



Tucson-Pima County Historical Commission
Plans Review Subcommittee

September 13, 2007

LEGAL ACTION REPORT

1. Call to Order / Roll Call: 1:12 p.m.
Members Present: Terry Majewski, Demion Clinco, Sharon Chadwick, Kathy Nabours

Staff: Frank S. Podgorski, Michael Taku

2. Regular Cases:

HPZ 02-14 Poster Frost Associates-Repair (Update); 317 North Court Avenue (El Presidio Historic Preservation Zone)

Presentation by Jon Mirto, architect, on the final phase of the project originally approved in April, 2002. This phase involves the removal of old cement based stucco and application of a lime plaster, replacement and exposure of a door transom and stone foundations discovered on the east elevation (front) when the cement plaster was removed.

Motion by Sharon Chadwick to recommend approval of the repair phase as proposed.

Seconded by Demion Clinco.

Motion passed unanimously. Vote 3-0. Chair Majewski did not vote.

Amended motion by Sharon Chadwick to include photographic documentation of the building showing the historical defining features before and after the rehabilitation of the building.

Amended motion seconded by Demion Clinco.

Amended motion passed unanimously. Vote 3-0. Chair Majewski did not vote.

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HPZ 07-11 Atwood-New Construction (Residence; 2nd Revised Plan); 370 North Main Avenue (El Presidio Historic Preservation Zone)

Presentation by Jose Ceja, architect, Incite Architects, on the proposed construction of a new single-family residence. Material is stucco over masonry with a gable roof. Stone veneer on the front porch to be removed. This property is located in a floodplain so the foundation will be raised two (2') feet from grade. There will be banks of two (2) double hung wood windows and three (3) double hung wood windows on the

west (front) elevation. The commissioners recommend a wider and longer wood double hung window on the front elevation where the bathroom is located. The door sidelights are recommended to extend from the top of the door to floor grade. A corrugated metal roof is proposed. Mr. Ceja presented a photo survey of other residences in the development zone. The commissioners recommended against metal or metal clad windows. The mechanical is located in the rear yard. There will be (5'6") high perimeter walls. Open discussion on all design elements for the proposal.

Motion by Kathy Nabours to recommend approval with the following conditions: 1) All windows to be wood double hung and doors to be wood; 2) Posts on the front porch to have articulated bases and caps; 3) Porch walls to be stuccoed; 4) The front door sidelight to extend from the top of the door to floor level; 5) The small window (bathroom) on the front elevation to be wider, taller and wood double hung; 6) The height of the residence to be no higher than gable roofs existing in the development zone, and; 7) Roof material (corrugated metal) as proposed.

Seconded by Demion Clinco.

Further discussion on the roof material initiated by Commissioner Chadwick.

Amended motion by Kathy Nabours to condition the approval on roof material to be asphalt shingles with roof color and residence colors to be determined as a minor review in the field.

Seconded by Demion Clinco.

Motion passed unanimously. Vote 3-0. Chair Majewski did not vote.
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HPZ 07-34 Board Shop-Sign; 845 East University Boulevard #165 (West University Historic Preservation Zone)

Presentation by Mark Jones, Fluoresco Signs, on the installation of a new sign on the building formerly occupied by Alltel. Discussion on the number of signs, sizes, location and design. This location has a sign code variance from 2004 for the number of signs and square footage of signs.

Motion by Sharon Chadwick to recommend approval as proposed.

Seconded by Demion Clinco.

Motion passed unanimously. Vote 3-0. Chair Majewski did not vote.
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3. Current Issues for Information/Discussion:

- a. Minor Reviews: Request for a minor review in the field at 904 North 4th Avenue for repair of a wall and repair of a sagging front porch.

- b. Appeals: No appeals at this time.
 - c. Zoning Violations: Zoning violations in historic preservation zones are reported to the Department of Neighborhood Resources (792-CITY) and a city inspector verifies if a violation exists. If a violation is confirmed, the property owner is taken through the historic preservation zone review and approval process in order to abate the violation.
 - d. Historic Preservation Zone Ordinance Revisions: Chair Majewski and city staff will meet to discuss the process of incorporating changes into the local guidelines, Section 2.8.8 of the City of Tucson Land Use Code and Development Standard 9-02. on or about October 25, 2007.
- 4. Call to the Audience: No one to speak.
 - 5. Meeting adjourned at 2:14 p.m.