



Preliminary Report

August 27, 2020

**CITY OF
TUCSON**

Office of the
Zoning Examiner

Ava and Gary Blank
2240 E. Lind Road
Tucson, AZ 85719

**SUBJECT: C9-20-05 Kirby Lockard House – East Lind Road
RX-2 to HLRX-2 (Ward 3)
Public Hearing: August 20, 2020**

Dear Mr. and Ms. Blank:

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules and Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case C9-20-05 Kirby Lockard House – East Lind Road, RX-2 to HLRX-2 (Ward 3).

At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report to the Mayor and Council (including background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) shall be filed with the City Manager. A copy of that report can be obtained from the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner's public hearing.

SUMMARY OF FINDINGS

This is a request by Demion Clinco, of the Tucson Historic Preservation Foundation, on behalf of the property owners, Ava and Gary Blank, to designate the Kirby Lockard House at 2240 East Lind Road as a Historic Landmark. The Historic Landmark (HL) designation changes the zoning from RX-2 to HLRX-2 zoning. The rezoning site is located approximately 630 feet north of the intersection at Fort Lowell Road and N. Jackson Avenue. (See Case Location Map). There is no proposed development associated with the Historic Landmark designation proposal.

Background Information

The application for this designation was reviewed by the Historic Preservation Office (HPO) and PDS staff, and referred to the Tucson Pima County Historical Commission, Plans Review Subcommittee to formally consider the nomination. The application was reviewed by the Tucson Pima County Historical Commission, Plans Review Subcommittee (TPCHC, PRS) on May 14, 2020. The Subcommittee voted unanimously 6-0 to recommend approval of the nomination proposal as an HL, with addition of the guesthouse to the nomination.

As a historic resource, the entire parcel is designated. While PRS recommended that only the guesthouse be included as a contributing element to the designation, Historic staff believes that the garage was designed and constructed by the same architect/owner and both structures should be considered contributing elements.

Description of the Proposed Historic Landmark

Constructed in the Brutalist style, the house features cast concrete with deep raked mortar on the exterior. The house was designed by Kirby Lockard as his personal residence in 1968. Lockard was known as a modernist who taught architectural drawing at the University of Arizona. Lockard designed several other buildings in Tucson area including the Wilmot Medical Building at 601 N. Wilmot, the Catalina Terrace Association Swimming Pool and Recreation Area at 2440 E. Hedrick and the Dove of Peace Lutheran Church at 665 W. Roller Coaster Road. In 1978, the second owner of the property added a garage and a detached guest house which are compatible with the original design. The property is significant for its architecture and for its architect.

Statement of Significance and Integrity

The subject property is compliant with the UDC Section 5.8.5 *Standards for Establishing or Amending HLs*.

Excerpted from the approved nomination proposal:

The Kirby Lockard House is eligible as a city of Tucson Historic Landmark. 1. Kirby Lockard House is from a significant period in Tucson's history: *Post-World War II Development (1945-1975)* and is a distinct architectural style that is least 50 years old. 2. Kirby Lockard House is an outstanding example of Modern design and is associated with significant historic events that have made a significant contribution to the broad patterns of our history in particular: *Community Development in Tucson 1945 - 1975* 3. The Kirby Lockard House exemplifies the architectural period in which it was built and has distinguishing characteristics of an architectural style: *Modern; Kirby Lockard, Architect*. 4. The Kirby Lockard House contributes historic, cultural, and social importance relating to the heritage of the Tucson community; and 5. The Kirby Lockard House relates positively to buildings in its immediate vicinity in terms of scale, size, massing, etc., such that its removal would be an irreparable loss to the setting and a diminishment to the architectural heritage of Tucson.

Existing Land Use: Private Residence

Zoning Descriptions:

RX-2 This zone provides for suburban, low density, single-family, residential development, agriculture and other compatible uses.

Historic Landmark – A historic site or structure of the highest historic, cultural, architectural, or archaeological importance to Tucson that if demolished or significantly altered would constitute an irreplaceable loss to the quality and character of Tucson. A Historic Landmark is an outstanding or unique example of architectural style; is associated with a major historic event, activity, or person; or has unique visual quality and identification. A Historic Landmark may be located within the boundaries of or outside a historic district.

Surrounding Zones and Land Uses:

All of the properties surrounding to the north, east and west of the subject property, are zoned RX-2 and are single-family residences. The properties to the south are zoned R- and are single-family residences.

Planning Considerations

Land use policy direction for this area is provided by the *Northside Area Plan*, *Richland Heights Neighborhood Plan* and *Plan Tucson*. The rezoning site is located within an Established Neighborhood as identified on the Future Growth Scenario Map of *Plan Tucson*. Existing neighborhoods are primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability. *Plan Tucson* supports overlay districts such as Historic Landmark designation as a way to promote the preservation and enhancement of historic structures and districts. Both the *Northside Area Plan* and *Richland Heights Neighborhood Plan* policies seek to preserve, protect and enhance existing uses and neighborhoods. The HL is a tool for historic preservation and preserving the character of existing neighborhoods.

August 20, 2020 Zoning Examiner Hearing

The Applicant's representative spoke in support of the proposed rezoning at the August 20, 2020 public hearing. No other person spoke. The Zoning Examiner questioned the Applicant's representative about the fact that the property is presently under contract for sale to a new owner. The Applicant's representative testified that this rezoning application has been fully disclosed and that the new owner will sign all necessary and appropriate documents acknowledging and approving the rezoning at close of escrow.

As of the date of the public hearing, there were no (0) written approvals and no (0) written protests.

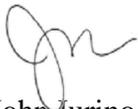
Conclusion

The Kirby Lockard House meets the historical standards for designation as a Historic Landmark. The *Northside Area Plan*, *Richland Heights Neighborhood Plan* and *Plan Tucson* all support neighborhood preservation and more specifically support the use of tools available to preserve the historical aspects of the neighborhood. Approval of the requested HLRX-2 zoning is appropriate.

Recommendation

The Zoning Examiner recommends approval of the requested HLRX-2 zoning.

Sincerely,



John Turino
Zoning Examiner

ATTACHMENTS:

Case Location Map
Rezoning Case Map

Cc: Mayor and Council

C9-20-05 Kirby Lockard House HL
Rezoning Request: From RX-2 to HRX-2



 Area of Rezoning (RX-2 to HRX-2)

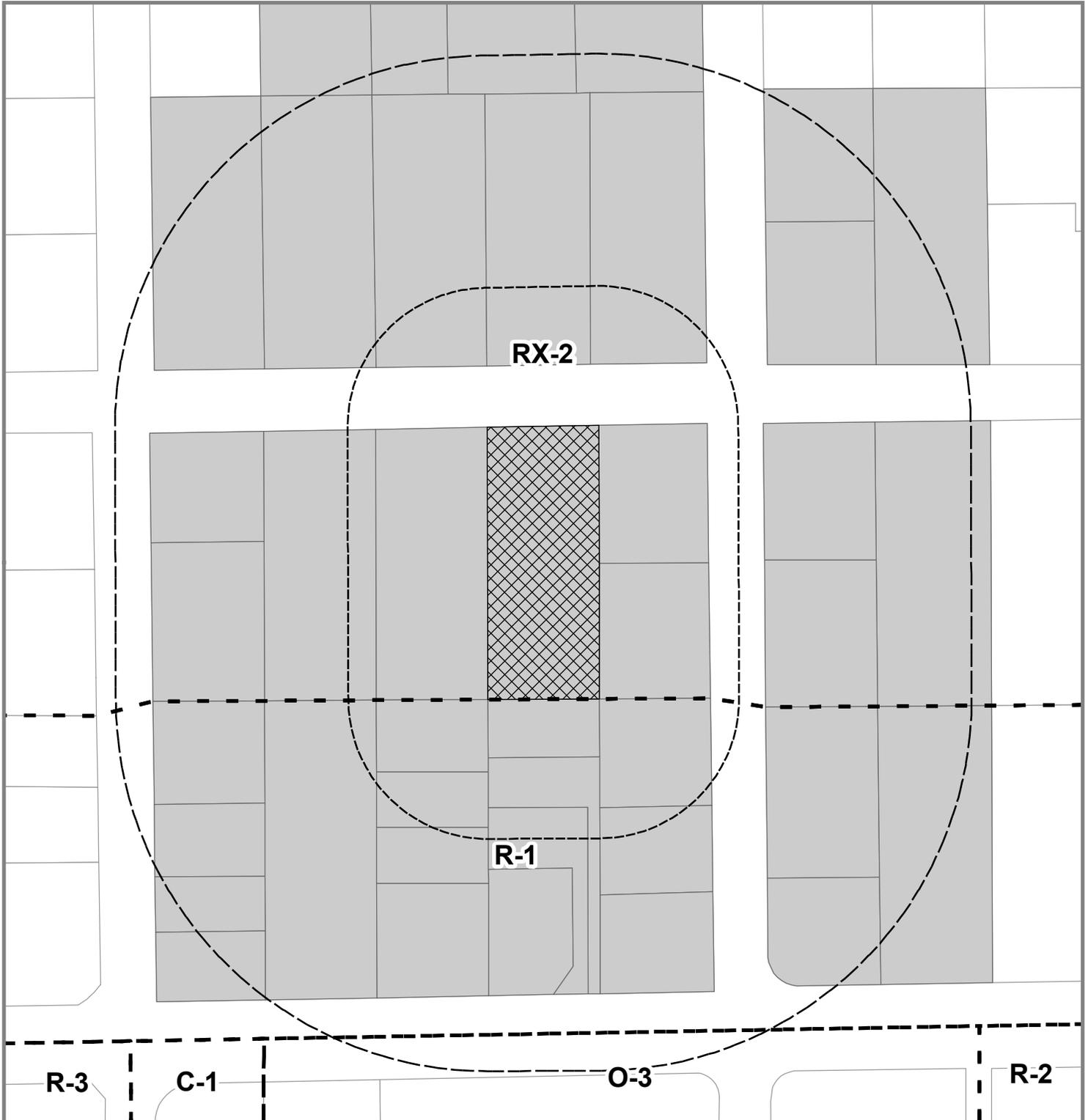
Address: 2240 E LIND RD
Base Maps: Twp. 13S R. 14E Sec. 29
Ward: 3

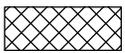
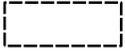
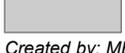


0 40 80 Feet
1 inch = 94.281782 feet



C9-20-05 Kirby Lockard House HL
Rezoning Request: From RX-2 to HRX-2



-  Area of Rezoning (RX-2 to HRX-2)
-  Protest Area (150 ft. Radius)
-  Notification Area (400 ft. Radius)
-  Zone Boundaries
-  Properties Notified

Address: 2240 E LIND RD
Base Maps: Twp. 13S R. 14E Sec. 29
Ward: 3

