



2015

**Tucson-Pima County Historical Commission**  
**Plans Review Subcommittee**

**LEGAL ACTION REPORT**

**\*Revised\***

**Thursday, March 26, 2015,**  
**4<sup>th</sup> Floor Conference Room, Joel D. Valdez Main Library,**  
**101 N. Stone, Tucson, Arizona 85701**

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

Meeting called to session at 1:02 PM

Commissioners: Terry Majewski (Chair), Arthur Stables, Sharon Chadwick, Helen Erickson, Jim Sauer, Patsy Waterfall

Staff: Michael Taku, Alexandra Hines (PDSD), Jennifer Levstik (OIP), Beth Abramovitz (TDOT), and Elaine Becherer (CMO)

**2. Approval of Legal Action Report and Summary of Minutes of 3-12-15**

Motion by Commissioner Waterfall to approve the Legal Action Report and Summary of Minutes of 3-12-15. Motion seconded by Commissioner Erickson.

Motion passed. Vote 6-0.

**3. Courtesy Review Case**

**a. Grant Road Realignment Project – Abramovitz – Information and Update.**

Beth Abramovitz, Tucson Department of Transportation (TDOT), provided an update to the Grant Road project. Handouts were provided to the commissioners. Department of Transportation is working closely with Jefferson Park Neighborhood. Tagged plants are going to be retained to serve as buffer. Staff Levstik noted that historic structures have been documented through the City Historic Preservation Office.

Please note that sites will have a 48-hour notice of demolition. TDOT is working with OIP to create interest in redevelopment on Grant Road after construction. Commissioners appreciated the presentation.

#### 4. Historic Preservation Zone Review Cases

- a. **HPZ-15-14** – Korosec – Proposed Guesthouse/Studio Workshop – 2920 North Beverly (Fort Lowell Historic District)

Ms. Korosec provided background to the proposal. Proposal does not harm existing trees. The proposal is reminiscent of the historic main house in size, scope, and tone.

Staff Taku read the FLHZAB minutes of February 24<sup>th</sup> and March 24<sup>th</sup> into the record.

Motion by Commissioner Stables to recommend approval of proposal as presented with approval of setback and that submitted plans include everything discussed in the approved proposal. Seconded by Commissioner Erickson.

Motion passed. Vote 6-0.

- b. **HPZ-15-23** – D & F Holdings LLC – Proposed Renovations/Re-purposing/New Restaurant – 876 East University – HC-1/HU-1Main Gate (UOD)

Staff Taku read the WUHZAB LAR into the record highlighting the denial because the proposal might delist the building and to consult SHPO. Staff informed the commissioners that applicants will go to the Design Review Committee for another presentation.

Rob Paulus Architects provided background to the project. The proposal brings back the original windows. Project will clean up and remove faux historic details and highlight the original elements of the building as it appeared in 1959.

Rob Paulus Architects consulted SHPO and confirmed that the proposal would not delist the building subsequent to the small changes requested by SHPO.

Commissioner Sauer pointed out that the addition does not reflect the pattern of the main structure. Rob Paulus Architects noted that the addition is meant to be a neat, clean back-of-house addition. Commissioner Chadwick agreed that the addition needs some revisions to respect the historic building, without original ornamentation.

Chair Majewski inquired if the addition needs to be at that set height. The addition sets out to hide mechanical equipment.

Staff Taku noted that the commissioners can make a motion and request that the applicant return to WUHZAB for review of the revised proposal.

Motion by Commissioner Stables to recommend approval of proposal as presented with qualification that the applicant return to WUHZAB for review of revised proposal. Seconded by Commissioner Waterfall.

Motion passed. Vote 6-0.

**c. HPZ-15-24 – Pueblo Services LLC – 925 North 3rd Avenue – Proposed Detached Carport (West University Historic District)**

Staff Taku provided background to the proposal that originally went through a minor review and read the WUHZAB LAR into the record.

Presentation by applicant, Valerie Lane, for the property owner.

Motion by Commissioner Waterfall to recommend approval of proposal as presented. Seconded by Commissioner Stables.

Motion passed. Vote 6-0.

**d. HPZ-15-25 – Perez Living Trust – Existing Fence – 701-703 South 5th Avenue [Zoning Violation] (Armory Park Historic District)**

Staff Taku provided background to zoning violation and read into the record the APHZAB approval of the proposal.

Presentation by property owner on the proposal.

Motion by Commissioner Erickson to recommend approval of proposal as presented. Seconded by Commissioner Stables.

Motion passed. Vote 6-0.

**5. Rio Nuevo District Review Cases**

**a. RND-15-08 – Downtown Community Theaters and Historic Cultural Landscape – Renovation of the TCC Leo Rich Theater, Music Hall, Theater, and Eckbo Landscape – 260 S. Church Avenue.**

(Agenda item 5.a went first, before the courtesy review case.)

Elaine Becherer, City Manager's Office, presented updates to the Eckbo Landscape highlighting a hazardous tree leaning over by the entrance with no viable way to hold it up. The three options are as follows: 1) replant another tree; 2) replant silva cell tree next to others; or 3) provide demonstration by artist. A silva cell is an egg crate form that allows healthy roots. The tree is over forty (40) years old, but the funds are not available at this time to install an appropriate silva cell.

Motion by Commissioner Erickson to recommend approval of tree removal and establish exhibit of silva cell and return to T-PCHC PRS with detailed plans of demonstration piece. Seconded by Commissioner Waterfall.

Motion passed. Vote 6-0.

**6. Section 106 Programmatic Agreement Compliance Review**

Compass Affordable Housing / Downtown Motor Apartments LLC – Downtown Motor Apartments - 383 South Stone Avenue – Proposed partial demolition of existing structure (listed as a contributing property to the Armory Park National Register Historic District) and new construction of an affordable housing apartment complex. (Armory Park – Outside HPZ Boundary) – Discussion/Action.

Commissioner Stables provided a summary of the meeting held March 18<sup>th</sup> with the consulting parties. HCD provided information on the expanded district that will be discussed in the memorandum. It is important to discuss text edits so HCD Director Sally Stang can finalize the memorandum of agreement.

Chair Majewski clarified that the T-PCHC PRS does not get to decide whether the proposal is an adverse effect and that the City of Tucson Historic Preservation Office, the Arizona Historic Preservation Office, and the Advisory Council on Historic Preservation has already commented on adverse effect.

Commissioner Sauer noted that the MOA should recognize and contribute to the historic aspect of Armory Park or Joesler. The contribution does not need to be on-site and can help quantify the mitigation stipulation.

Staff Levstik pointed out that the mitigation would not help those who don't qualify and fall into the category. Also, noted that funding is not pro-preservation.

Chair Majewski noted that the language for mitigation #5 in the MOA needs to be built up to say “provide workshop” and include City Historic Preservation Office in the process.

Commissioner Sauer noted other language to refine in the MOA.

Motion by Commissioner Erickson to recommend edits by Chair Majewski for clarity to proposed MOA per T-PCHC PRS suggestions. Seconded by Commissioner Waterfall.

Motion passed. Vote 6-0.

**7. Current Issues for Information/Discussion:**

**a. Minor Reviews**

Four minor reviews conducted Friday, March 13, 2015.

**b. Appeals**

Nothing at this time.

**c. Zoning Violations**

Staff continues to assist on abatement of violations in the historic districts.

**8. Call to the Audience**

No one to speak.

**9. Future Items**

On the 6<sup>th</sup> Street wall project, staff Levstik stated that the sound wall does not impact the contributing status of the buildings as consulted by SHPO. Only one (1) out of three (3) buildings is historically contributing. The other two (2) buildings retain their historic eligibility.

**10. Adjournment**

Meeting adjourned at 3:13 p.m.