



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

September 13, 2018

**C9-18-15 Stanley Williamson House – South Palomar Drive
R-1 to HLR-1 Historic Landmark (Ward 6)**

BACKGROUND

This is a request by Demion Clinco, of the Tucson Historic Preservation Foundation, on behalf of the property owners, Serena Rockey and Joseph Rorick McCarthy, to designate the Stanley Williamson House at 39 South Palomar Drive 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 750 feet east of Alvernon Way and 500 feet south of East Broadway Boulevard. The Historic Landmark zone is an overlay zone that imposes standards and procedures that are in addition to those required under the R-1 base zone standards. There is no proposed development associated with the Historic Landmark designation proposal.

Land use policy direction for this area is provided by the *Alvernon-Broadway Area Plan*, *San Clemente-Country Club Heights Neighborhood Plan* and *Plan Tucson*.

PUBLIC HEARING SUMMARY (Minutes Attached)

August 30, 2018 Zoning Examiner Hearing

Demion Clinco, Tucson Historic Preservation Foundation, spoke in favor of the rezoning application. No other person spoke. As of the date of the August 30, 2018 public hearing, there were six (6) written approvals of the rezoning application and no (0) objections.

FINDINGS OF FACT

This is a request by Demion Clinco, of the Tucson Historic Preservation Foundation, on behalf of the property owners, Serena Rockey and Joseph Rorick McCarthy, to designate the Stanley Williamson House at 39 South Palomar Drive 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 750 feet east of Alvernon Way and 500 feet south of East Broadway Boulevard. The Historic Landmark zone is an overlay zone that imposes standards and procedures that are in addition to those required under the R-1 base zone standards. There is no proposed development associated with the Historic Landmark designation proposal.

Land Use Plans– Land use policy direction for this area is provided by the *Alvernon-Broadway Area Plan*, *San Clemente-Country Club Heights Neighborhood Plan* and *Plan Tucson*. The rezoning site is located within an Established Neighborhood as identified on

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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 *Alvernon-Broadway Area Plan* policies seek to "... [p]reserve and improve the design quality of residential areas" through the use of design guidelines. The Plan defers to the *San Clemente - Country Club Heights Neighborhood Plan (SC-CCH NP)* for more detailed policies. *SC-CCH NP* policies support preservation of the residential character of the neighborhood and recognition of its historical character. Residents are encouraged to research information on the historical aspects of their homes. Policies support the use of historic districts and the National Register of Historic Places. The HL is a tool for historic preservation.

Historic Preservation– The application for this designation was reviewed by the Historic Preservation Office (HPO) and PDSO staff with a recommendation to the Tucson Pima County Historical Commission, Plans Review Subcommittee (TPCHC,PRS) to formally consider the nomination. The application was reviewed by TPCHC, PRS on July 26, 2018. The Subcommittee voted unanimously 5-0 to recommend approval of the nomination proposal as presented.

Description of the Proposed Historic Landmark – The Williamson House, designed and built in the Spanish Colonial Revival style, is located in Tucson's San Clemente Subdivision (1930), and is listed on the National Register of Historic Places. The residence was commissioned in 1930 by San Clemente developer Stanley Williamson, as both his own home and as the prototypical property to set the architectural tone and character of the new development. Williamson hired Los Angeles based architect A. J. Weid to design this and other early homes in San Clemente.

The Williamson House is prominently located in the center of the subdivision, on an island bound by E. Palomar Drive to the north, S. Calle Contento to the east and E. Cooper Street to the south. The combination of the location, romantic design, two street facing facades and Mediterranean vegetation, create an important depression-era example of Spanish Colonial Revival residential architecture in Tucson. The subject property is compliant with UDC Section 5.8.5 Standards for Establishing or Amending HLRs.

Zoning Description

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

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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.

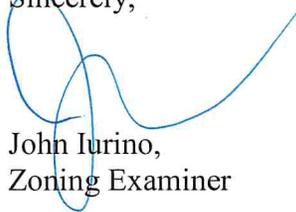
CONCLUSION

The Williamson House meets the standards for designation as a Historic Landmark. The *San Clemente-Country Club Heights Neighborhood Plan*, the *Alvernon– Broadway Area Plan* and *Plan Tucson* all support neighborhood preservation and the *San Clement-Country Club Heights Neighborhood Plan* specifically supports 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 rezoning to HLR-1.

Sincerely,



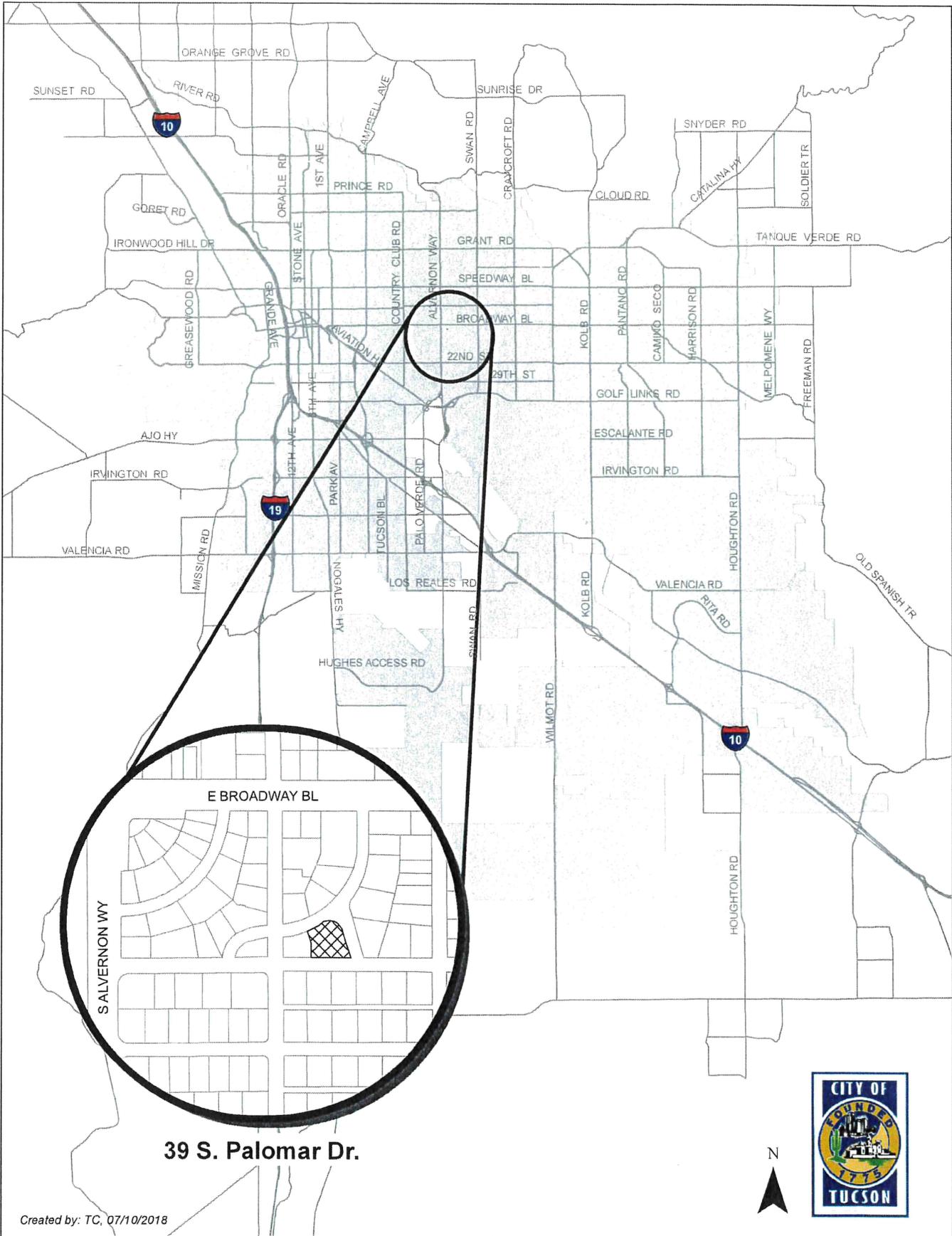
John Iurino,
Zoning Examiner

ATTACHMENTS:

Case Location Map
Rezoning Case Map
Public Hearing Minutes

C9-18-15 Williamson House - Palomar Drive (HL)

Rezoning Request: From R-1 to HLR-1



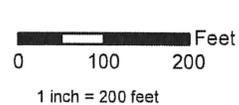
C9-18-15 Williamson House - Palomar Drive (HL)

Rezoning Request: From R-1 to HLR-1



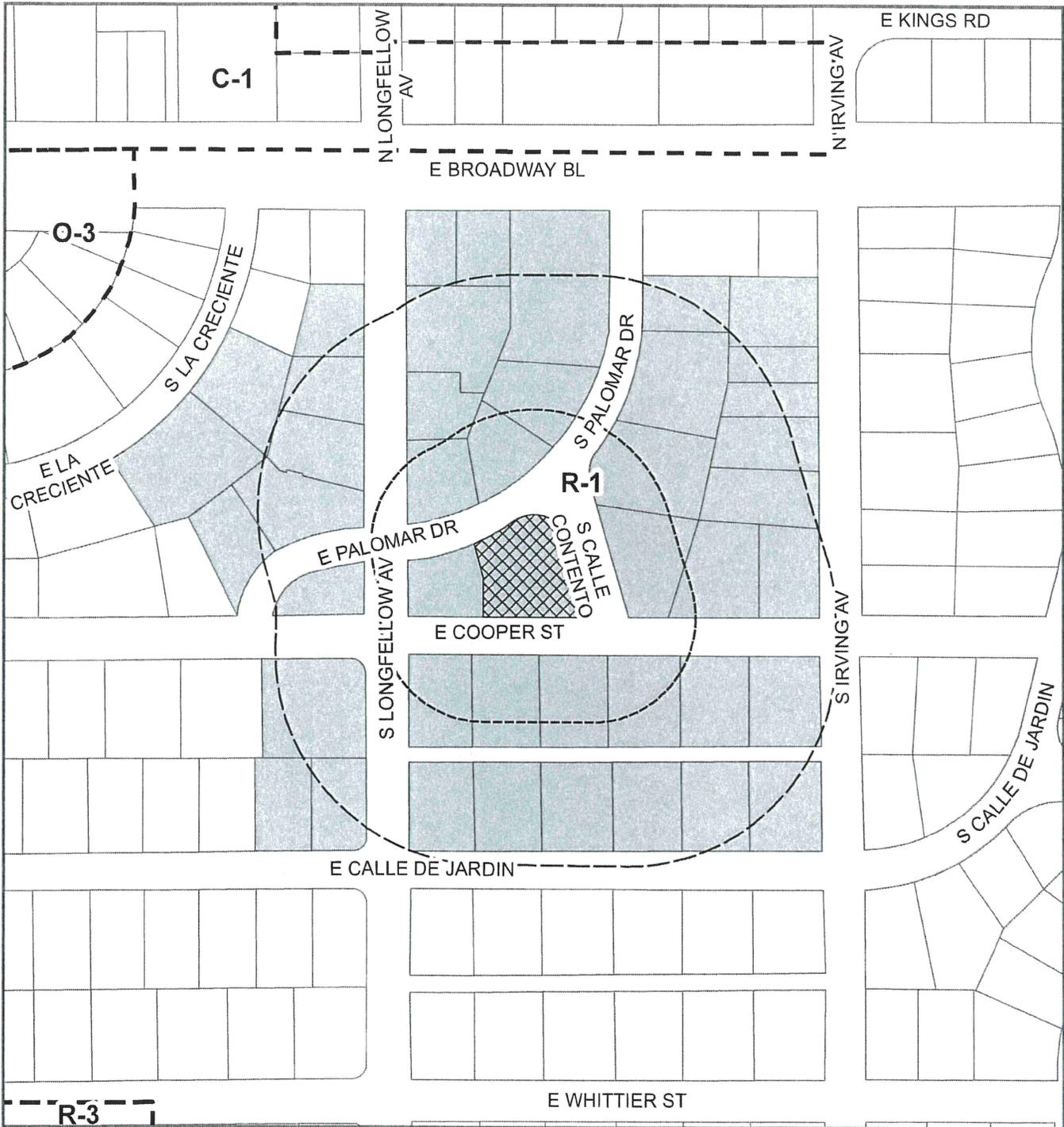
 Area of Rezoning Request: From R-1 to HLR-1

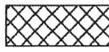
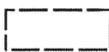
Address: 39 S. Palomar Dr.
Base Maps: Twp.14S Range14E Sec. 15
Ward: 6



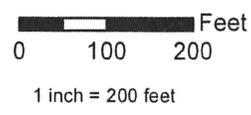
C9-18-15 Williamson House - Palomar Drive (HL)

Rezoning Request: From R-1 to HLR-1



-  Subject Property
-  Protest Area (150-foot Radius)
-  Notification Area (300-foot Radius)
-  Zone Boundaries
-  Propertied Notified

Address: 39 S. Palomar Dr.
 Base Maps: Twp.14S Range14E Sec. 15
 Ward: 6



ZONING MEMBERS PRESENT:

John Iurino, Zoning Examiner
John Beall, Planning & Development Services
Andrea Ochoa, City Recording Clerk

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1 ZONING EXAMINER: The next case is C9-18-15 Stanley
2 Williamson House-South Palomar Drive. Mr. Beall?

3 MR BEALL: This is a request by Demion Clinco of the Tucson
4 Preservation Foundation on behalf of the property owners, Serena Rocky
5 and Joseph Rorick (ph.) McCarthy, to designate the Stanley Williamson
6 House at 39 South Palomar Drive as a Historic Landmark.

7 The Historic Landmark designation changes the zoning from
8 R-1 to HLR-1 zoning. The rezoning site is located approximately 750
9 feet east of Alvernon Way and 500 feet south of East Broadway
10 Boulevard. There is no proposed development associated with the
11 Historic Landmark designation proposal.

12 The application for this designation was reviewed by the
13 Historic Preservation Office and PDSO Staff for recommendation to the
14 Tucson-Pima County Historical Commission Plans Review Subcommittee to
15 formally consider the nomination.

16 The application was reviewed by the Tucson-Pima County
17 Historical Commission Plan Review Subcommittee on July 26, 2018. The
18 Subcommittee voted unanimously five to zero to recommend approval of
19 the nomination proposal as an HL, as presented as HL.

20 Plan Tucson supports overlay districts such as Historic
21 Landmark designation as a way to promote the preservation and
22 enhancement of historic structures and districts. The Williamson

1 House meets the historical standards for designation as a Historic
2 Landmark. The San Clemente Country Club Heights Neighborhood Plan,
3 the Alvernon-Broadway Area Plan and Plan Tucson all support
4 neighborhood preservation, and more specifically support the use of
5 tools available to preserve the historical aspects of the
6 neighborhood.

7 Approval of the requested HLR-1 zoning is appropriate.

8 As of to date, there have been six approvals and zero protests.

9 ZONING EXAMINER: Thank you, Mr. Beall. Mr. Clinco?

10 MR. CLINCO: I am available for questions. I do have for
11 City Staff the signed affidavit for the Proposition 207 waiver.

12 ZONING EXAMINER: Okay. Thank you. I saw in some of the
13 materials it was referred to as San Clemente Colony.

14 MR. CLINCO: It was at one time.

15 ZONING EXAMINER: Tell me about that.

16 MR. CLINCO: So, I believe that it was sort of different
17 neighborhoods took up different ways of promoting, promoting the
18 areas. Some were estates, some were colonies. Colonia Solana was
19 also called the Colonia Solana Colony.

20 But I think really because it was suburban development
21 really outside of Tucson at the time. So, you know, it was - downtown
22 was really the suburban - it's really the urban core of the city and
23 it was about a two-mile drive to get to these really early
24 subdivisions that were the eastern edge of the, of the city of Tucson.

25 ZONING EXAMINER: Well, thank you.

1 MR. CLINCO: Yeah. No problem. Anything additional?

2 ZONING EXAMINER: I need nothing further.

3 MR. CLINCO: Okay. Thank you very much. And thank you to
4 the people who supported the - both nominations.

5 ZONING EXAMINER: (Inaudible) Case: C9-18-15 Stanley
6 Williamson House, the hearing is closed. And that is all the business
7 we have tonight. Thank you all for coming.

8 (Case: C9-18-15 was closed.)

Case: C9-18-15 Stanley Williamson House-South Palomar Drive,
R-1 to HLR-1 Historic Landmark (Ward 6)
City of Tucson Zoning Examiner Public Hearing 08/30/18

I hereby certify that, to the best of my ability the foregoing is a true and accurate transcription of the original tape-recorded conversation in the case reference on page 1 above.

Transcription Completed: 09/05/18



KATHLEEN R. KRASSOW - Owner
M&M Typing Service