



Preliminary Report

August 27, 2020

**CITY OF
TUCSON**

Office of the
Zoning Examiner

Demion Clinco
Tucson Historic Preservation Foundation
P.O. BOX 40008
Tucson, AZ 85717

**SUBJECT: C9-20-06 Ball-Paylore House – East Waverly Street
R-1 to HLR-1 (Ward 6)
Public Hearing: August 20, 2020**

Dear Mr. Clinco:

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 C9-20-06 Ball-Paylore House – East Waverly Street, R-1 to HLR-1 (Ward 6).

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 owner, Tucson Historic Preservation Foundation, to designate the Ball-Paylore House at 2306 East Waverly Street as a Historic Landmark. The Historic Landmark (HL) designation changes the zoning from R-1 to HLR-1 zoning. The rezoning site is located approximately 1,821 feet east of the intersection at Campbell Avenue and E. Waverly Street (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 with a recommendation 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 28, 2020. The Subcommittee voted unanimously 5-0 to recommend approval of the nomination proposal as an HL. Historic staff did not recommend designation of the interior features. There is no language within the Unified Development Code (UDC) to trigger a review of interior features.

Description of the Proposed Historic Landmark

Constructed in the Contemporary style, the house features brick construction in a hexagonal shape with rotating sunshades in the rear. The house was designed by Arthur T. Brown for two University of Arizona librarians in 1952. Brown was well regarded as a pioneer of passive solar design and used sunshades and paint color to regulate heat gain.

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 Ball-Paylore House is eligible as a City of Tucson Historic Landmark: 1. Ball-Paylore House is from a significant period in Tucson's history: *Post-World II Development (1945-1975)* and is a distinct architectural style that is at least 50 years old; 2. Ball-Paylore House is an outstanding example of Modern design in a contemporary style 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. Ball-Paylore House exemplifies the architectural period in which it was built and has distinguishing characteristics of an architectural style: *Modern; Arthur T. Brown, Architect; Robert Thomas, Contractor*; 4. Ball-Paylore House contributes historic, cultural, and social importance relating to the heritage of the Tucson community; and 5. Ball-Paylore 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:

R-1 – This zone provides for urban, low density, single-family, residential development, together with schools, parks, other public services necessary for a satisfactory urban

residential environment. Certain other uses, such as a day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential 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 R-1 and are single-family residences. The properties to the south are zoned R-2 and are single-family residences.

Planning Considerations

Land use policy direction for this area is provided by the *University Area Plan*, *Blenman Vista 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. The *Blenman Vista Neighborhood Plan* provides policy direction to identify and encourage the preservation of historic homes and sites within the *Blenman Vista* plan area. Both the *University Area Plan* and *Catalina Vista Neighborhood Plan* policies seek to preserve, and enhance existing uses and neighborhoods, by protecting local historic resources. 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.

As of the date of the public hearing, there were three (3) written approvals and no (0) written protests.

Conclusion

The Ball-Paylore House meets the historical standards for designation as a Historic Landmark. The *University Area Plan*, *Blenman Vista 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 HLR-1 zoning is appropriate.

Recommendation

The Zoning Examiner recommends approval of the requested HLR-1 zoning.

Sincerely,



John Turino
Zoning Examiner

ATTACHMENTS:

Case Location Map
Rezoning Case Map

Cc: Mayor and Council

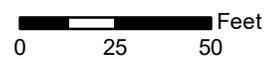
C9-20-06 Ball - Paylore HL
Rezoning Request: From R-1 to HLR-1



 Area of Rezoning (R-1 to HLR-1)

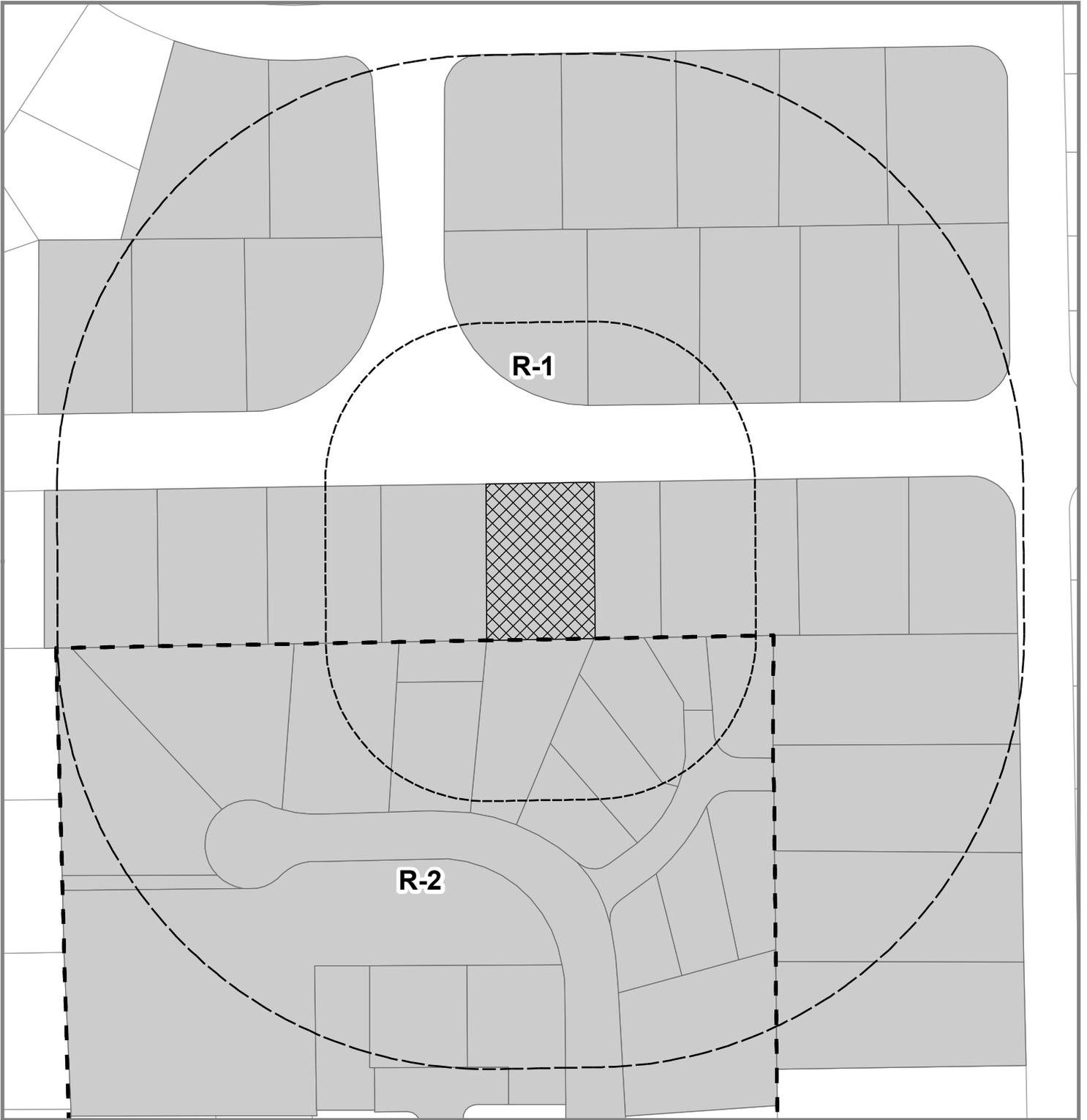
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Base Maps: Twp. 14S R. 14E Sec. 5
Ward: 6

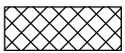
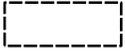
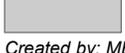



1 inch = 50 feet



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Rezoning Request: From R-1 to HLR-1



-  Area of Rezoning (R-1 to HLR-1)
-  Protest Area (150 ft. Radius)
-  Notification Area (400 ft. Radius)
-  Zone Boundaries
-  Properties Notified

Address: 2306 E WAVERLY ST
Base Maps: Twp. 14S R. 14E Sec. 5
Ward: 6

