

HISTORIC SITES REVIEW COMMITTEE MINUTES
1110 West Washington Street, Suite 250, Phoenix, Arizona
March 25, 2016

A. CALL TO ORDER PUBLIC SESSION

1. Chair Terry Majewski called the meeting to order at 9:30 AM

B. ROLL CALL / INTRODUCTION OF MEMBERS AND STAFF

1. HSRC Committee Members Present

- a. John Jacquemart
- b. John Lacy
- c. Don Ryden, Vice Chair
- d. Doug Kupel
- e. Kathryn Leonard
- f. Brooks Jeffery
- g. Terry Majewski, Chair
- h. Jan Balsom
- i. Winston Thorne

SHPO Staff Members Present

- a. Jim Garrison
- b. Alyssa Gerszewski
- c. William Collins
- d. Vivian Strang
- e. Eric Vondy
- f. Bob Frankeberger
- g. Lucia Wang

C. NEW BUSINESS

1. NATIONAL REGISTER NOMINATIONS

- a. Falcon Field World War II Aviation Hangars, Maricopa, Arizona

Strang provided overview of Falcon Field

Motion: **Jeffery** moved that the State Historic Preservation Officer place the **Falcon Field World War II Aviation Hangars** on the Arizona Register of Historic Places under Criterion "A" at the local level of significance and recommended that the nomination be forwarded to the Keeper of the National Register for listing in the National Register of Historic Places. Motion seconded: **Lacy**.

Discussion:

- Do these buildings possess rare examples of bow string trusses or long string trusses?
- Trusses are similar to those at Tucson airport.
- Are we comfortable with local level of significance?
- Bill Collins, preparer, envisions this as Mesa's contribution to the war effort.
- Is "Falcon Field World War II Aviation Hangars" the historic name?
- Can you provide comparisons with other 5 British training facilities?
- The map and photos raise some concerns about the integrity.
- Collins, preparer, states exterior has additions. Interior is in pristine condition.
- Why did you only include the two hangars and not more of the site?
- Avoid using Great Britain, United Kingdom, and England synonymously in the text as stated in Footnote 1 in Section 8, page 15.
- Add a summary to narrative statement of significance.
- The committee came to a consensus that Falcon Field should be nominated at the local level of significance.

Majewski: Called for the vote.
Motion Carried.

b. Peoria High School Old Main, Peoria, Maricopa, Arizona

Strang provided overview of Peoria High School

Motion: Balsom moved that the State Historic Preservation Officer place the Peoria High School on the Arizona Register of Historic Places under Criterion "C" at the local level of significance and recommended that the nomination be forwarded to the Keeper of the National Register for listing in the National Register of Historic Places. **Motion seconded:** Jacquemart.

Discussion:

- Statement of significance seems to be more of a developmental history of the property rather than a theme.
- Vince Murray, preparer, states that he began the project nominating the property under Criterion A and later changed to C.
- Are these replacement windows? Is this the original roof?
- What is the condition of the interior of the auditorium?
- In Section 8 on page 6, review Desert Land Act and its implications.
- Please provide a construction chronology including alterations.
- Is the entire building being used? How does the community interact with this building?
- Include original Lescher, Kibbey, and Mahoney architectural drawings and site plan showing the boundary.
- The landscape should be a contributing site. The symmetry and openness are the character defining features of the quad. Spanish Colonial Revival public buildings have symmetrical relationships.

- Expand historic context. Review Mohawk Valley High School nomination for Lescher and Mahoney context. Provide comparisons within Lescher, Kibbey, and Mahoney's body of work, especially school construction.
- Curley School in Ajo referenced as comparison.
- Provide site map and historic photographs of the building.

Majewski: Called for the vote.
Motion Failed.

c. Benjamin Adelman House, Phoenix, Maricopa Arizona

Strang provided overview of Benjamin Adelman House.

Motion: Jeffery moved that the State Historic Preservation Officer place the Benjamin Adelman House on the Arizona Register of Historic Places under Criterion " C " at the state level of significance and recommended that the nomination be forwarded to the Keeper of the National Register for listing in the National Register of Historic Places. Motioned seconded: Balsom.

Discussion:

- On page 6, the dates of house and title are confusing.
- 1988 garage addition should be taken out of the nomination.
- Period of significance should end in 1957.
- Be specific about this as a Usonian Automatic house in the summary statement.
- Clarify how this house fits into Wright's larger body of work, especially his other work in Phoenix.
- What are the character defining features of a Usonian house? Discuss which of these does the Adelman House possess.
- This is the only Wright Usonian house in Arizona. Emphasize how rare it is.
- The committee came to a consensus to raise the level of significance from local to state. The motion was amended to reflect this consensus.

CLG Comments: See attachment.

Majewski: Called for the vote.
Motion Carried.

d. Neil and Louise Cook House, Phoenix, Maricopa Arizona

Strang provided overview of Cook House.

Motion: Balsom moved that the State Historic Preservation Officer place the Neil and Louise Cook House on the Arizona Register of Historic Places under Criterion "A" at the local level of significance and recommended that the nomination be forwarded to the Keeper of the National Register for listing in the National Register of Historic Places. Motioned seconded: Leonard.

Discussion:

- North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959 MPDF lists the character defining features of this farm house type.
- Property is not defined as a Spanish Colonial Revival style farmhouse in the text. Should we define it as such? Clarify between "inspired" and "influenced" when discussing the architectural style.
- How rare is this house? Replace "unique" with "classic."
- The corner windows are International Style rather than character defining features of Spanish Colonial Revival. The windows are a Modern trait rather than traditional or vernacular.
- Why does the period of significance end in 1955? It should be date of construction. The citrus and other mature vegetation is character defining and should be a contributing site. Think of this as a management document for the property.

CLG Comments: See attachment.

Majewski: Called for the vote.
Motion Carried.

e. Encanto-Palmcroft Historic District Boundaries Amendment III, Phoenix, Maricopa Arizona

Strang provided overview of Encanto-Palmcroft Amendment.

Motion: Jeffery moved that the State Historic Preservation Officer place the Encanto-Palmcroft Historic District Boundaries Amendment III on the Arizona Register of Historic Places under Criterion "C" at the local level of significance and recommended that the nomination be forwarded to the Keeper of the National Register for listing in the National Register of Historic Places. Motioned seconded: Lacy.

Discussion:

- Should Recreation be added as an area of significance under Criterion A? Golf course design is not mentioned in the original nomination.
- Strive for consistency among all the amendments and the original nomination. Recreation can be encapsulated under Community Planning and Development. Keep the original Criterion and areas of significance.
- Encanto Village Shopping Center isn't part of the existing subdivision and district. It's not necessary to include it.

- The statement of significance here only explains the amendment, it fails to address the original statement of significance. Add statement of significance and summary of original nomination. Period of significance on page 8 shouldn't refer to the 2008 amendment, it should reference substantial buildout.
- G. G. George, President of Encanto-Palmcroft Citizen's Association, provides background information on amendment.
- The committee came to a consensus that staff will work with the preparer regarding the possible inclusion of Criterion A and ensure consistency among the original nomination and the amendments.
- Revise resource count. Count the contributing site and mention the types of features found within it.
- Column of contributing and non-contributing features should include justification for why they're one or the other.

CLG Comments: See attachment.

Majewski: Called for the vote.
Motion Carried.

- Jim Garrison states that the original Encanto nomination needs to be modified to reflect the resources that no longer exist, like the band shell.

f. Regency House, Phoenix, Maricopa Arizona

Strang provided overview of Regency House.

Motion: Balsom moved that the State Historic Preservation Officer place the Regency House on the Arizona Register of Historic Places under Criterion " A " at the local level of significance and recommended that the nomination be forwarded to the Keeper of the National Register for listing in the National Register of Historic Places. **Motioned seconded:** Kupel.

Discussion:

- Should there be an MPDF for all the high rise towers built between 1957 and 1966?
- Period of significance should be the construction date.
- Include a map that shows other high rises of this period.
- Add photographs of other towers for comparison.
- If you just use Criterion A, you do need to provide some architectural context on Brutalism and mid-rise urban development in Phoenix. High rises are rare in Phoenix. This attempt to increase density was a brief experiment in the history of Phoenix's development.
- Add context on community and sociability with reference to how these towers are little villages. They are vertical neighborhoods.
- The committee came to a consensus that the Regency House should be nominated under Criterion A. Criterion C can be explored at a later time.

CLG Comments: See attachment.

Majewski: Called for the vote.
Motion Carried.

2. Update on Joesler/Murphey MPDF

- Joesler/Murphey MPDF was accepted by Keeper in Washington, D.C. All property owners have a copy of MPDF. Betty Jean Wilson House was listed on February 23, 2016.

• The Historic Sites Review Committee took a lunch break at 11:30 AM and reconvened at 12:20 PM.

3. Delisting of National Register Properties

- a. Medlock Place, 510 W. Colter, Phoenix, Maricopa, Arizona.

Motion: Kupel moved that the State Historic Preservation Officer recommend to the Keeper of the National Register that the property located at 510 W. Colter in Phoenix be delisted from the National Register of Historic Places for loss of integrity. Motioned seconded: Leonard.

- Has the property owner been notified of the delisting?

Majewski: Called for the vote.

Motion Carried.

- b. Jerome, 744 East Avenue, Jerome, Yavapai, Arizona.

Motion: Kupel moved that the State Historic Preservation Officer recommend to the Keeper of the National Register that the property located at 744 East Avenue in Jerome be delisted from the National Register of Historic Places for loss of integrity. Motioned seconded: Lacy.

Majewski: Called for the vote.

Motion Carried.

- c. Thompson Ranch, 2874 Highway 89 A, Cottonwood, Yavapai, Arizona.
- d. Strahan House, 725 East Main, Cottonwood, Yavapai, Arizona.

Motion: Kupel moved that the State Historic Preservation Officer recommend to the Keeper of the National Register that the demolished properties located at 2874 Highway 89 A and 725 East Main in Cottonwood be delisted from the National Register of Historic Places. Motioned seconded: Thorne.

Majewski: Called for the vote.

Motion Carried.

4. Recommendation of Potential Eligibility (ROPE)

a. Flin Buildings, El Charro and Stable Buildings, and La Plaza de la Mesilla

- Brooks Jeffery recused himself from the discussion. See attachment for comments.
- Review of two sets of ROPE documentation from Tucson Historic Preservation Foundation and Elgin & Bresler Architects. One ROPE supports eligibility, the other states the properties are ineligible for listing.

Motion: Kupel moved that the Historic Sites Review Committee recommend to the State Historic Preservation Officer that the Flin Buildings/El Charro, Stable Buildings, and La Plaza de la Mesilla have qualities that make them potentially eligible for listing in the Arizona Register and the National Register for Historic Places. Motion seconded: Balsom.

Discussion:

- Flin and El Charro are the same building. Stable Building is separate.
- Samaniego House and park are not under consideration.
- Keri Silvyn, Attorney representing ROPE applicant Elgin & Bresler for Flin/El Charro and Stable Buildings discusses ineligibility of buildings and proposed redevelopment of La Placita. Discusses urban renewal in Tucson between 1967-1969. Requests that the committee recommend that the buildings are ineligible for listing in the Arizona Register and the National Register of Historic Places.
- Chair Majewski summarizes comments from Raul Ramirez, President of Los Descendientes del Presido de Tucson. The organization feels these buildings are eligible for listing.
- Ryden clarifies that the buildings are outside the boundary of proposed Downtown Tucson Historic District. They were constructed before period of significance.
- Demion Clinco, Tucson Historic Preservation Foundation, summarizes support for eligibility of Flin/El Charro and the Stable Buildings. Provided background on how these buildings survived urban renewal in the 1960s. The community took a stand and recognized their significance once before. There was a second push to save the buildings around 1990. It's one of 6 surviving adobes in the urban core. Clinco requests support for determination of eligibility for Arizona Register and National Register.
- Helen Erickson, speaks in support of the building's eligibility under Criterion A.
- Evaluation of integrity is tied to significance. The condition of these buildings tell the story of urban renewal.
- This building is rare. It's eligibility is self explanatory. There are layers of context.
- How useful is ROPE application?
- The majority of the committee came to a consensus the buildings are potentially eligible for listing in the Arizona Register and the National Register of Historic Places.

Majewski: Called for the vote.
Motion Carried.

Stakeholder Comments: See attachment.

D. OLD BUSINESS

1. APPROVAL OF MINUTES FROM NOVEMBER 13, 2015 HSRC MEETING

Majewski: Called for a vote.

Motion Carried.

E. STAFF REPORTS

1. SHPO REPORTS

- a. **National Register Update – Strang:** Joesler update. Boomer House was listed on National Register. **Garrison:** Oak Flat was listed on the National Register.
- b. **SHPO Staffing and Program News – Garrison:** Introduction of intern Lucia Wang.
- c. **Review and Compliance – None** at this time.
- d. **Survey and Inventory – None** at this time.
- e. **Grants – None** at this time.
- f. **Legislative Issues – Garrison:** Provides update on status of ASP Board and the Library and Archives Advisory Board.
- g. **HP 2016 Conference – Vondy & Gerszewski:** Discuss SHPO panel and Conversation with HSRC session.
- h. **HSRC Membership – None** at this time.

F. PUBLIC COMMENT: None.

G. AGENDA ITEMS: None.

H. DATES FOR UPCOMING HSRC MEETINGS: July 22, 2016, November 4, 2016

I. ADJOURNED: 1:56 PM

Attachments: C. New Business, 1. National Register Nominations

c. CLG Comments: Adelman House, Phoenix, Maricopa, Arizona



STAFF REPORT

To: City of Phoenix Historic Preservation Commission

From: Kevin Welght, Planner III

Subject: National Register Nomination for Benjamin Adelman House, 5802 N. 30th St.

This report requests that the Historic Preservation Commission (HPC) forward a recommendation to the Arizona Historic Sites Review Committee (HSRC) that the attached National Register of Historic Places (NRHP) registration form be approved subject to the edits noted on the form.

THE ISSUE

On January 11, 2016, the City of Phoenix Historic Preservation Office received a National Register nomination for the Benjamin Adelman House at 5802 N. 30th Street. The nomination was prepared by Heritage Consulting Group at the request of the City of Phoenix. The HPC is required to review the nomination pursuant to the Phoenix Certified Local Government (CLG) Agreement. Under this agreement, the HPC is required to make a recommendation to the HSRC regarding the following:

- a) Whether the subject property is eligible for the National Register;
- b) Whether the documentation is accurate; and
- c) Whether the documentation is complete.

The HSRC will review this nomination at its next meeting on March 25, 2016 and has requested that the HPC provide its recommendation prior to the meeting.

This property is not currently listed on the Phoenix Historic Property Register.

DISCUSSION

Because this nomination was prepared at the request of the City of Phoenix, staff has already provided comments and edits, which have been incorporated into this version of the nomination. Therefore, staff finds that the documentation is accurate and complete.

subject to a few minor edits noted on the form. Staff also concurs that the subject property is eligible for listing on the NRHP.

RECOMMENDATION

Staff requests that the HPC recommend that the attached NRHP registration form be forwarded to the HSRC for approval subject to the edits noted on the form.

Attachment: NRHP Registration Form

d. CLG Comments: Cook House, Phoenix, Maricopa, Arizona

Meeting Date: 3/21/2016



STAFF REPORT

To: City of Phoenix Historic Preservation Commission
From: Kevin Welght, Planner III
Subject: National Register Nomination for the Cook House, 5725 N. 20th Place

This report requests that the Historic Preservation Commission (HPC) forward a recommendation to the Arizona Historic Sites Review Committee (HSRC) that the attached National Register of Historic Places (NRHP) registration form be approved subject to revisions noted by staff.

THE ISSUE

On February 18, 2016, the City of Phoenix Historic Preservation Office received the attached NRHP registration form for the Neil & Louise Cook House, located at 5725 North 20th Place. The registration form was prepared by Vince Murray of Arizona Historical Research at the request of the property owners, Thomas & Kathryn Maguire. The HPC is required to review the nomination pursuant to the Phoenix Certified Local Government (CLG) Agreement. Under this agreement, the HPC is required to make a recommendation to the HSRC regarding the following:

- a) Whether the subject property is eligible for the National Register;
- b) Whether the documentation is accurate; and
- c) Whether the documentation is complete.

The HSRC will review this nomination at its next meeting on March 25, 2016 and has requested that the HPC provide its recommendation prior to the meeting.

The Cook House is not currently listed on the Phoenix Historic Property Register (PHPR).

DISCUSSION

Staff has reviewed the draft registration form and has provided numerous comments, which are noted on the form. Staff concurs that the property is eligible for listing on the

NRHP and, subject to the revisions noted on the form, finds the documentation to be accurate and complete.

This is actually the second time the HPC has reviewed a nomination for the Cook House. The first time it was received, staff had concerns about the integrity of the property because of the large addition at the southeast corner of the house. However, after visiting the property, SHPO and City staff concurred that the property retained sufficient integrity to be eligible under Criterion A, particularly when evaluated within the context of the North Central Phoenix Farmhouses & Rural Estate Homes, 1895-1959, Multiple Property Documentation Form.

RECOMMENDATION

Staff requests that the HPC recommend that the attached NRHP registration form be forwarded to the HSRC for approval subject to the revisions noted on the form.

Attachment: NRHP Registration Form

e. CLG Comments: Encanto-Palmcroft HD, Phoenix, Maricopa, Arizona

Meeting Date: 3/21/2016



STAFF REPORT

To: City of Phoenix Historic Preservation Commission
From: Kevin Weight, Planner III
Subject: National Register Boundary Amendment #3 for Encanto-Palmcroft Historic District

This report requests that the Historic Preservation Commission (HPC) forward a recommendation to the Arizona Historic Sites Review Committee (HSRC) that the attached National Register of Historic Places (NRHP) registration form be approved subject to revisions noted by staff.

THE ISSUE

On February 18, 2016, the City of Phoenix Historic Preservation Office received the attached NRHP registration form proposing a boundary amendment for the Encanto-Palmcroft Historic District. The registration form was prepared by Vince Murray of Arizona Historical Research at the request of the Encanto Citizens Association. The HPC is required to review the nomination pursuant to the Phoenix Certified Local Government (CLG) Agreement. Under this agreement, the HPC is required to make a recommendation to the HSRC regarding the following:

- a) Whether the subject property is eligible for the National Register;
- b) Whether the documentation is accurate; and
- c) Whether the documentation is complete.

The HSRC will review this nomination at its next meeting on March 25, 2016 and has requested that the HPC provide its recommendation prior to the meeting.

The Encanto-Palmcroft Historic District is currently listed on the Phoenix Historic Property Register (PHPR) but with modified boundaries. The PHPR boundaries do not include the expansion areas proposed in the attached nomination form, nor do they include the north side of the 1100 and 1300 blocks of West McDowell Road, which are currently part of the NRHP-listed district.

This is actually the third NRHP boundary amendment. The original nomination was approved in 1984 and the first two amendments were approved in 1992 and 1994. Additional documentation was approved in 2008 extending the period of significance for the district, but that documentation did not amend the boundaries.

DISCUSSION

Staff has reviewed the draft registration form and has provided numerous comments, which are noted on the form. Staff concurs with the proposed boundary expansion and, subject to the revisions noted on the form, finds the documentation to be accurate and complete.

RECOMMENDATION

Staff requests that the HPC recommend that the attached NRHP registration form be forwarded to the HSRG for approval subject to the revisions noted on the form.

Attachment: NRHP Registration Form

d. CLG Comments: Regency House, Phoenix, Maricopa, Arizona



STAFF REPORT

To: City of Phoenix Historic Preservation Commission

From: Erika Finbraaten, MA, AICP
Historic Preservation Planner / Planner II

Subject: Nomination to the National Register of Historic Places: Regency House

This report requests that the Historic Preservation Commission forward a recommendation to the Arizona Historic Sites Review Committee (HSRC) that the attached National Register of Historic Places registration form be approved subject to the revisions noted by staff.

THE ISSUE

In February 2016, the city of Phoenix Historic Preservation (HP) Office received National Register of Historic Places registration form for the Regency House at 2323 North Central Avenue.

Pursuant to the City's Certified Local Government (CLG) Agreement with the Arizona State Historic Preservation Office (SHPO), the City of Phoenix HP Commission is required to make a recommendation to the Arizona Historic Sites Review Committee (HSRC) regarding the following:

- a) Whether the subject property is eligible for the National Register;
- b) Whether the documentation is accurate; and
- c) Whether the documentation is complete.

The HSRC will review this property on Friday, March 26, 2016, and has requested that the HP Commission provide its recommendation prior to the meeting.

DISCUSSION

After reviewing the nominations, staff concurs that the property is eligible for listing on the National Register of Historic Places. Staff has some concerns regarding the documentation submitted in support of the nomination.

Staff recommends that the Regency House is also eligible for the National Register of Historic Places under Criterion C for Architecture. The nomination as written states that the Regency House is only eligible under Criterion A for Community Planning and Development under the context of "Luxury High-rise Residential Development in Midtown Phoenix, 1957-1966."

Staff also recommends that a stronger case for listing could be made under Criterion A by discussing the five luxury high-rise residential buildings in Phoenix, Phoenix Towers (1957), Executive Towers (1961), Camelback Towers (1961) Embassy Square Apartments (1962) and the Regency House (1965), the changes in zoning that took place to allow their construction and the differences in the planned ownership schemes and the ones that were ultimately put into place. It is worth noting that the first building listed under this category, Phoenix Towers, was listed under Criterion C. A strong case for listing this property under Criterion C could be made by highlighting the unique and interesting construction methods and discussing the architect George Schoenberg and his work in Phoenix. The discussion of the history of the Royal Land Company should be limited to a couple of paragraphs.

The nomination describes Midtown Phoenix as "an area between 7th Street and 7th Avenue and Van Buren Street and Camelback Road" whereas it is defined by the city of Phoenix as the area between 7th Street and 7th Avenue and McDowell and Indian School Roads. Staff recommends that this be corrected.

RECOMMENDATION

Staff requests that the Historic Preservation Commission recommend that the attached National Register of Historic Places registration form be forwarded to the Arizona Historic Sites Review Committee for approval subject to the comments and edits noted on the form.

Attachment: National Register of Historic Places Registration Form

Attachments: 4. ROPE, a. Flin Buildings, El Charro, and Stable Buildings

Stakeholder comments:

Office of the Director
Drachman Institute
College of Architecture, Planning
and Landscape Architecture



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28 January 2016

Arizona State Historic Preservation Office (SHPO)
1300 W. Washington Street
Phoenix, AZ 85007

RE: Determination of Eligibility for El Charro Building and Stables, Tucson, Pima County

Dear SHPO Staff:

I was contacted by the architectural firm Eglin + Dresler to review their office's Recommendation for Potential Eligibility (ROPE) application for the "El Charro Building" and "Stables" properties. After a conversation with SHPO staff confirming the role of an external evaluation in the ROPE review process, I am submitting the following independent evaluation in lieu of contributing to the ROPE application. I feel obliged to state that this evaluation is being forwarded to you as a courtesy in my role as a member of the Arizona Historic Sites Review Committee, not as a paid consultant to any of the affected parties.

Significance

Neither of these buildings has been previously nominated to the National Register of Historic Places (NRHP). Neither was recommended for preservation in the 1969 *Tucson Historical Sites Survey* (Tucson Community Development Program, Historic Areas Committee). This 1969 survey was Tucson's first inventory of historic properties and became the basis on which a determination of which buildings would survive Tucson's urban renewal demolition and redevelopment activities. Of the three hierarchical categories of evaluation in that survey – preserve at all costs, preserve if possible, and photographed only – the El Charro Building (Site #11) was in the third priority category and only appears in this survey as a photograph entry. Two adjacent buildings also incorporated in the TCC development, the Samaniego and Sosa-Carrillo-Fremont Houses, were evaluated in that survey to be "preserved at all costs".

The current ROPE has identified potential themes of significance but they are not strong enough to warrant eligibility. In the case of the Stables, there is insufficient evidence to either associate this building with its purported 19th business type, or identify the uniqueness or rarity of this property type in Tucson. In the case of the El Charro Building, there are much better examples in Tucson showing the mastery and craftsmanship of Jules Flin as a master than this building, including the reconstructed cathedral facade on the Arizona Historical Society and Flin's own house, where the El Charro Restaurant is now located.

Integrity

The El Charro and Stables buildings were incorporated in the 1973 La Placita Village component of the larger Tucson Community Center master plan. The design approach to formally incorporate these buildings, along with the adjacent Samaniego House, into a blended historic-contemporary fabric of a faux Mexican village reflects the era's failed experimentation with contextual design. Today, this approach would be considered a compromise of integrity based on the Secretary of Interior Standards (that were later codified in 1979).

capla.arizona.edu/drachman

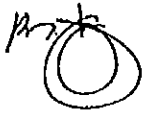
As the ROPE application states, neither building has sufficient integrity when the National Register aspects of integrity are applied. Even if the 1973 La Placita fabric were removed and the historic buildings restored, they would still lack integrity of setting, feeling, and association.

Due to the loss of the original historic setting and isolated placement, the integrity of the El Charro and Stables buildings could never be returned regardless of the sensitivity of any future development on that site. The buildings are located in the center of the La Placita complex and property boundary. The property is under private ownership, but currently with public access. Any future development that intends to maintain a secure perimeter at this downtown site, would not allow public circulation into the part of the property where the historic buildings are located. If the historic buildings were integrated into this new development, they would not be visually or physically accessible to the public. Following National Register Bulletin 15, the integrity of historic buildings' significant features would be "questionable" if they are not visible or are concealed under modern construction (p. 46). It seems unreasonable to preserve the functionally and financially unviable La Placita Village complex just to maintain public access to two buildings whose significance has never been validated since their rescue in 1973.

Recommendation

Based on this evaluation of the significance and integrity of the El Charro and Stables Buildings, it is my opinion that they are not eligible for the National Register of Historic Places. In the end, these buildings are victims of poor preservation planning in the 1970s. The erasure of their historic urban context and their isolation from any contemporary urban context has compromised, and will always compromise, their overall integrity.

If you wish to discuss this further, please feel free to contact me. Thank you for your consideration.



R. Brooks Jeffery
Director, Drachman Institute
Coordinator, Graduate Heritage Conservation Certificate Program
Professor, College of Architecture, Planning, & Landscape Architecture

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1 February 2016

Arizona State Historic Preservation Office
1300 West Washington Street
Phoenix, Arizona 85007

Re: Determination of Eligibility for Flin/El Charro and Stable Buildings, Tucson, Arizona.

Dear State Historic Preservation Office Staff,

Thank you for the additional information about concerns related to the integrity of the Flin/El Charro and Stable buildings and the resulting dispute surrounding eligibility for listing in National Register of Historic Places. On behalf of the Tucson Historic Preservation Foundation, we feel it is important to offer additional information about the exceptional significance of the buildings and further examine issues of integrity to reaffirm our position that the buildings are indeed eligible for listing.

If a National Register Nomination were to move forward we believe the Flin/El Charro and Stable buildings would be eligible under National Register of Historic Places Criterion A, with a period of significance stretching from the construction of the buildings ca. 1865 to the date of their physical changes as a result of being preserved and adaptively incorporated into the La Placita Urban Renewal project in 1973. Under Criterion A: "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)."

Despite some loss to certain aspects of integrity, the Flin/El Charro and Stable buildings retain their physical ability to convey their significance. To fully understand the impact of changes to the building's integrity we have further examined the National Register criteria and the recognized seven aspects or qualities of integrity. In addition, we have identified some important facts related to the buildings significance. This examination follows below.

1. The southern stables building is one of the oldest surviving adobe buildings in downtown Tucson. The building appears on the George Hand map (1870-1880) and has been identified in the Tucson Citizen as being built before or by 1865. 2. The three bay commercial building also appears on the George Hand Map and is one of, if not the oldest known surviving commercial storefront building

type in Tucson. Additionally, a building appears on Major D. Fergusson 1862 map at this location at the north end of the property fronting the La Plaza de la Mesilla. 3. The social significance of these buildings to the Hispanic community cannot be understated. In 1966/67, the community fought against local Urban Renewal proposals for the preservation of this building complex. These buildings were spared from demolition in the late 1960s because of their significance to the Hispanic community and the resulting "restoration" was a requirement of the sale and redevelopment of La Placita by the City of Tucson.

SIGNIFICANCE

The small building complex is comprised of three distinct parts. The Adobe Stable (c.1865 – 1896), the Flin building (c.1875), and the two-story El Charro building (c.1875-1930). The three parts are connected to create a U-shaped courtyard and are physically detached from the surrounding Urban Renewal development of the 1970s.

The Adobe Stable

Although a date of construction has not been definitively documented, a 24 June 1974 *Tucson Daily Citizen* article looking at the 1970s rehabilitation stated, the "building was originally residential and later used for horse sheds and a livery stable with the buildings appearing on the 1860 maps of the Old Pueblo." For the purpose of this assessment, a cursory review of historic maps and documents provide important benchmark dates that inform the historic development and significance of the building complex. The first segment of the building was the southern section, which appears on the George Hand map of Tucson dated to 1870-1880. The 1886 Sanborn Fire Insurance Map (Sanborn) shows the southern stable building and the open courtyard. By 1896 the north-south segment of the adobe building connecting to the commercial storefronts is detailed on the Sanborn. This map also labels the adobe structures "Chinese," suggesting an association with Tucson's early Chinese community.

The eastern-most commercial bay of the Flin building is labeled "Chin. Wash Ho." Providing further evidence to a connection with the Tucson Chinese business community. As part of the construction of the La Placita center in the early 1970s, the rehabilitation work of the building was completed by Adela Palafox and architect Fred Palafox. Based on the documented dates of the Stable building coupled with the significant loss of pre-1900 buildings in downtown Tucson in the later part of the 20th century, this building is one of the oldest adobe structures extant in the downtown Tucson core, and additional research has the potential to reveal further historic significance and information about Tucson's early diverse cultural history.

The Flin/El Charro Building

The Flin/El Charro building is comprised of two distinct sections that faced one of Tucson's original city plazas: La Placita de San Agustín. The building is an important extant historic plaza providing a physical edge to the original configuration of the plaza de San Agustín. The eastern "Flin" section is a single-story commercial building that was designed with three bays. The building has a horizontal massing derived from the low height and wide street frontage. The display windows were partitioned into panels of glass and topped by a line of transom windows. The building includes a plain cornice with decorative architectural detail at the top of the parapet that gives the building a distinctive visual identity. The three storefronts are separated by an attached rectangular pilaster. The western "El Charro" section is a two-story Spanish revival style building with a ground floor commercial storefront which includes a display window topped by a lintel and divided fixed transom and an arched doorway. The second floor has a balcony, shuttered window, exposed decorative rafter tails, and red barrel roof tiles.

Julius Flin was a stonemason who helped build San Agustin Cathedral. His obituary in the *Arizona Star* on 20 January 1915 states, "Flin was a pioneer of the city, having arrived in Tucson in 1875 from France with Henry Menager. He was a contractor in stone and cement-work. Flin is credited with the masonry stone rose portal for the original façade of the original San Augustine Cathedral" (now integrated into the façade of the Arizona Historical Society at 949 East 2nd Street).

The 1870-1880 George Hand map shows one of the bays of the commercial building as sewing machine store, and is corroborated by advertisements in the *Tucson Daily Citizen* from 1884 that advertise the 'White Sewing Machine Company'. The 1886/96 Sanborn Maps show the address of the storefronts as 14 – 16 ½ Camp Street. These early Sanborn maps also show the building as housing a restaurant, cobbler, and Chinese wash. The 1901 Sanborn shows revised address numbers as 144, 140, 136, and 134 West Camp Street renamed to Broadway by 1909.

The two-story building was built in the 1870s by Julius Flin, and according to interviews with his daughter Monica Flin in 1968, it was Julius Flin's first project in Tucson. Monica was a local entrepreneur. Interviewed in the *Tucson Daily Citizen* on 3 July 1968, she reflected on the origins of her restaurant, El Charro: "I started in business over on S. Fourth Avenue, across from Caruso's. Two years after that, in 1930, I moved over by the Temple of Music and Art. The dead end street wasn't good for my business, so in 1935 I moved here on Broadway. Business boomed, and even during the war, when many other restaurants had to close, the business here was good."

The El Charro Mexican Restaurant website further describes the start of their institution:

Established in 1922 by our beloved Tia Monica Flin, El Charro Café of Tucson, Arizona, El Charro Café is the nation's oldest Mexican restaurant in continuous operation by the same family. Our Tia Monica, a true entrepreneur and burgeoning chef, came to Tucson via France in the 1800's when her father Jules, a famous stone-mason, was commissioned to build the city's pristine St. Augustine Cathedral.

Back in those days, a woman owned business was rare enough, but El Charro was even more unique as it was truly a one woman operation, with Monica acting as hostess, waitress and chef all at the same time

Our Legendary Tia Monica Flin, is well-known as "The Inventor of the Chimichanga." While frying her now famous El Charro ground beef tacos, she accidentally dropped a burro into the frying pan and when the oil splashed up she was about to lash out a common Spanish cuss word starting with "Ch" but because she was amongst her young nieces and nephews, changed it to "Chimichanga", the equivalent of "thingamajig." Thankfully for all of us, Monica was a controlled and creative cuss.

Monica Flin fought to stay in the building during Urban Renewal and was part of a group of local advocates who worked to save the La Placita.

Saved from Urban Renewal

As the full cultural impact and demolition of Tucson's urban core through Urban Renewal was fully realized, Alva Torres, a Tucson born Mexican-American, founded and served as chairman of the Committee to preserve La Placita (1966/67). Torres joined with and lead the charge to preserve the original plaza and the culturally significant buildings that defined its spatial outline. Torres was quoted in the *Tucson Daily Citizen* in 1967 saying, "preservation of part of the Mexican heritage in the Urban Renewal area is essential or Tucson will cease to be the Old Pueblo." Torres successfully

made the case for the exceptional significance and cultural importance of these buildings. Because of her efforts, the Flin building, the stables and the La Placita were saved, and the City required them be restored and intergraded into the Urban Renewal La Placita project.

The Flin/El Charro building and the Adobe Stable building are exceptionally significant nineteenth-century structures from downtown Tucson's commercial district that survived the ravages of Urban Renewal. They are part of the oldest adobe and commercial buildings in downtown Tucson, exhibit nineteenth-century vernacular adobe construction, and convey both the historic qualities of nineteenth-century Tucson and continue to define the spatial construct of the La Placita de San Agustín.

The very fact these buildings were saved from large-scale demolition during Urban Renewal, coupled with civic intervention by the Hispanic community, lead by Alva Torres, underscore the exceptional significance and historic importance of these resources to the people of Tucson and the Hispanic community of Southern Arizona.

The *Tucson Daily Citizen* described the buildings in 2 August 1973:

Built by a Frenchman in a style so immaculately Mexican that it was preserved as a relic of old Tucson, the building housed a Chinese restaurant, then the widely known El Charro Restaurant. The structure – including an old house and attached stables – was the sole survivor when urban renewal dust settled in 1968. [...] the Old Pueblo's adobe has some tales to tell newcomers.

INTEGRITY

As defined in the National Register Bulletin, *How to apply the National Register Criteria for Evaluation*, integrity is defined as: "the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance."

As detailed in the National Register Bulletin: "determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant."

Location

The location of the Flin/El Charro and Stable Buildings are original and unchanged. Where the buildings were constructed, and where the significant events occurred that relate to the history of Tucson's social and cultural history, remains intact. The location of this building complex, directly adjacent to the La Plaza de la Mesilla/ La Placita de San Agustín, is exceptionally important in understanding why the property was created, the developmental history of Tucson, and is important in recalling a sense of place. The preservation of these buildings in the 1960s emphasized the importance of location and place. Conversely, the locations of the buildings are important to the integrity of location of the La Plaza de la Mesilla/ La Placita de San Agustín, and without their survival, the sense of place related to the cultural and civic plaza is lost.

Design

The design of the Stables building and two-story El Charro building remain intact. The combination of elements that create the form, plan, space, structure, and style of the buildings is relatively unchanged. Intact design elements include the organization of space, proportion, scale, ornamentation, and materials. The buildings have been treated with stucco in the 1970s that are

inconsistent with the original design. Historic photos of the two-story building show the retained original design details including windows, balcony features, roof tile and fenestrations. The Adobe Stable building has intact design elements typical of vernacular adobe construction of the nineteenth-century, including recessed doors and windows, thick adobe walls, curved corners, and organic forms.

The original design of the Flin building was altered as a result of the building being preserved and "adaptively reused" as part of an Urban Renewal project. The preservation of the significant building complex included changes to the middle storefront bay of the Flin building by converting it into a breezeway, thereby creating access into the rear courtyard and Stables building. This change, which compromised the original design integrity, is part of the social history of Urban Renewal. Additional modification to the remaining storefronts altered the window/door configurations. The masonry form of the building and façade details remain intact including the three simple pilasters, and decorative treatment along the parapet. The building would be nominated under Criterion A and changes to the design integrity would not impact the conveyance of significance.

Setting

The setting of the Flin/El Charro and Stable buildings were heavily impacted and diminished by Urban Renewal. The original street and streetscape was redeveloped and lost. The surrounding historic buildings were demolished and a new multi-story office complex built around them. This was one of a handful of nineteenth-century buildings that lost their context but continue to convey their significance. Other examples of building that have lost all or some of their integrity of setting, but remain eligible or listed in the National Register include, the Sosa-Fremont-Carrillo House (Tucson), Charles O Brown House (Tucson), Casa Cordova House (Tucson), Samaniego House (Tucson) and the Charles Trumbull Hayden House (Tempe).

In the case of the Flin/El Charro and Stable buildings not all of the setting has been lost. The buildings remains connected and adjacent to the La Placita de San Agustín and retain a semblance of the way in which the buildings were positioned in their environment to reflect the designer's concept of commercial activity. The setting inside the courtyard space has some integrity, similar to that of the Charles O. Brown House (Tucson) courtyard.

Materials

The Flin/El Charro and Stable buildings retain the key exterior materials dating from the period of their historic significance. When rehabilitated in the early 1970s, the historic materials and significant features were preserved, although non-historic stucco treatment was applied.

The construction materials of the Flin/El Charro and Stable buildings are the physical expression of the local preferences, availability of materials, and values of nineteenth and twentieth-century Tucson. The use of adobe and regional building traditions help define an area's sense of time and place. The historic materials are intact and the property is an actual historic resource, not a recreation/reconstruction.

Workmanship

The Stable building provides extant physical evidence of the vernacular adobe building tradition and adobe craftsmanship typical in Tucson during the mid- to late-nineteenth century. This example of construction and workmanship reveal local and regional application of both building technological practices and aesthetic principles.

Feeling

Despite the diminishment of integrity of setting, the feeling of the Flin/El Charro and Stable buildings remains relatively intact. The buildings on their own continue to have the ability to express

the aesthetic and historic sense of late nineteenth and early twentieth century Tucson. The physical features of the building when taken together convey the properties historic character. The retention of the original location, materials and workmanship of the principle façade and the interior setting of the courtyard relate and maintain the feeling of life in late nineteenth/early twentieth-century Tucson.

Association

The Flin/El Charro and Stable buildings have a direct link to historic events and people including, the development of early Tucson; the history, physical and spatial delineation of La Plaza De La Mesilla / La Placita de San Agustín; early adobe construction and architecture in Tucson and Arizona, the early Chinese community in Tucson and Southern Arizona, the Mexican-American history of Tucson and Arizona in the nineteenth and twentieth century; mercantile and commercial practices and development in the American Southwest; French master Stone Mason Julius Flin, the culinary art of Monica Flin; minority and female owned business and entrepreneurship in Tucson and Arizona, the oldest single-family owned Mexican Restaurant in the United States; the creation of the chimichanga a Mexican American culinary dish, the perpetuation of heritage food traditions of Arizona; Urban Renewal and the early historic preservation movement of the 1960s in Tucson and Arizona; Mexican-American advocacy and cultural preservation; cultural advocacy of Alva Torres and the twentieth century struggle to preserve historic sites associated with Mexican-American heritage.

Despite the loss of setting, changes in the 1970 to create access, and incompatible stucco and paint, the buildings retain association of place, events, and people. The buildings physical form, details and spatial arrangement have remained intact since the nineteenth century and retain its quality of association with the events and people listed above. For example, the Tucson Historic Preservation Foundation and other historic preservation organizations that lead tours of downtown Tucson, have for decades started at this location because of its ability to physically convey its significance.

The National Register guidance related to *Rare Examples of a Property Type* stresses that comparative information is important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The Flin/El Charro and Stable buildings are both a rare early example of adobe construction and commercial development and has the essential physical features that enable it to convey its historic character. National Register properties with similar loss of integrity are eligible and listed on the National Register of Historic Places. The buildings all have similar integrity issues to other early and rare examples of adobe and commercial construction in Tucson. The Sosa-Fremont-Carrillo house for example was spared during Urban Renewal and nominated to and listed on the National Register in 1971. The adobe Sonoran row house once flanked Main Street (Camino Real), but has since lost all of its setting. Moreover, new construction in 2015 is significantly diminishing the setting and feeling of the Charles O. Brown House, and will now be flanked by multi-story residential construction that will leave the property in near perpetual shade.

The setting of the Casa Cordova House has also changed, as has the Samaniego house, and the Charles Trumbull Hayden House in Tempe. In all these cases the changes to setting and design did not constitute ineligibility. Based on the exceptional and early significance and essential physical features that are intact, the Flin/El Charro and Stable buildings retain integrity of location materials, workmanship, feeling and association. The integrity of setting and design have been compromised, but are still present.

The Flin/El Charro and Stable buildings are significant for their historic association and retention of the essential physical features that made up their character and appearance during the period of their association with important events, historical patterns, and people. Further, they are eligible for listing in the National Register of Historic Places because they retain their essential physical features, and these features are visible enough to convey their significance.

ARIZOAN REGISTER OF HISTORIC PLACES

Because of questions raised as to the National Register of Historic Places eligibility of these properties, we also request a Determination of Eligibility to the Arizona Register of Historic Places. To assess this eligibility the Tucson Historic Preservation Foundation used the *Arizona State Historic Preservation Office Revised Policy Statement for Recommendation of Eligibility of Building to the Arizona Register of Historic Places*, 25 March 2011.

Original Building criteria 1, 2, 3 and 7 apply to the evaluation of the Flin/El Charro and Stable buildings.

1. Evaluation of exterior integrity will continue to be the primary focus of survey work with most attention given to the primary façade.

2. In general, the primary façade must have a majority (51%) of its features intact, and at least 75% of all exterior walls must be present.

3. In general, either the historic wall materials and details must be intact and visible, or the historic massing and openings (doors and windows) must be intact and visible. If both are missing or are hidden behind non-historic materials the building will not be eligible for lack of integrity.

7. As part of a comprehensive evaluation the age and rarity of the resource will be addressed within an historical context and a comparison with other similar properties. In general, the older or rarer the property the less integrity will be required for eligibility. Indigenous buildings over 100 years old, vernacular or designed buildings constructed by hand utilized square nails or unique one of a kind buildings will be given the greatest leniency in relationship to level of integrity.

Using the National Register eligibility as a baseline, the focus of the survey work and evaluation for the Arizona Register eligibility for the Flin/El Charro and Stable buildings give the most attention to the primary façades. The building has two primary façades; the commercial storefronts and the adobe stables exteriors.

Per state of Arizona eligibility requirements, the Flin/El Charro and Stable buildings meet the threshold of having over 51% of their features intact and 75% of all exterior walls present. The historic wall materials and details are intact and visible and the historic massing and openings are intact and visible.

This historic evaluation has documented these resources as some of the oldest adobe buildings in downtown and one of, if not the oldest, commercial storefronts in downtown Tucson. The buildings are both old and rare and per the Arizona Eligibility: "less integrity will be required for eligibility." These buildings clearly meet the threshold for designation. Additionally the State eligibility criteria states: "indigenous buildings over 100 years old, vernacular or designed buildings constructed by hand utilized square nails or unique one of a kind buildings will be given the greatest leniency in relationship to level of integrity." The buildings meet this definition and as such any issues of integrity related to setting or design should not preclude eligibility for designation in the State Register.

Thank you for attention to this evaluation.
If there is any addition information we can provide, please don't hesitate to contact us.

A handwritten signature in black ink, appearing to read "Demion Clinco". The signature is fluid and cursive, with a large initial "D" and "C".

Demion Clinco
Tucson Historic Preservation Foundation
PO Box 40008
Tucson, Arizona 85717
demion.clinco@preservetucson.org

-----Original Message----- From: "Terry Majewski"
<tmajewski@srircrm.com> Sent: Thursday, March 24, 2016
11:20am To: "Raul Ramirez" <rauleramirez1@aol.com>,
"vstrang@azstateparks.gov"
<vstrang@azstateparks.gov> Cc: "Demion Clinco"
<demion.clinco@preservetucson.org>,
"omar@hslproperties.com" <omar@hslproperties.com>

Subject: RE: Preservation Hearing on 3.24.16

Thank you for your email Raul.

Regards, Terry

-----Original Message----- From: Raul Ramirez
[mailto:rauleramirez1@aol.com] Sent: Thursday, March 24,
2016 9:58 AM To: vstrang@azstateparks.gov; Terry
Majewski <tmajewski@srircrm.com> Cc: Demion Clinco
<demion.clinco@preservetucson.org>;
omar@hslproperties.com

Subject: Preservation Hearing on 3.24.16

All, last night at our monthly Board meeting of Los Descendientes del Presido de Tucson, we invite Omar Mireles, HSL Properties to make a presentation on their plan for the Placita Village. We were impressed by HSL's plans to enhance the Placita, preserve the Samaniego house and save the El Charro. Following his presentation our Board voted in favor of preserving the Samaniego House, the Stables and El Charro because of its historic significance to the Old Pueblo. In doing so we are in favor of placing these buildings on the National Register of Historic Places. It is our

hope that whatever decision is made by your committee,
that we as a Tucson community continue a dialogue with
HSL to seek a mutual resolution for all parties involved.

Thank you for consideration, Raul Ramirez, President of Los
Descendientes. Sent from my iPhone



PIMA COUNTY

Sustainability ~ Conservation ~ Historic Preservation

March 25, 2016

Mr. Jim Garrison, State Historic Preservation Officer
Chair and Members, Historic Sites Review Committee
State Historic Preservation Office
1100 W. Washington St.
Phoenix, AZ 85007

**Re: Determination of Eligibility - La Placita Historic Buildings Complex;
Samaniego House, Fin /El Charro and Stables buildings at La Placita de la Mesilla**

Dear Mr. Garrison, Historic Preservation Staff, and Chair and Members, HSRC:

I regret that I am unable to attend the Historic Sites Review Committee meeting today, but I ask that this letter be included in the record for the subject HSRC agenda item.

I understand the State Historic Preservation Office has received at least two opposing recommendations, and I also understand that the City of Tucson has not offered any assessment or recommendation. Like Tucson, Pima County is a Certified Local Government, and although our jurisdiction has no authority in the City limits, I nonetheless feel these buildings - the Samaniego House, Fin /El Charro and Stables buildings at La Placita de la Mesilla are locally and regionally significant historic properties, and I recommend them to you as eligible for inclusion in the State and National Registers of Historic Places.

Because I concur with the evaluations presented by the Tucson Historic Preservation Foundation concerning eligibility criteria, I will not restate them in this letter. Instead I will argue that the significance of these buildings also centers on them being retained as "living parts of our community life," which is what the National Historic Preservation Act directs us to do.

As many of you know, Tucson urban renewal was a bitter experience here, and the Tucson community has never recovered from the dislocation of more than 1,000 people and the destruction of an entire barrio and all of its buildings, streets, and other tangible and cultural landmarks (See La Calle, 2010 by Lydia Otero). It was only after lengthy battles beginning in the 1960s that these very few buildings, now the subject of another controversy, would become the only structures to survive the bulldozer. While I cannot argue that every aspect of "integrity," especially of setting, has been retained, these buildings do, in my opinion, retain sufficient defining historic characteristics expressive of Mexican-American community development in the 19th and early 20th century to be considered eligible under Criterion A, and they remain the only physical expression of the destroyed barrio.

As the only remaining buildings to remind us of the once vibrant Mexican-American community in this location and our collective history from that era, the proposed demolition of these buildings raises again, some 60 years later, questions of social justice, whose history matters, and whose history does not.

Pima County Sustainability - Conservation - Historic Preservation

201 N. Stone Ave.
Tucson, Arizona 85701

To quote Lydia Otero from La Calle (2010:14), "the 80 acres that were bulldozed encompassed a complicated geographical amalgam of several barrios and la calle, which tucsonenses claimed as their downtown. Understanding the area destroyed by urban renewal is central to understanding Tucson's character.... Tucsonenses' shared connection to place and history fueled the historic preservation efforts of the La Placita Committee..., which called for preserving Plaza de la Mesilla and the buildings that surrounded it...as a tangible reminder of the key role Mexican Americans had played in building the city."

Saving even these few vestiges of the barrio was only accomplished after a long and intensive fight, led by Alva Torres and others. To the great credit of the La Placita Committee, their fight to save this bit of the barrio became the argument and basis for both the City of Tucson and Pima County to adopt ordinances and policies to protect historic properties, and it led to the establishment of the Joint Tucson-Pima County Historical Commission in 1972, which still functions for both jurisdictions.

I might even suggest this provides a new historic context for consideration for which these buildings could be determined eligible under Criterion A:

The development of historic preservation policy and protections in Tucson and Pima County, Arizona, following urban renewal. 1966-present day.

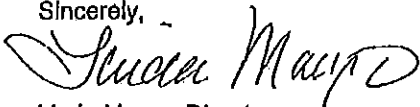
The preservation of the Flin/ El Charro, Stables buildings, and Samanlego House at La Placita de la Mesilla certainly resulted from Tucson's local reaction to the national historic preservation movement that was ignited as a result of the devastating losses of urban renewal, and which led to the adoption of the National Historic Preservation Act in 1966. As noted by Lady Bird Johnson in the Foreword to With Heritage So Rich, "...the buildings which express our national heritage are not simply interesting. They give a sense of continuity and of heightened reality to our thinking about the whole meaning of the American past."

There is no small irony in the fact that these very buildings that embody the very beginnings of this sensibility and that were the genesis of the Tucson historic preservation movement nearly 50 years ago are again threatened with demolition.

To conclude, I hope you will consider the history and historic qualities of these buildings, their importance to the Mexican-American community's collective history as tangible reminders of their contribution to the development of Tucson, the pivotal role these buildings played in the development and adoption of historic preservation policies and ordinances in Tucson and Pima County, and that these buildings have gained even further significance as they have remained living parts of our community life in Tucson.

I respectfully recommend these buildings you as eligible for inclusion in the State and National Registers of Historic Places.

Sincerely,



Linda Mayro, Director
Sustainability-Conservation-Historic Preservation