

Sally Stang - Non provision of any analysis by the City of Tucson to support their claim that the Propose Undertaking is "compatible in size, scale, and massing" with the surrounding historic contributing properties

From: Jody Gibbs <j.gibbsarchitect@gmail.com>
To: Sally Stang <sally.stang@tucsonaz.gov>
Date: 06/15/2015 1:24 PM
Subject: Non provision of any analysis by the City of Tucson to support their claim that the Propose Undertaking is "compatible in size, scale, and massing" with the surrounding historic contributing properties

Ms. Sally Stang, Director
Housing and Community Development
City of Tucson

Re: HUD funded Project at 383 S. Stone Avenue, Tucson, Arizona, SHPO 2014 0485 (123453)

Non provision of any analysis by the City of Tucson to support their claim that the Proposed Undertaking is "compatible in size, scale, and massing" with the surrounding historic contributing properties

Dear Ms. Stang,

I am in receipt of the City of Tucson response to our FOIA/ Az Public Records Request for any analysis provided by the City to the AZ SHPO (the Arizona State Historic Preservation Office and to the ACHP (the Advisory Council on Historic Preservation) to support the City's allegation that the proposed four story building is "compatible in size, scale, and massing" with surrounding historic contributing properties.

I must say you took the bait "hook, line, and sinker". Thank you for your response.

Your response confirms, in writing, that the City of Tucson (including the City Preservation Officer and yourself) has never undertaken an analysis of the Indirect Adverse Effects of the proposed four story building upon the surrounding historic contributing properties.

Your response also confirms, in writing, that neither the the ACHP nor the AZ SHPO has ever received from the City of Tucson any analysis of the Indirect Adverse Effects of the proposed undertaking upon the historic contributing properties, and hence no

factual basis, on which to "concur" or find "reasonable" the statement, in the City of Tucson's Revised Findings of Adverse Effects of April 8, 2015, that the proposed four story building is "compatible in size, scale, and massing" with the surrounding historic contributing properties.

The City's response to our FOIA/ AZ Public Records request stated,

"Mr. Mabry (the City Preservation Officer) stated, 'I confirm that the analysis of compatibility is the letter from Sally to SHPO dated April 8, 2015, which is posted on the HCD website. There are no other City documents or emails related to this analysis'."

Ms. Stang, a statement by you (and Mr. Mabry) in your April 8, 2015 Revised Findings of Adverse Effects sent to SHPO is not an analysis. It is merely an opinion of yourself and Mr. Mabry.

I know it's inconvenient for you, but Historic Preservation in the this country is run by Law and Determination of Compatibility by use of Standard Criteria.

Objective analysis, which we have provided to you (in written, visual, and numeric forms) indicates that the proposed four story building is totally incompatible in size (larger than all surrounding historic properties, in fact 32 time larger, on average), height (taller than all surrounding properties, in fact 2.6 times taller, with 3.63 times as many stories, on average), and other standard criteria including but not limited to: proportions, materials, site utilization, parking, rhythm, openings, doors, windows, details, projections and recessions, character, roof type, and building form.

Ms. Charlene Dwin Vaughn of the ACHP, in her March 9, 2015 letter to you stated that, "The City should be more expansive in its consideration of all adverse effects to historic properties including direct, indirect, and cumulative effects"; however you and Mr. Mabry refuse to conduct an analysis of the Indirect Adverse Effects upon the historic properties.

In your April 8 statement is false. The proposed undertaking is not compatible in size, scale, and massing with the historic contributing properties.

Your refusal to undertake any analysis of the Indirect Adverse Effects of the proposed undertaking upon the historic properties and your refusal to acknowledge the incompatibility of the proposed four story building with the surrounding historic properties which we have provided, are pointedly and deliberately damaging to the historic contributing properties.

Your 106 Process has been a controlled, deliberate, predetermined endeavor by you and Mr. Mabry in violation of Preservation Law.

I can only advise the AZ SHPO, the ACHP, and the Mayor/Council/City Management of the inadvisability of signing the proposed Memorandum of Agreement (MOA) under these circumstances, and notify HUD accordingly.

Sincerely,

Jody Gibbs, Co-chair
Barrio Historico Advisory Board