

Barrio Histórico Historic Zone Advisory Board
March 31, 2015 meeting, 5:30 pm
Joel D. Valdez Public Library, Santa Rita Room
101 N. Stone Avenue
Tucson, AZ 85701

*** Revised MINUTES & Legal Action Report (Revised 4/9/2015)**

1. Call to order and roll call.

The meeting was called to order at 5:35 pm

Roll call: Jody Gibbs Armando Montaña
Bill Balak Ken Bacher
Bob Vint
Mary Lou Heuett
Anne Hazen absent

2. Call to Audience

No speakers

3. Approval of Minutes of last meeting

No minutes were presented

4. Formal review of HPZ-15-12 522 S. Meyer St. renovation.

Set of proposed project plans presented by Joel Leshefka and his architect Scott Rumel.

The history of the building appears to be the following as can be seen from the drawings and photos of the existing conditions. The building adjacent to the south had a higher roof, a double hung window on the street, and trim on its street door and window. The subject property appears to have resulted from the enclosure of an earlier shed. The north elevation is wood frame containing a horizontal non operable window; the street door and window do not have trim; the street door has a very narrow north jamb dimension; the street window is hand made/ non operable/ and of unusual dimensions; the roof and ceiling are low (roof line 7'9").

Motion 1. To request PDS Planning section provide applicants with copies of Az Historic Inventory Forms to help applicants in researching background of existing building. Ken Bacher moved and Mary Lou Heuett seconded motion. Vote was 6 yes and 0 no.

*** Motion 2. The design is accepted except the street elevation and the removal of the north horizontal window which are not accepted.** Jody Gibbs moved and Mary Lou Heuett seconded motion. ~~The vote was 6 yes and 0 no.~~
The vote was 3 yes and 3 no.

The board did not oppose additional windows on the north but did oppose removal of the fixed historic window. On the street elevation the board did not approve of the removal of the historic window or the modification of the existing historic narrow north jamb, or the proposed trim, or the modification of the roof for the following reasons:

Barrio Historico Architectural Guidelines and UDC Sections 9.02
“Alterations of existing Buildings” – “original elements ...windows and doors, architectural details... should be maintained”.

“Openings, including windows, doors, and porches should not be infilled. The original sizes and shapes should be maintained”

“Roof Elements” – “Alteration of of an existing roofline is discouraged”.

Section 9-02.3.9

“Details”- “Window location, size, function, and materials should be retained.”

Section 9-02.3.1.

“General”

“The character of the HPZ depends to a great extent on the integrity of its buildings and streetscapes”

Section 9-02.0.0 C 1 and 5

“1. Alteration of existing Buildings – Windows, doors, and porches should remain...with original size and shape maintained”

“5. Doors and Windows – New and Replacement doors and windows should conform to the original size, style, and material of the structure”

The Advisory Board would be pleased to meet again with applicant and the applicant’s architect after they review the above requirements.

Motion 3. PDS Planning section should get copies of all available Sandborne maps and make them available to applicants and Advisory Boards to assist in review of all projects. Mary Lou Heuett moved and Ken Bacher seconded motion. Vote was 6 yes and 0 no.

5. Discussion of the Downtown Motor Hotel 106 process and recommendations for further action.

Jody Gibbs gave report on the March 18, 2015 meeting on the 106 process run by Sally Stang from the City. Board members reviewed documents provided to Jody and information from the meeting. Discussion by Board members about the process and on the information provided at the meeting.

Motion 4. The final design presented at the March 18, 2015 106 meeting does irreparable damage to the historic Josler building. William Balak moved and Armando Montaña seconded motion. Vote was 5 yes and 0 no (Bob Vint had to leave meeting before vote).

Motion 5. The Barrio Historico Historic Advisory Board strongly disagrees to statements by Jonathan Mabry from the City that demolition of 90 percent of the Hotel does not affect the Barrio Historico and Armory Park historic districts. Ken Bacher moved and Armando Montaña seconded motion. Vote was 5 yes and 0 no.

Motion 6. The 106 review process as being done by the City of Tucson is a breach of the public trust. The Advisory Boards of the adjacent historic districts, the representatives of the Advisory Boards and the residents of the two historic districts are not represented and allowed to participate in a useful manner. Mary Lou Heuett moved and Ken Bacher seconded motion. Vote was 5 yes and 0 no.

Motion 7. The archeology report submitted as part of the 106 process is incomplete and does not provide any documentation of the Joseler building or the historic resources surrounding the site. Ken Bacher moved and Armando Montaña seconded motion. Vote was 4 yes and 0 no (Mary Lou Heuett abstained due to conflict of interest).

Motion 8. None of the mitigations presented at the meeting are adequate to offset the loss of the Joseler building and mitigate the irreparable damage to the two adjacent historic districts. Mary Lou Heuett moved and Ken Bacher seconded motion. Vote was 5 yes and 0 no.

Motion 9. Barrio Historico has been discriminated against throughout the process and continues to be discriminated against during the 106 process and by Jonathan Mabry's comments in the 106 process. Mary Lou Heuett moved and Armando Montaña seconded motion. Vote was 5 yes and 0 no.

Motion 10. Barrio Historico Historic Advisory Board will send a letter to all involved in the 106 process with comments on the 106 process. Mary Lou Heuett moved and Armando Montaña seconded motion. Vote was 5 yes and 0 no.

Motion 11. The assumption that the convent annex building is a reference point for the height and number of floors in the proposed building is wrong and contrary to the historic section of the UDC. Mary Lou Heuett moved and Ken Bacher seconded motion. Vote was 5 yes and 0 no.

6. Adjournment: The meeting was adjourned at 7:20 p.m.

