

**From:** Terry Majewski <tmajewski@srircm.com>  
**To:** Ramona Williams <Ramona.Williams@tucsonaz.gov>, "jloichinger@achp.gov" <...>  
**CC:** "Art Stables (astables@bwsarchitects.com)" <astables@bwsarchitects.com>  
**Date:** 03/17/2015 6:06 AM  
**Subject:** RE: Agenda: Section 106 Process Wed, March 18, 2015

Dear Ramona,

Mr. Arthur Stables will be attending for the Tucson-Pima County Historical Commission, as I have a previously scheduled meeting that cannot be changed. Please continue to keep me in the loop on meetings and developments regarding this project.

Thank you,

Terry Majewski  
Chair, Tucson-Pima County Historical Commission

Teresita Majewski, Ph.D., RPA, FSA  
Vice President  
Statistical Research, Inc.  
(520) 721-4309 (office)  
(520) 298-7044 (fax)  
(520) 907-9677 (cell)  
www.srircm.com

This communication is confidential and is intended only for the use of the individual or entity named above. If you have received this communication in error, please immediately destroy it and notify the sender by reply e-mail or by telephone (909) 335-1896 (call collect).

-----Original Message-----

From: Ramona Williams [mailto:Ramona.Williams@tucsonaz.gov]  
Sent: Monday, March 16, 2015 3:45 PM  
To: jloichinger@achp.gov; rfrankeberger@azstateparks.gov; rrf2@azstateparks.gov; mbeerling@compassaffordablehousing.org; j.gibbsarchitect@gmail.com; mshoemacher@gmail.com; jodabu@hotmail.com; jackmclain@mac.com; demion.clinco@preservetucson.org; Terry Majewski; Elaine Becherer; Frank Dillon; Glenn Fournie; Jonathan Mabry; Sally Stang; Teresa Williams; "Terrace ConferenceRoom"@tucsonaz.gov; demionc@yahoo.com  
Cc: Ramona Williams  
Subject: Agenda: Section 106 Process Wed, March 18, 2015

Please see attached Agenda.  
Let me know if you have difficulty opening it, or questions.  
thank you,  
Ramona

Ramona Williams  
~~~~~  
Executive Assistant to  
Sally Stang, Director  
City of Tucson  
Housing & Community Dev. Dept.  
310 N Commerce Park Loop  
Tucson, AZ 85745  
ramona.williams@tucsonaz.gov  
ph:(520)837-6959

**Sally Stang - Re: Agenda: Section 106 Process Wed, March 18, 2015**

---

**From:** Jack McLain <jackmclain@mac.com>  
**To:** Jody Gibbs <j.gibbsarchitect@gmail.com>  
**Date:** 03/17/2015 3:42 PM  
**Subject:** Re: Agenda: Section 106 Process Wed, March 18, 2015  
**Cc:** <sally.stang@tucsonaz.gov>, <jloichinger@achp.gov>, <rfrankeberger@azsta...>

---

Ms, Stang,

I agree in principle with Mr. Gibb's comments re: timing and scheduling of these meetings. I believe issues that effect quality of life, architectural consistency and historical preservation, and have potential property value impact on residents of a neighborhood (historic or otherwise) should be scheduled in a manner that allows participation by other than the retired few of us who typically assume positions of Neighborhood representation.

Convenience should **not** be a consideration of governance.

Respectfully,

Jack McLain  
Armory Park Historic Advisory Zone, Chair

Mar 17, 2015, at 3:26 PM, Jody Gibbs <j.gibbsarchitect@gmail.com> wrote:

dear sally

it's always hard to know if bob frankeberger is serious or joking.

for example in the last meeting he suggested that the 106 process consider the height of the historic temple of music and art theater as a criteria for height for the proposed housing project.

the secretary of the interior's standards and the historic preservation standards of the uniform development code make clear that in the historic zones, we look to the characteristics of the historic housing when proposing new housing, we look to the characteristics of the historic churches when proposing a new church, we look to the characteristics of the historic theaters when proposing a new theater, etc in a historic zone.

Therefore we don't look at the characteristics of a historic theater when proposing new housing. certainly bob frankeberger knows this and must have made his remark in jest. on maybe bob thinks they should give up the idea of housing and instead build a theater.

likewise bob must be kidding in his comments down playing the need for one week's advance notice of meetings with agendas.

open meetings, public notice, and public inclusion are basic to good government and good historic preservation.

quite frankly the 106 process needs to be held at an hour of the day (preferably the evenings) when the public can attend. Notices of meetings with agendas need to go to residents of the two historic zones. We need approve minutes and records of meetings. Each meeting needs a "call to the audience" to allow the public to express opinions. And records of staff meetings regarding the project (particularly staff meetings with the developer) need to be available to the public.

sally, you are the director of housing and community development. i am sure you are aware of the importance of public notice, public records, and public inclusion to sound community development.

could you please postpone tomorrow's meeting and let's agree at the next (properly noticed) meeting how we are going to deal with these matters.

sincerely,

jody gibbs,

barrio historico advisory board representative to the 106 process

On Tue, Mar 17, 2015 at 11:29 AM, Jody Gibbs <[j.gibbsarchitect@gmail.com](mailto:j.gibbsarchitect@gmail.com)> wrote:  
17 march 2015

sally stang, hcd, city of tucson

re: 106 process protocol  
request for postponement of march 18 meeting

dear sally and 106 consulting parties,

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may i suggest that the meeting be postponed for one week and that in the future there be:

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regardless of whether this is a city board or commission one week's advance notice of meetings and agendas best serves the public, the neighborhoods, and due process.

in addition to postponing this meeting i would recommend at our next meeting the consulting parties address issues of protocol including:

- 1) schedule of meetings and process
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bhhdab elected representative to the 106 process

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**From:** Jody Gibbs <j.gibbsarchitect@gmail.com>  
**To:** Sally Stang <Sally.Stang@tucsonaz.gov>  
**Date:** 03/17/2015 5:02 PM  
**Subject:** Re: Agenda: Section 106 Process Wed, March 18, 2015  
**Cc:** <jloichinger@achp.gov>, <rfrankeberger@azstateparks.gov>, <rrf2@azstatep...

---

dear sally

on the contrary, sally, the members of the consulting parties and the neighborhood residents and the public deserve advanced notice of meetings and agendas and the public has every right to attend meetings and to be informed. the members of the consulting parties have every right to give input into agendas.

keeping minutes and records of meetings are basic.

public access to information is the law.

you now have three consulting parties disagreeing with you on the timing of the meeting and lack of proper notice.

"calls to the audience" are generally limited by time, not omitted.

public notification of meetings and giving the public the opportunity to attend is basic.

keeping minutes, open records, and due process are also basic.

why is it inappropriate to schedule a meeting with advance notice to allow these issues to be discussed by the consulting parties before proceeding ?

sally, this project has been inappropriately handled by the city from the beginning. hopefully the 106 process is to correct this and not continue the pattern.

i wrote you this morning to tell you it's rather short notice to a meeting. i'm not wrong.

do you think a "process" means having the city set the agenda, place, and time with no no input from consulting parties ?

in the last meeting I heard the city preservation officer say that a building built in the 1950's qualified as being built prior to world war two.

at the same meeting i heard shpo say that a historic theater in a historic zone would be an appropriate as a guide to height for a new housing project i that historic zone.

for over a year i heard that the proposed project didn't impact barrio historico, and hence barrio historico residents weren't noticed

if we're going to do a 106 process, let's do it correctly please schedule a meeting to discuss protocol, and call the meeting with appropriate timing and notice.

sincerely,

jody

On Tue, Mar 17, 2015 at 3:46 PM, Sally Stang <[Sally.Stang@tucsonaz.gov](mailto:Sally.Stang@tucsonaz.gov)> wrote:

Dear Mr. Gibbs,

It appears you are confusing tomorrow's meeting of consulting parties with a public meeting. Yes indeed public meetings must be properly noticed with minutes and may include time for "call to the audience." Tomorrow's meeting is not a public meeting and thus does not have those same requirements. If you are unable to attend, another representative from the Barrio Historico Historic District Advisory Board may attend to represent BHHDAB. We are still accepting comments from the Public by mail and email and we continue to post updates to our website concerning this project.

Sally Stang, Director  
Housing & Community  
Development Department  
City of Tucson

310 North Commerce Park Loop  
Santa Rita Building  
520.791.4171 office  
520.837.5395 direct

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Executive Assistant to

Sally Stang, Director

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[ramona.williams@tucsonaz.gov](mailto:ramona.williams@tucsonaz.gov)

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**Sally Stang - Re: Agenda: Section 106 Process Wed, March 18, 2015**

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**From:** "Bob Frankeberger" <rfrankeberger@azstateparks.gov>  
**To:** "Jody Gibbs" <j.gibbsarchitect@gmail.com>  
**Date:** 03/17/2015 5:07 PM  
**Subject:** Re: Agenda: Section 106 Process Wed, March 18, 2015  
**Cc:** <sally.stang@tucsonaz.gov>, <jloichinger@achp.gov>, <rrf2@azstateparks.g...>

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I mention the Temple as an example, among several, of the scale of buildings within and characteristic of the district, since compatibility of the scale of the proposed building is at issue.

Robert R. Frankeberger, AIA  
 Architect  
 State Historic Preservation Office  
 1300 West Washington Street  
 Phoenix, AZ 85007  
 602-542-6943

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barrio historico advisory board representative to the 106 process

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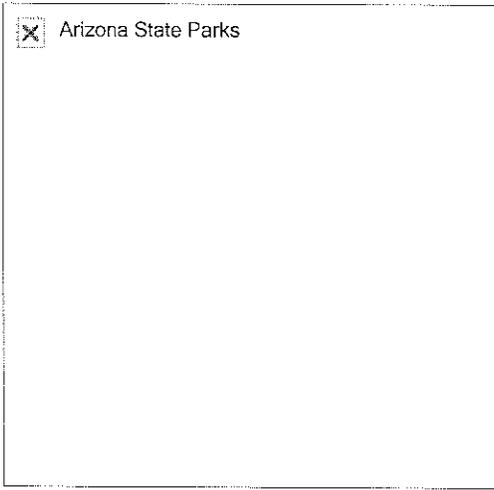
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Housing & Community Dev. Dept.  
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[ramona.williams@tucsonaz.gov](mailto:ramona.williams@tucsonaz.gov)  
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**Sally Stang - Re: Agenda: Section 106 Process Wed, March 18, 2015**

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**From:** Jody Gibbs <j.gibbsarchitect@gmail.com>  
**To:** <rrf2@azstateparks.gov>  
**Date:** 03/17/2015 9:08 PM  
**Subject:** Re: Agenda: Section 106 Process Wed, March 18, 2015  
**Cc:** Sally Stang <sally.stang@tucsonaz.gov>, <jloichinger@achp.gov>, Maryann ...

---

dear sally stang and consulting parties to the 106 process,

bob frankeberger says he mentioned , "the temple (of music and art theater), among several, of the scale of buildings within and and characteristic of the district, since compatibility of the scale of the proposed building is at issue".

actually the discussion was about height not scale.

"height" is a vertical linear dimension. it is quite distinct from "scale".

the code says we look at the characteristics of proposed new buildings and compare those characteristics to historic buildings of a similar type and use.

the temple of music and art is not a similar type or use and therefore isn't an appropriate comparison for new housing in any aspect.

it was also pointed out to mr. mabry that the building east of the proposed site was built in the 1950's outside of the period of the historic armory park which ends in 1945. it is inappropriate for comparison in any aspect.

we can't have everyone in historic chartres france building new housing to the height of the cathedral can we without destroying the urban character of that environment.

sally, as a question of protocol are we tape recording the meetings ?

how will it be resolved whether the building east of the site, built in the 1950's, can be utilized as a characteristic height of the armory park historic district ? have you sought the expert opinion from the advisory council on historic preservation on this matter ? or have you sought their expert opinion on the appropriateness of the temple of music and art theater as a source of characteristics for a proposed new housing project in the historic zone ?

as a matter of protocol, i think we need to resolve these and similar issues of code to determine the criteria by which the proposed building is to be measured if indeed we are to conduct a successful 106 process.

sincerely,

jody gibbs, co-chair  
barrio historico advisory board

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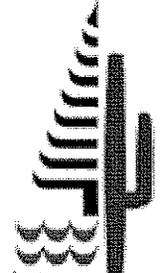
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Arizona State Parks