



2015

Tucson-Pima County Historical Commission
Plans Review Subcommittee

SUMMARY OF MINUTES

Thursday, July 9, 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 1:03 PM

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

Staff: Michael Taku, Frank Dillon, Alexandra Hines (PDSD), Jonathan Mabry, Jennifer Levstik (OIP)

2. Approval of Legal Action Report and Summary of Minutes of 6-25-15

Motion by Commissioner Erickson to approve the Legal Action Report and Summary of Minutes of 6-25-15. Motion seconded by Commissioner Sauer.

Motion passed. Vote 5-0.

3. Historic Preservation Zone Review Cases

- a. **HPZ-15-40** - Pima County Urban Loop and Bank Protection Project - Archaeological Data Recovery - Pantano Wash between Tanque Road and Fort Lowell Park - 5802 East Fort Lowell Road (Fort Lowell)

Applicant not present. Case will be set for a future date.

Minutes: 7/9/15

Minutes Approved: 10/14/15

b. HPZ-15-41 - Spicker - Replacement Windows on Duplex Structure - 1018-1020 N.1st Avenue (West University) [Zoning Violation]

Staff Taku provided background and read the West University Historic Zone Advisory Board (WUHZAB) legal action report into the record with a recommendation to deny.

Mr. Lyle Aldridge spoke on behalf of the property owner, Stephen T. Spicker, whom was also present. Mr. Aldridge insisted that there is no design review for window replacement because it is not a development or improvement.

Chair Majewski asked Staff Dillon to speak on the reference to the UDC Historic Preservation Zone design review. Staff Dillon read Unified Development Code (UDC) Section 5.8.8.B.1.b, *Minor Reviews*, Section 5.5.8.A.1, and the UDC *Improvement* definition into the record. Mr. Aldridge politely disagreed with the interpretation. Mr. Aldridge stated that the property owner wants to honor the historic character of the neighborhood and get along with the neighbors.

Mr. Aldridge provided a photo of the proposed wood overlay and photos of the house. Commissioner Sauer noted cladding as an unacceptable proposal.

Motion by Commissioner Sauer to recommend denying the window replacement proposal as presented. Seconded by Commissioner Stables.

Motion passed. Vote 5-0.

Chair Majewski noted that PDSD and WUHZAB are looking into ways to inform and educate the property owners and residents. Val Little, from the WUHZAB, noted that there is a list of wood window providers with competitive pricing. Commissioner Stables noted that the reference to the UDC is in the West University guidelines, and vice versa.

c. HPZ-15-55 - Mixed Use Development-Retail, Office and 4-Floor Residential Units Project-1 West Broadway

Staff Dillon provided background of the new project under the revised IID and read the criteria for which the commissioners will review into the record. Staff Mabry stated that the project requires review due to its adjacency to the historic structure.

Chair Majewski asked if the height of the new structure will de-list the contributing status of the adjacent Brown House. Staff Mabry noted that the height of the project will not de-list the Brown House.

Mr. Bill Williams, Ms. Sarreta Tillmaand, Mr. Rob Caylor, and Mr. Jeff Hunt were present to provide background of the project. The applicant noted that the building alignment along the street is proposed to be the same as the Brown House. The applicant presented how the elements in the Brown House will carry through into the new development.

Commissioner Chadwick stated that a visual break on the 1st or 2nd story for mid- to high-rise buildings is necessary to accommodate pedestrians and their experience of the building.

The applicant let Commissioner Erickson know that the sidewalks are proposed for 10-12 feet with plantings. The plantings are limited due to the streetcar structures and utilities. The applicant let the commission know that the durability of the façade on the street level is important.

Staff Mabry stated that the Brown House has to allow space for the adobe walls to breath. The applicant provided three options for the space between the new development and Brown House: 1) lay down gravel for the water the percolate down; 2) pave a hard surface for the water to run off and away; and/or, 3) provide a roof overhang to divert water from the adobe wall.

Chair Majewski inquired why the property owner of the Brown House has not asked for an easement.

The applicant stated a meeting was held with the Arizona Historical Society (AZHS) about the proposed construction near the Brown House and proper moisture mitigation. Commissioner Sauer noted the importance of maintaining access to the Brown House adobe walls.

Motion by Commissioner Stables to recommend approval of the proposal as presented with condition to provide access to the adjacent historic Brown House to allow future repairs of the adobe walls, to prevent moisture damage and drainage issues by working in coordination with the City Historic Preservation Office. Seconded by Commissioner Erickson.

Motion passed. Vote 5-0.

4. Historic Preservation Zone Design Guidelines

a. West University Design Guidelines.

Staff Mabry went through the changes in the West University Design Guidelines with the Commissioners, staff, and Val Little, from WUZHAB.

Ms. Little will present the guidelines to WUHZAB to receive their approval.

Minutes: 7/9/15

Minutes Approved: 10/14/15

Motion by Commissioner Stables to recommend approval of the West University Design Guidelines incorporating edits discussed and to return to T-PCHC PRS with significant changes. Seconded by Commissioner Sauer.

Motion passed. Vote 5-0.

5. Current Issues for Information/Discussion:

a. Minor Reviews

Staff Taku updated Subcommittee on minor reviews conducted.

b. Appeals

Nothing at this time.

c. Zoning Violations - Update on Windows (West University)

Staff continues to assist on abatement of window violations in the Historic Districts.

6. Call to the Audience

No one from the audience present to speak at this time.

7. Future Items

8. Adjournment

Meeting adjourned at 3:30 p.m.