



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

August 15, 2019

**C9-19-07 Benedictine Monastery (Historic Landmark) – Country Club
(Ward 6)
Public Hearing: August 1, 2019**

BACKGROUND

This is a request by Corky Poster, of Poster Frost Mirto, Inc., on behalf of the property owner, Tucson Monastery, LLC., to rezone an approximately 51,501 square foot area from O-3 and R-3 to HL (Historic Landmark) zoning. The rezoning site is located at 800 North Country Club Road, approximately 771 feet south of Speedway Boulevard (see Case Location Map). The Historic Landmark designation request is located within the Benedictine Monastery Planned Area Development (PAD).

This is a companion case to C9-19-06 Benedictine Monastery PAD to put into place additional standards that will apply specifically to the existing Benedictine Monastery structure and associated areas with an Historic Landmark designation. The Benedictine Monastery PAD proposes using Unified Development Code Section 5.8 Historic Landmark designation standards, unless modified by the PAD document or accompanying Historic Landmark designation document. The PAD document outlines the approach for preservation of the exterior of the Benedictine Monastery and rehabilitation of the interior. (The latter is not governed by the requirements of the proposed HL zoning).

On July 11, 2019, the Tucson Pima County Historic Commission Plans Review Subcommittee (TPCHS-PRS) reviewed the Historic Landmark nomination (HL-19-02) and recommended approval of the nomination and request for rezoning to Historic Landmark (HL) with a vote of 6-0.

**C9-19-07 Benedictine Monastery (Historic Landmark)
(Ward 6)**

PUBLIC HEARING SUMMARY

Zoning Examiner Hearing August 01, 2019

The Applicant's representative spoke in support of the requested HL zoning. A member of the public who has been actively involved in the public process leading to the rezoning application also spoke, and testified that the December 18, 2018 amendments to the *Miramonte Neighborhood Plan* and the *Alvernon-Broadway Area Plan* were unnecessary, given the fact that the then-existing *Miramonte Neighborhood Plan* already recognized the historic importance of the Benedictine Monastery and provided for its preservation.

As of the date of the Zoning Examiner hearing, there were three (3) written approvals and one (1) written protest.

FINDINGS OF FACT

Zoning Descriptions

Existing Land Use

Vacant Monastery (Group Dwelling)

Existing Zoning

Residence Zone (R-3) – This zone provides for high density, residential development and compatible uses. Civic, educational, recreation, religious uses, and select other uses, such as day care and urban agriculture, are also permitted.

Office Zone (O-3) – Professional and semiprofessional office, high density residential developments, and limited research and development uses permitted.

Proposed Zoning

Planned Area Development (PAD) is a zoning classification which provides for the establishment of zoning districts with distinct standards, and can specifically include historic preservation zone designation, policies and standards.

Historic Landmark (HL) – The Historic Landmark designation is an overlay zone that imposes standards and procedures that are in addition to those required under the PAD zoning standards.

**C9-19-07 Benedictine Monastery (Historic Landmark)
(Ward 6)**

Surrounding Zones and Land Uses

North: Zoned O-3 and C-1; Administrative and Professional Office; General Merchandise Sales

South: Zoned O-3; Administrative and Professional Office

East: Zoned R-3 and R-2; Residential

West: Zoned R-1; Residential

Planning Considerations

Land use policy direction for this area is provided by the *Alvernon-Broadway Area Plan*, the *Miramonte Neighborhood Plan* and *Plan Tucson*. *Plan Tucson* supports adaptive reuse of historic landmarks and the preservation of Tucson's historic character.

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 *Miramonte Neighborhood Plan* supports the preservation and economic sustainability of the Benedictine Monastery as an important historic site, including preservation of the landscape buffering.

The Historic Landmark designation is a zoning overlay which is added to the base zoning (in this case the proposed PAD zoning) of a specific tract of land or property, but does not change the allowable uses. The purpose of the Historic Landmark designation is to encourage preservation and rehabilitation of significant historical resources. An Historic Landmark is defined as an 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. An 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. An Historic Landmark may be located within the boundaries of or outside a historic district.

Description of the Proposed Historic Landmark – The Benedictine Monastery is located at 800 North Country Club Road, approximately 771 feet south of Speedway Boulevard. The monastery, designed by Tucson architect Roy Place, was constructed in 1940, and is an example of Spanish Colonial Revival. The building is the last of the architect's designs that readily conveys its association with him. Place's favored aesthetic during the height of his career was Spanish Colonial Revival. The Benedictine Monastery is in the National Register of Historic Places as a contributing property to the Sam Hughes National Historic District.

**C9-19-07 Benedictine Monastery (Historic Landmark)
(Ward 6)**

While the subject property is being incorporated into the Benedictine Monastery PAD, it is compliant with the UDC Section 5.8.5 Standards for Establishing or Amending HLs. The boundaries of the landmark include the footprint of the monastery and a buffer around the perimeter of the building, for a total of 51,501 square feet. The building is the third of eight monasteries of the Benedictine Order of the Sisters of Perpetual Adoration built in the United States, and is one of two surviving monasteries in this order extant in the United States.

The footprint of the building was designed in the form of an “E” and constructed of brick, sheathed in cement plaster, and accented with arcades, stone medallions, corbels, columns, pilasters, coping, ornamental iron gates, and a tiled-topped dome with copper finials. The north wing housed the sanctuary and chapel, the central wing housed the refectory, the south wing the living and workrooms, and the former kitchen and utility rooms were located in a second-story deck above the chapel. Interior courtyards were located between the wings and enclosed by and connected with open-air arcades. The interior courtyards and grounds were landscaped with a mix of fruit and deciduous trees, and date palms, and both native and non-native ornamental plants.

CONCLUSION

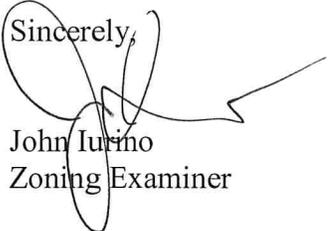
The *Alvernon-Broadway Area Plan* and the *Miramonte Neighborhood Plan* support the proposed Historic Landmark designation. *Plan Tucson* supports the preservation of distinctive historic resources for the larger community and the establishment of overlay districts, such as Historic Landmark designation, as a way to promote the preservation and enhancement of historic structures and districts. Given its importance as an excellent, intact example of the Spanish Colonial Revival style, and that it was designed by Tucson architect Roy Place, the requested Historic Landmark zoning (HL), for the Benedictine Monastery is appropriate, and not subject to any conditions, except those within C9-19-06 Benedictine Monastery PAD.

RECOMMENDATION

The Zoning Examiner recommends approval of the requested HL zoning.

**C9-19-07 Benedictine Monastery (Historic Landmark)
(Ward 6)**

Sincerely,



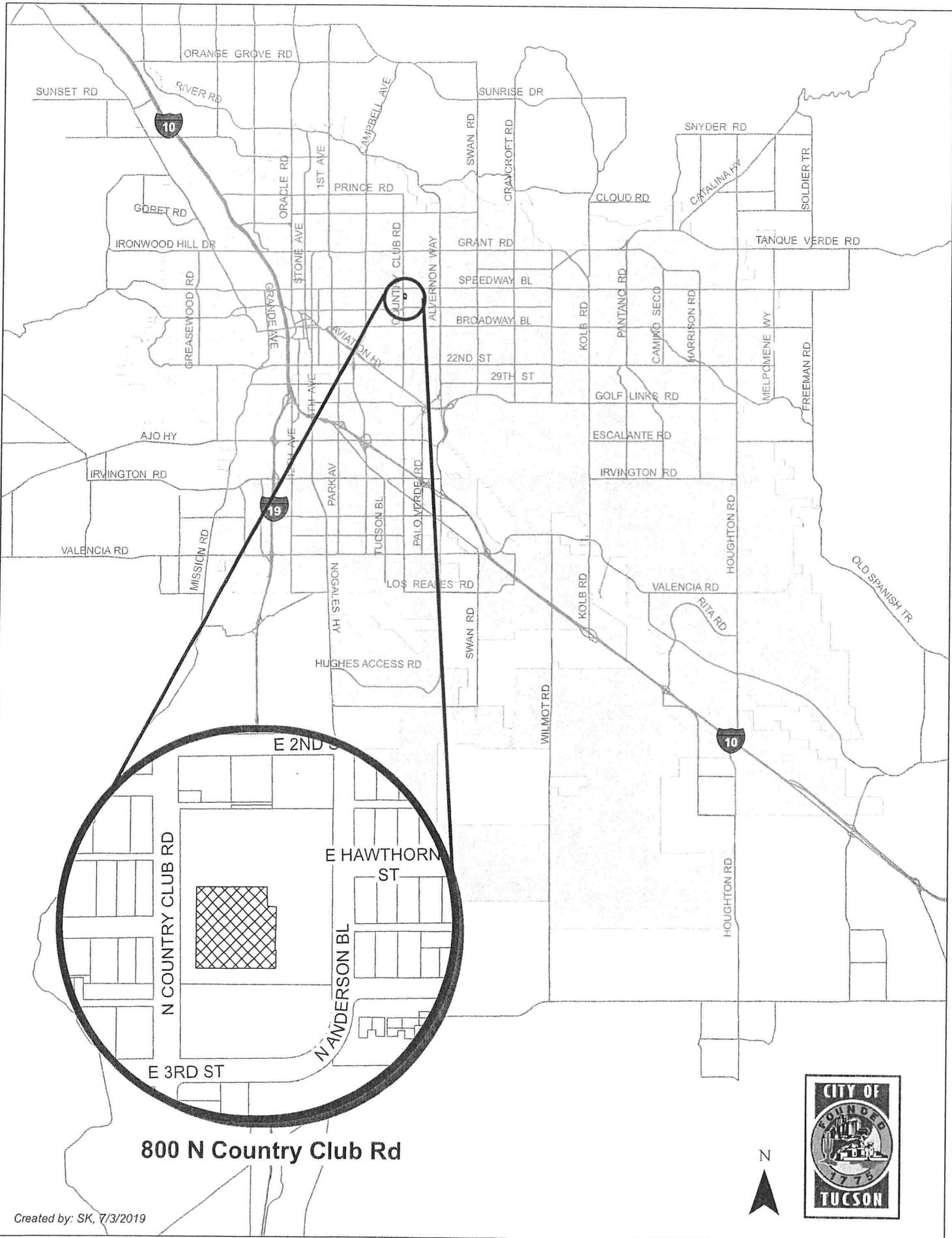
John Iurino
Zoning Examiner

ATTACHMENTS:

Case Location Map
Rezoning Case Map
Public Hearing Minutes

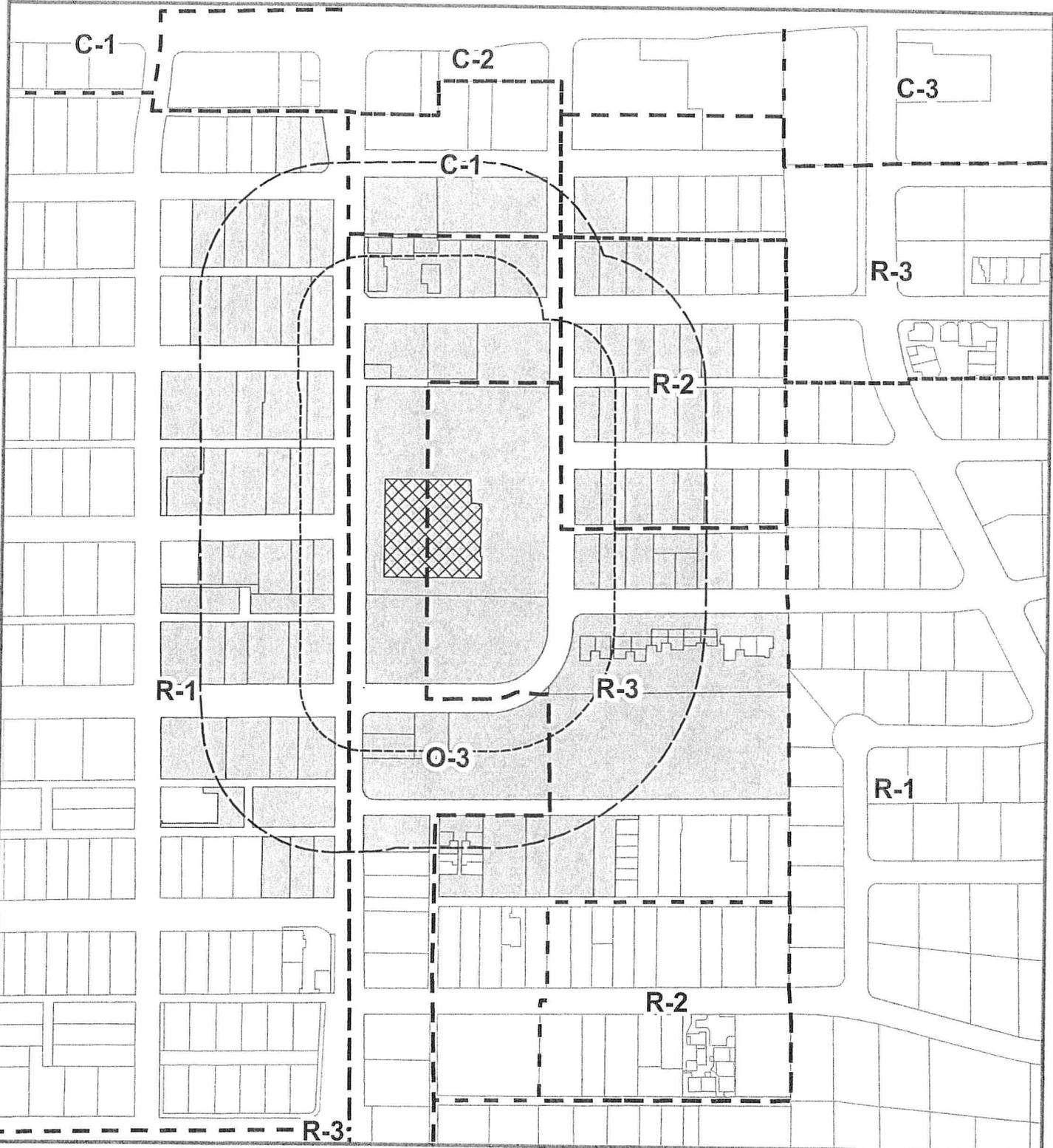
cc: City of Tucson Mayor and Council

C9-19-07 -Benedictine Monastery HL Rezoning Request: From O-3/R-3 to HL



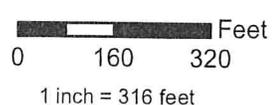
800 N Country Club Rd

C9-19-07 -Benedictine Monastery HL
 Rezoning Request: From O-3/R-3 to HL



-  Area of Rezoning: O-3/R-3 to PAD
-  Protest Area (150 ft. radius)
-  Notification Area (300 ft. Radius)
-  Zone Boundaries
-  Properties Notified

Address: 800 N Country Club Rd.
 Base Maps: Twp.14S Range 14E Sec. 9
 Ward: 6



ZONING MEMBERS PRESENT:

John Iurino, Zoning Examiner
John Beall, Planning & Development Services
Mari-Carmen Grimm, City Recording Clerk

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(TRANSCRIBER'S NOTE: THIS IS WHERE THE RECORDING BEGINS.)

1 ZONING EXAMINER: - given here tonight. I will also
2 include into the record all documents submitted to me up to the close
3 of the public hearing.

4 A recording of tonight's testimony is being made by the
5 City Clerk. If requested, a transcript will be prepared. With that
6 in mind, if you choose to come forward and give testimony, I ask you
7 to please speak clearly into the microphone on the podium.

8 The process goes like this. I complete my preliminary
9 report within five working days after the close of the public hearing,
10 at which time I then prepare my final report. My final report will be
11 issued two weeks after the close of the public hearing.

12 For those of you who wish to receive a copy of my
13 preliminary report, please fill out one of the orange cards at the
14 podium. A copy of the final report will be available from Planning &
15 Development Services Department, and I send my final report to the
16 Mayor and Council.

17 At the scheduled public hearing on the rezoning cases, the
18 Mayor and Council will then vote on this matter based on my
19 recommendation, but along with other factors.

20 Tonight's public hearing will proceed in the following
21 manner. I'll open the public hearing and ask Mr. John Beall of the

1 Planning & Development Services Department to give a presentation at
2 the beginning of each case. After his presentation, I'll ask the
3 Applicant, or the Applicant's representative to come forward and make
4 his or her presentation. I will then take testimony from anyone in
5 the audience who wishes to speak on this matter tonight.

6 Since I cannot have any communication with any of you about
7 this case outside this public hearing, I would invite you to speak
8 tonight. If you choose to do so, I'm here to listen. If you wish to
9 speak tonight, please wait for me to call you up to the podium by
10 raising your hand.

11 While at the podium, please print your name and address on
12 the sign-in sheet. I will then ask you to state your name and address
13 for the record.

14 At this time, if you believe you'll be giving testimony
15 tonight, I would ask you to stand and take an oath. Do you affirm to
16 tell the truth, the whole truth and nothing but the truth?

17 (Affirmative.)

18 ZONING EXAMINER: Thank you very much. I will now open the
19 public hearing on the first matter, Case: C9-19-07 Benedictine
20 Monastery (Historic Landmark). Mr. Beall?

21 MR. BEALL: This is a request by Corky Poster of Poster
22 Frost Mirto on behalf of the property owners, Tucson Monastery, LLC,
23 to rezone approximately 51,501 square feet area from O-3 and R-3 to
24 HL, Historic Landmark zoning.

1 The rezoning site is located at 800 North Country Club Road
2 approximately 771 feet south of Speedway Boulevard. The historic
3 landmark designation request is located within the Benedictine
4 Monastery Planned Area Development PAD.

5 This is a companion case to C9-19-06 Benedictine Monastery
6 PAD in which the monastery has additional standards that apply
7 specifically to the existing structure and associated areas gaining
8 Historic Landmark designation.

9 On July 11th, 2019, the Tucson-Pima County Historic
10 Commission Plans Review Subcommittee reviewed the Historic Landmark
11 nomination and recommended approval of a nomination and future request
12 for rezoning to Historic Landmark.

13 The Alvernon-Broadway Area Plan and the Miramonte
14 Neighborhood Plan support the proposed Historic Landmark designation.
15 Plan Tucson supports the preservation of distinctive historic
16 resources for the larger community and the establishment of Overlay
17 District such as Historic Landmark designation as a way to promote the
18 preservation and enhancement of historic structures and districts.

19 Given this importance as an excellent intact example of the
20 Spanish Colonial Revival style and that it was designed by Tucson
21 Architect, Roy Place, the requested Historic Landmark designation for
22 the Benedictine Monastery is appropriate, and not subject to any
23 conditions except those within C9-19-06 Benedictine Monastery PAD.

24 Approval of the requested HL designation is appropriate and
25 to be approved only if C9-19-06 Benedictine Monastery PAD is approved

1 by Mayor and Council. As of to date, there have been three approvals
2 and one protest, and there's a copy of a letter from Miramonte
3 Neighborhood Association showing no objection to the HL designation.

4 ZONING EXAMINER: Thank you. Mr. Poster?

5 MR. POSTER: Thank you very much. I appreciate being here
6 tonight. I'm gonna go through about a 20-slide presentation that
7 talks about the conditions and the information in the Historic
8 Landmark zoning.

9 I should point out that this and the P-A-D you'll see later
10 was associated with a plan amendment that was approved by the Mayor
11 and Council, and one of the elements of the plan amendment was that
12 the property should be protected either by a Historic Landmark or
13 other preservation elements. We've chosen to date to proceed with the
14 Historic Landmark.

15 I like this photo 'cause it shows who was here first. This
16 is the 1939 photo of the Benedictine Monastery and shows its environs
17 in relation to the Catalina Mountains.

18 We're here tonight to discuss the voluntary Historic
19 Landmark rezoning and to preserve and protect the Benedictine
20 Monastery. On the left is Roy Place, one of my great heroes and I'm
21 really honored to be able to be working on this project.

22 In 45 years of doing this work, I've understood slowly that
23 the most important part of preservation is finding contemporary
24 sustainable use for older buildings. We don't have enough money to

1 make museums out of everything, so we need contemporary uses for
2 those.

3 We've done a lot of work on that. This is some of the
4 projects that Poster Frost Mirto has done within the Pima County
5 Courthouse, the train depot, the Maris College, Old Main, etc. So, we
6 have a lot of experience in repurposing buildings that, that have
7 changed.

8 This is a rendering by Lou Place, the son of Roy Place
9 published in the Star in 1940. These are the original drawings which
10 we have a full set of drawings for the project preserved by Sister
11 Joan of the Benedictine Order, and she turned that material over to us
12 when they went back to Missouri.

13 There've been a lot of things going on here. There's just
14 a handful of historic photographs that we found, like the setting of
15 the cornerstone, etc. Really interesting set of archives.

16 Historic Landmark report that we've prepared had a property
17 description, architectural description and statement of significance
18 and then future treatment and design guidelines, all of which is in
19 the package that you all have received.

20 Just to go through those future treatment and design
21 guidelines, also to describe the boundaries of the Historic Landmark,
22 it is close in relative to the building with a little bit of room in
23 front, a little bit of room north and south and up against the face of
24 the building on the east. As John Beall said, it's just over an acre
25 within that dotted lined. The entire site is about seven acres.

1 So, these are the elements that we've agreed to and a table
2 in the back of that set, and I, I think it really just kind of
3 summarizes what, what the elements of the Historic Landmark exterior
4 of the monastery will preserve, all of its character defining elements
5 will be preserved and repaired as necessary as per the Secretary of
6 the Interior standards, except the interior of the monastery will be
7 preserved carefully, designed and thoughtfully adapted for new uses.
8 But the interior is excluded from this regulatory HL. In other words,
9 the Historic Landmark is the exterior of the building, and we have the
10 ability to adapt every use on the inside of the building.

11 We've done a lot of important buildings and we, we do them
12 well. And so, folks who are worried about desecration of the inside
13 have nothing to worry about. However, there is no regulatory element
14 to that.

15 A couple of items that, that are important to the, the
16 rehabilitation, the middle wing of the three wings of the monastery
17 has always been used as a roof terrace. The railing of that roof
18 terrace is quite low, doesn't meet building code. And so, we're
19 intending to install both a walkable surface up there and a discreet,
20 taller guardrail to meet current codes.

21 Just as an example, here's an image, a photograph of Old
22 Main. We did exactly the same thing at Old Main, except you can't see
23 it because it's very thin steel. It sits behind that white railing.
24 The monastery HL site and landscape will be preserved and its
25 character defining elements will be preserved and repaired as

1 necessary, except as follows: There's gonna be a sunken plaza on the
2 northeast corner. So, now we're looking at the chapel, that curved
3 area, and it's the northeast corner of the monastery of the chapel
4 building itself.

5 In order to provide EDA access to the lower level, which is
6 a half-story down, we're proposing a, a sunken plaza around that
7 corner for uses of the area under the chapel for residents of the
8 residential development.

9 In order to conserve water, the two grass areas on the west
10 face of the monastery may be replaced with appropriate hardscape.
11 We're not sure we're gonna do that, but we wanted the ability to, to
12 change out the grass that's in front of those bushes and make it more
13 of a, a tile paver area in front.

14 The two interior patios of the monastery will remain in
15 their general historic character, but modifications will be allowed
16 for some adapted reuse of these patios. That is, we might thin some
17 plants, we might create some seating areas. It won't be a duplication
18 of exactly what it is, but it will be some version of what it is.

19 We also, in order to make the building contemporary, and
20 given the fact that it's got a not flat tile roof, we want the ability
21 to put some small mechanical equipment around the outer wall of the
22 building, a little suitcase size mini-splits which would be
23 appropriately screened. But we want to be able to, to do that in
24 order to, to make a contemporary air-conditioned interior.

1 This is too many words on a, on a slide, but this is in
2 your packet of a design review process for repair rehabilitation and
3 other changes. Demolition will require Mayor and Council approval,
4 last line of that. And then lots of places for the Tucson-Pima County
5 Historic Commission to review.

6 The Tucson-Pima County Historic Commission Plan Review
7 Subcommittee reviewed the Historic Landmark proposal, recommended
8 approval with two very small typos. I think that's the last line.
9 Comments or questions?

10 ZONING EXAMINER: I have no questions for you right now,
11 sir. Thank you. Would anyone else in the audience like to speak on
12 the Historic Landmark? Ms. Beeker?

13 MS. BEEKER: You want me to sign in first before I -

14 ZONING EXAMINER: Whatever your pleasure is.

15 MS. BEEKER: Just make sure I do.

16 ZONING EXAMINER: Sure.

17 MS. BEEKER: I'm Ruth Beeker. I'm speaking as the person
18 who was the Miramonte Neighborhood Association Board President when
19 the Miramonte Neighborhood Plan was written.

20 A cursory reading of our Miramonte Neighborhood Plan as
21 originally adopted by Mayor and Council on June 17th, 2008, reveals the
22 neighborhood's commitment to preservation of the Benedictine
23 Monastery. Texts and illustrations on pages 7 and 14 make that clear.

24 In fact, a caption on page 7 refers to Historic Benedictine
25 Monastery without it having any designation. Exactly why anybody

1 thought that the Miramonte Neighborhood Plan had to be amended, as
2 Mayor and Council did on December 18th, 2018, to align with requested
3 Historic Landmark designation continues to puzzle me.

4 Neighborhood commitment and dedication to preservation of
5 that treasured site has never been in doubt. Certainly, it would have
6 been the neighborhood's preference to protect the entire spacious
7 grounds, but the economic realities confronting the Benedictine Order
8 precluded that when the nuns sold the property to a developer who
9 builds apartments, the dye was cast.

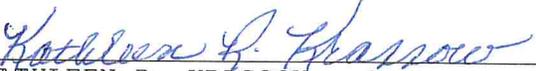
10 When Ross Rulney hired as his architect Corky Poster, he
11 showed his commitment to maintaining the historic buildings. And that
12 was a very wise move on his part. I doubt that he would have wanted
13 to confront the outpouring of community rage led by the Miramonte
14 neighbors had he not agreed to designate the buildings as historic
15 landmarks. Thank you.

16 ZONING EXAMINER: Thank you. Would anyone else like to
17 speak on this case? Seeing no one, I will close the public hearing on
18 Case: No. C9-19-07.

19 (Case: C9-19-07 was closed.)

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: 08/10/2019


KATHLEEN R. KRASSOW - Owner
M&M Typing Service