reuse. New floor covering in sunporch--fir T & G to match historic appearance. Patch/repair T & G ceiling as required.

Energy Issues:

Install new fiberglass batt insulation in ceilings(R-30). New insulation in/on sunporch roof section.

Life Safety:

Commission a termite inspection/report.
Commission an asbestos test/management report.
Commission a structural assessment/report by a consulting structural engineer.

Heating/Cooling System:

Remove existing cast iron radiators, boiler/pump and salvage for reuse at Smith House. Install a new heat pump system(roof mounted). Provide insulated flex-duct to supply grilles and return registers in each room.

Plumbing Fixtures:

Remove existing bathtub and check condition of remaining fixtures. Provide a new electric hot water heater with insulated piping to bathroom fixtures.