



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

**Issue** – 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.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of HLR-1 zoning. No conditions are proposed.

**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, with the following changes:

- (1) On page 11, the underlined sentence that starts “Future replacement and reconstruction...” be struck, and
- (2) The listing of interior features be restricted to wall color, built-in furniture, and casework.

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. Without this code language interior features are not protected. At this time, there is no legal mechanism for interior designation. The PRS members felt that if the interior features were included at this time, when the UDC language was ever changed to address the interior that this designation would not have to come back to them for review.

**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.

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.

C9-14-13 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 Ball-Paylore House at 2306 East Waverly Street.

**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.

**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.

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



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

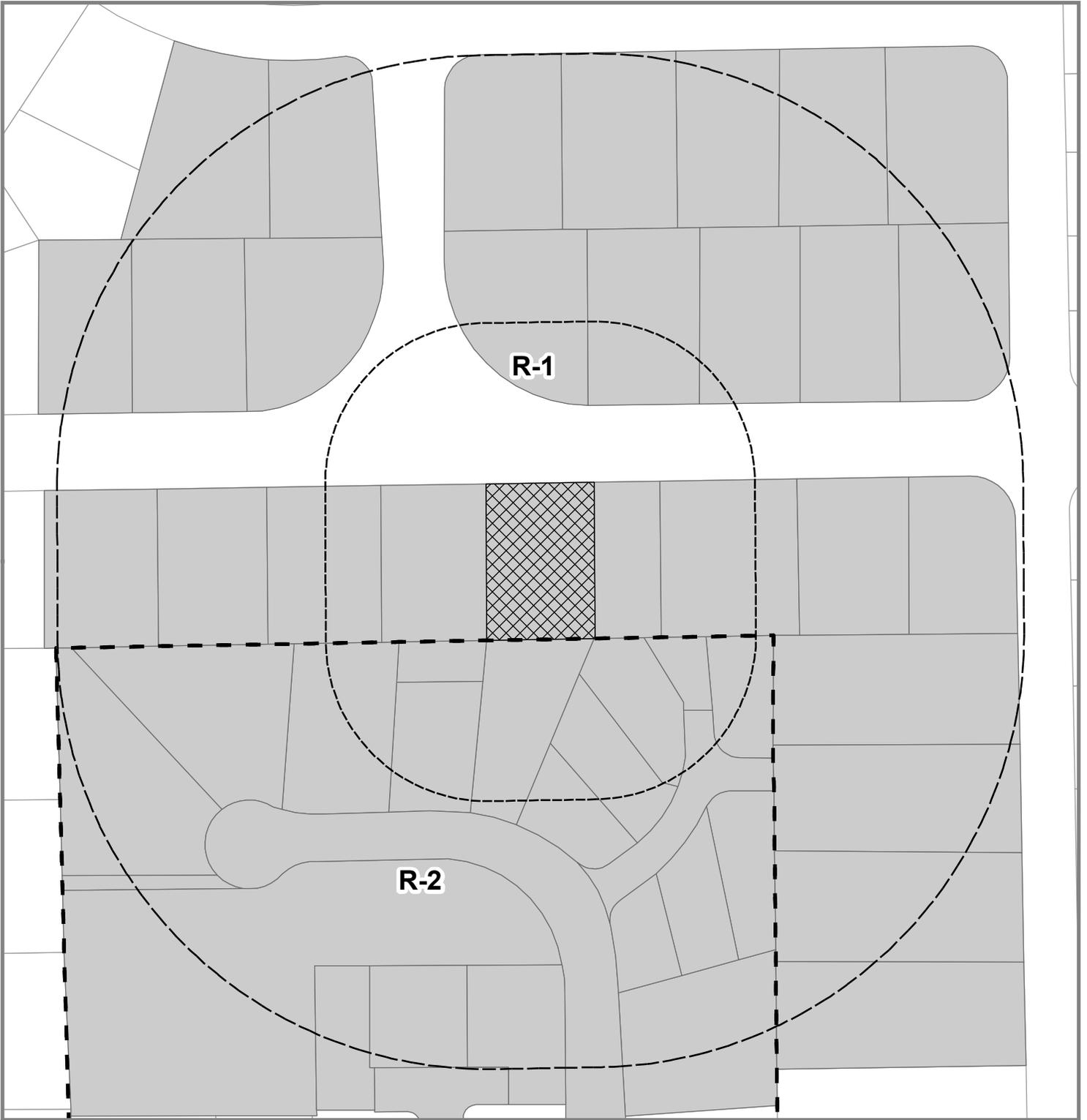
Address: 2306 E WAVERLY ST  
Base Maps: Twp. 14S R. 14E Sec. 5  
Ward: 6

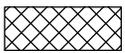
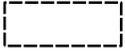
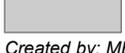


0 25 50 Feet  
1 inch = 50 feet

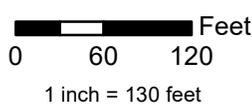


**C9-20-06 Ball - Paylore HL**  
Rezoning Request: From R-1 to HLR-1



-  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





Place  
Stamp  
Here

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

C9-20-06

Expose this flap - Affix stamp and return

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Planning and Development Services  
Department - Entitlements Section  
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P.O. BOX 27210  
Tucson, Arizona 85726-7210

C9-20-06

IMPORTANT LAND USE CHANGE NOTICE ENCLOSED