



2015

Tucson-Pima County Historical Commission
Plans Review Subcommittee

Thursday, January 8, 2015

***REVISED* LEGAL ACTION REPORT**

1. **Call to Order / Roll Call:**

Meeting called to session at 1:00 PM

Commissioners: Patsy Waterfall (Acting Chair), Jim Sauer, Helen Erickson, Arthur Stables, Sharon Chadwick, Jen-Luc Cuisinier

Staff: Frank Dillon, Jonathan Mabry, Jennifer Levstik

2. **Approval of Legal Action Report and Summary of Minutes of 12-11-14**

Motion by Commissioner ~~Cline~~ Stables to approve the Legal Action Report and Summary of Minutes of 12-11-14.

Motion seconded.

Motion passed. Vote 5-0.

3. **Historic Preservation Zone Review Cases**

- a. **HPZ-14-60 – 729 N. 6th Avenue – Van Leeuwen and Chavarria** – Zoning Violation Proposed demolition of guesthouse, construction of new guesthouse, and repair stucco of main residence. (West University) (*CHANGE OF A CONDITION OF APPROVAL #3 FRENCH DOORS)

Property owner Sara Chavarria presented examples of French door precedents in the West University Neighborhood.

Commissioner Sauer inquired about the locations of the precedents and whether or not they were located within the project's development zone.

Staff explained that if the precedents were not examples of contributing accessory structures located within the project's development zone, they could not be used as precedents.

Commissioners Chadwick discussed the prospect of a vegetative screen along the adjacent fence to screen the doors from the public view.

The applicant mentioned that the intent was to eventually put up a masonry wall to screen the doors from public view.

Commissioners agreed that a compromise would be to allow the French doors on the guest house if the owner agreed to construct the wall to block the view.

Motion by Commissioner Chadwick to approve change of condition with the recommendation that the approval of the French doors be contingent on the construction of a masonry wall with stucco finish to match the guesthouse. The applicant would have 90 days to get plans and schedule a minor on-site review for the proposed wall.

Motion seconded.

Motion passed. Vote 5-0.

b. HPZ-14-72 – 620 S. 3rd Avenue – Lex Residence – Detached Steel Structures/Ramada/Carport/Greenhouse/Fence/Fountain. (Armory Park)

Landscape Architect Margaret Joplin described the design elements in the project.

Commissioner Sauer inquired about the setbacks of the proposed greenhouse and if the prevailing setbacks were similar for other accessory structures in the development zone.

Commissioners agreed that more information was necessary to determine the approval of the project as presented.

Motion by Commissioner Stables that the applicants return with an aerial photo or drawings illustration the prevailing setbacks and site utilization in the development zone.

Motion seconded.

Motion passed. Vote 5-0.

4. Current Issues for Information/Discussion:

a. Minor Reviews

Summary of onsite reviews conducted on December 12, 2014

HPZ-14-73 – 521 West Carrillo – Solar City-Install New Solar. (Barrio Historico)

RND-14-31–150 North Stone Avenue– Wells Fargo Bank – Replace Projecting Sign with Wall Sign (ATM). (RND)

b. Appeals

None at this time

c. Zoning Violations

None at this time.

d. Historic Preservation Zone Design Guidelines
A follow up review to take place soon.

e. Urban Overlay Zone (UOD)

Staff update scheduled for 1-14-15 T-PCHC meeting.

5. **Call to Audience**

No citizens present at this time.

6. **Future Items**

TCC Landscape presentation postponed to next T-PCHC Plans Review Subcommittee Meeting: 1-22-15

7. **Adjournment**

Meeting adjourned at 2:35 p.m.