

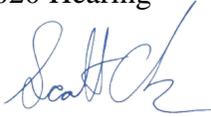


# MEMORANDUM

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DATE: August 5, 2020  
For August 20, 2020 Hearing

TO: John Iurino  
Zoning Examiner

FROM: Scott Clark   
Planning & Development Services  
Director

SUBJECT: REZONING  
PLANNING & DEVELOPMENT SERVICES REPORT  
C9-20-05 Kirby Lockard House – East Lind Road  
RX-2 to HLRX-2 (Ward 3)

**Issue** – 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.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of HLRX-2 zoning. No conditions are proposed.

**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.

Previous Cases on the Property: none

Related Cases: Two HL's have been designated using the Section 5.8.5 Standards for Establishing and Amending HLs zoning process. Those, cases C9-14-13 and C9-16-05 are described below.

C9-20-05 Kirby Lockard House – 2240 East Lind Road, RX-2 to HLRX-2  
(Ward 3)

C9-14-13 Valley of the Moon-Allen Road, R-1 to HLR-1 This was a rezoning request for 2.3 acres located 320 feet east of Tucson Boulevard on the south side of Allen Road to create the Valley of the Moon Historic Landmark District. On May 19, 2015, Mayor and Council adopted Ordinance No. 11268, and on June 18, 2015, the ordinance became effective and the zoning changed to HLR-1.

C9-16-05 Voorhees- Pattison House- Via Golondrina, RX-1 to HLRX-1 This was a rezoning request for 0.91 acres located at 3488 East Via Golondrina on the eastern edge of the Colonia Solana neighborhood. On August 9, 2016, Mayor and Council adopted Ordinance No. 11391 to designate the site as a historic landmark.

Related Cases: Six Historic Landmarks within the City of Tucson were designated before rezoning process established in Section 5.8.5:

1. San Pedro Chapel, designated May 11, 1981
2. El Tiradito Wishing Shrine, designated August 7, 1995
3. Cannon-Douglas House, designated June 23, 1986
4. Smith House, designated June 23, 1986
5. El Con Water Tower, designated August 12, 1991
6. Broadway Village PAD, designated in PAD in 2015

**Applicant's Request** – Applicant is seeking Historic Landmark designation for the Kirby Lockard House at 2240 East Lind Road.

**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.

**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.

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



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

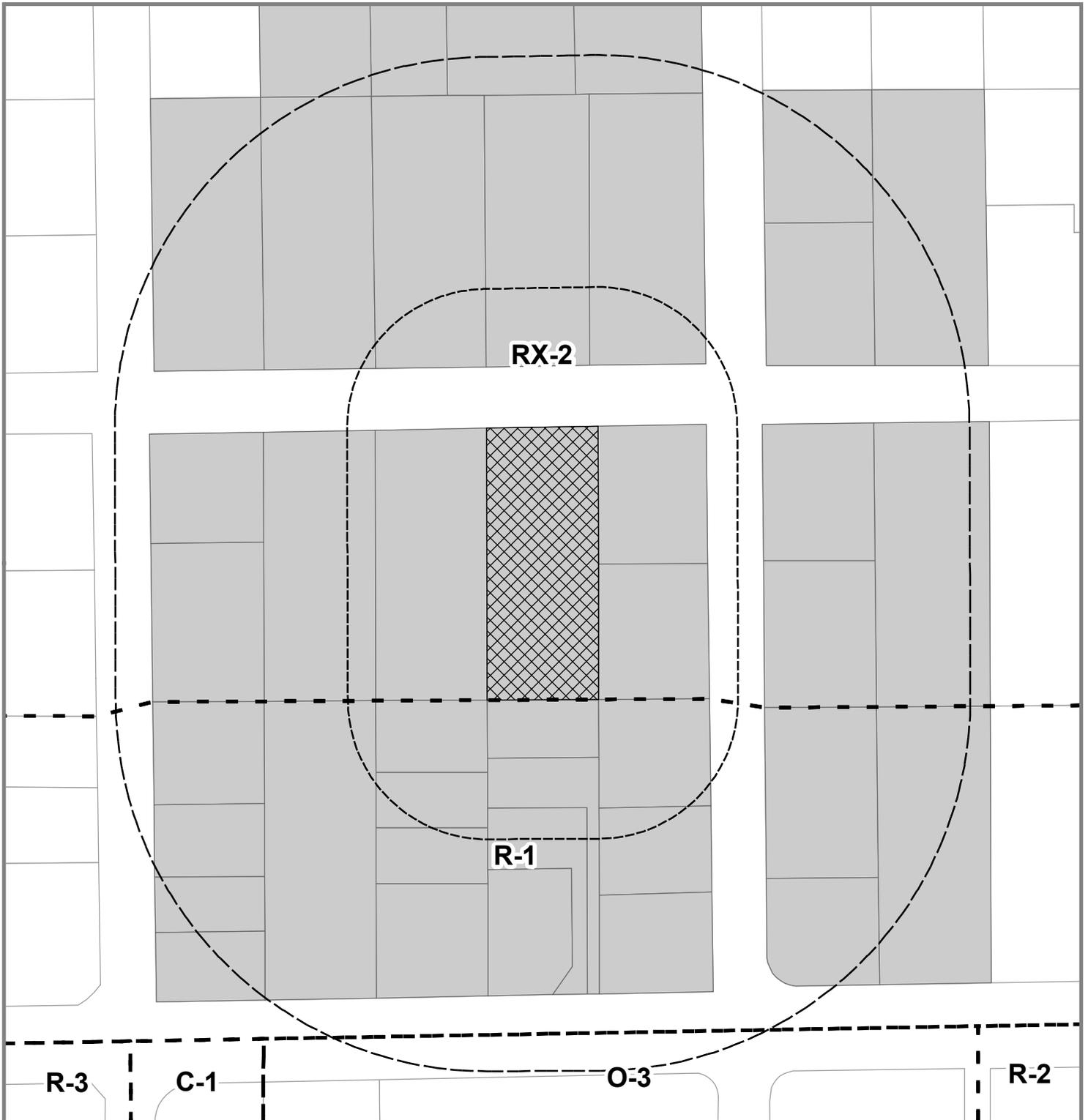
Address: 2240 E LIND RD  
Base Maps: Twp. 13S R. 14E Sec. 29  
Ward: 3

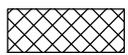
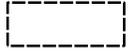
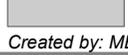


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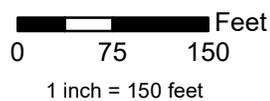


**C9-20-05 Kirby Lockard House HL**  
Rezoning Request: From RX-2 to HRX-2



-  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





**Approval – Protest Form**

If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150’ of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150’, require an affirmative vote of ¾ of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

**Case: C9-20-05 Kirby Lockard House HL (Historic Landmark designation), RX-2 to HLRX-2 Zone (Ward 3)**

\_\_\_\_\_  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**Reason:**

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OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS

Date \_\_\_\_\_

Place  
Stamp  
Here

City of Tucson  
**Planning and Development Services Department**  
Entitlements Section  
201 N. Stone  
P.O. Box 27210  
Tucson, Arizona 85726-7210

C9-20-05

Expose this flap - Affix stamp and return

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City of Tucson  
Planning and Development Services  
Department - Entitlements Section  
201 N. Stone Avenue  
P.O. BOX 27210  
Tucson, Arizona 85726-7210

C9-20-05  
IMPORTANT LAND USE CHANGE NOTICE ENCLOSED