



2015

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

SUMMARY OF MINUTES

**Thursday, February 26, 2015,
4th 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 1:00 PM

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

Staff: Michael Taku, Alexandra Hines (PDSD), Jonathan Mabry, Jennifer Levstik (OIP), Jennifer Burdick, Beth Abramovitz (TDOT)

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

Motion by Commissioner Waterfall to approve the Legal Action Report and Summary of Minutes of 2-12-15. Motion seconded by Commissioner Chadwick.

Motion passed. Vote 7-0.

Chair Majewski requested that item 4 on the agenda, the Historic Preservation Zone Case, be reviewed prior to item 3 on the agenda, the Courtesy Review, in consideration for the applicant which the commissioners concurred.

4. Historic Preservation Zone Review Cases

- a. **HPZ-15-08** – 547 East 4th Street – Cloney/Montoya – Remove Wood/Replace Vinyl Windows (**Zoning Violation**).

Staff Taku provided background to the proposal noting that the applicant went to West University Historic Advisory Board (WUZHAB), but the LAR was not yet available. Staff Taku stated that WUZHAB motion denied the window replacement and requested all windows to be wood.

Mr. Hess presented the proposal and noted that many houses in the area have windows other than wood. Mr. Hess noted that the proposed window is part wood and vinyl and in order for it to perform well the interior mechanism needed replacement. Mr. Hess stated that the exterior header, jam, and sill can still be wood.

Motion by Commissioner Waterfall to deny approval of vinyl window proposal as presented. Further recommend replace vinyl windows as directed in West University Design Guidelines. Seconded by Commissioner Stables.

Motion passed. Vote 7-0.

3. Courtesy Review

- a. Broadway: Euclid to Country Club-Refined Realignment. A question/answer and feedback from Subcommittee Committee members as part of the formal comment period regarding refinements made to the Broadway roadway alignment. (**UPDATE**)

Commissioner Chadwick identified the T-PCHC Transportation Subcommittee members in the room.

Jennifer Burdick and Beth Abramovitz, from Department of Transportation, were present to provide responses to questions and comments.

Commissioner Chadwick wants a narrow plan to accommodate both transportation and needs of commercial activity for buildings. Commissioner Chadwick noted that commercial buildings themselves help protect neighborhood.

Commissioner Erickson stated concern for expanding width. Staff Burdick stated that the median creates a barrier to turning. Staff Abramovitz noted that the list provided today reflects what is already being looked at by Grant

Road and actively working on items for Broadway. Staff Abramovitz has been put on project because of success from working on Grant Road.

Staff Abramovitz said that Broadway corridor is more than a road—people make their livelihood and homes, and important to the people trying to get to these places. Commissioner Chadwick stated that early acquisition leads to early demolition.

Chair Majewski asked how all of the items along the Broadway corridor are ranked. It is important to hear out and get together groups and provide creative solutions. Preservation should not be pitted against everything else. We are all members of the community.

Carlos Lozano, from the T-PCHC Transportation Subcommittee would like to see a zero demolition plan that is compliant with all requirements, i.e. ADA, bicycle. Staff Abramovitz noted that we need a starting point.

Commissioner Chadwick said the owners that want to sell out can sell to the city and the city can sell to someone that will use the building.

Chair Majewski inquired about the input schedule. Staff Burdick said March 11th by midnight to broadway@tucsonaz.gov is the input deadline and place.

Commissioner Chadwick proposed to accept T-PCHC Transportation Subcommittee letter. Commissioner Waterfall seconded. Vote 7-0.

5. Historic Preservation Zone Design Guidelines

a. West University Design Guidelines. (CONTINUED)

The review of the West University Design Guidelines was continued from October 2014. Staff Mabry documented the notes from the previous meeting. The commissioners discussed and deliberated on the appropriate guideline language. Many edit suggestions came from Chair Majewski and provided Staff Mabry with a redline hard copy. The city attorney will review all edits for any conflicts. Staff Mabry will edit document accordingly and send to Val Little for review.

6. Current Issues for Information/Discussion:

a. Minor Reviews

Summary of onsite reviews conducted on February 20, 2015

HPZ-15-09 – 200 N Court Avenue – Presidio San Augustin Duplex-Exterior Wash/Paint. (El Presidio District)

HPZ-15-10 – 120 E Congress– Projecting Sign: MEB Services. (HPZ/RND District)

HPZ-15-11 – 632 S 5th Avenue – Dormer/Roof Replacements. (Armory Park District)

HPZ-15-15 – 268/270/ E Congress– Playground/Hub Patio Awnings Expansion. (HPZ/RND District)

HPZ-15-16 – 721 N 4th Avenue– Awnings/Stucco/Windows Repairs. (West University District)

b. Appeals

Nothing at this time.

c. Zoning Violations

Nothing at this time.

d. Urban Overlay Zone (UOZ)

Nothing at this time.

7. Call to the Audience

No one to speak.

8. Future Items

Nothing at this time.

9. Adjournment

Meeting adjourned at 3:35 p.m.