



2016

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT

Thursday, February 25, 2016
4th Floor Conference Room, Joel D. Valdez Main Library,
101 N. Stone, Tucson, Arizona 85701

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

Meeting called to order at 12:00 p.m.

Commissioners: Arthur Stables (Acting Chair), Jim Sauer, Helen Erickson, Sharon Chadwick, Michael Becherer

Staff: Frank Dillon, Michael Taku, Jonathan Mabry (PDSD); Andrew Bemis, Jennifer Toothaker (TDOT)

2. **Approval of Legal Action Report and Summary of Minutes for 2-11-16**

Motion by Commissioner Erickson to approve the Legal Action Report and Summary of Minutes of 2-11-16. Motion seconded by Commissioner Sauer.

Motion passed. Voice Vote 4-0. (Commissioner Chadwick arrived late)

3. **Courtesy Review Cases**

a. Tucson Bike Share Project (Department of Transportation)

Presentation by Andrew Bemis, from Department of Transportation. The scope of the project is citywide but the focus of the discussion will be on proposed 46 station locations in historic areas. Staff Bemis noted that due to funding time line constraints requiring TDOT to submit an environmental and cultural clearance to ADOT by end of March 2016, a courtesy review

may not be sufficient for all presentation. In consultation with Chair Majewski, a special meeting was suggested as the right direction.

Commissioners agreed to have a special meeting of the PRS on 3/3/16 to start review; information and comment on proposed station locations in Historic Districts. Commissioners suggested very strongly that the project be presented to the various Historic Districts to be impacted by the project for their input even after the project was awarded the requested funding.

b. Low Income Housing Tax Credit Project – Miracle Point Apartments – 2940 North Oracle Road

Staff Jonathan Mabry presented information about a proposed low income housing project applying to the Arizona Department of Housing for Low Income Housing Tax Credits (LIHTC). The project would include construction of 41 housing units and a community center, all limited to one story in height, on currently vacant land at the northeast corner of Oracle Rd. and Miracle Mile, within the pending Miracle Mile National Register Historic District. Adjacent to the project is a restaurant identified as eligible to be a contributing property to the pending district. In his required written evaluation of the project for the LIHTC application, Mabry's finding was that the project would have no adverse effects on the pending historic district. This presentation was provided to make the Subcommittee aware of the potential project and his evaluation for the purpose of the LIHTC application. If the project is awarded the tax credits, and also proceeds with an application for HOME funding, then the project will go through a public input process that includes a formal review by the PRS.

4. Historic Preservation Zone Review Cases

UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines

a. HPZ-16-04 – Change of Use: Gas Station/Jimmy Hula Restaurant – Metal Garage Door to Glass; Front Doors/windows to Glass; Landscaping and Signage – 802 N. 4th Avenue (West University)

Staff Taku informed the Subcommittee that at the request of the applicant the case will be scheduled for a future review.

5. Rio Nuevo Area Review Cases

UDC Section 5.12.7

- a. **RNA-16-02** – Pueblo Vida Brewing Company – Storefront Modifications/New Windows/Glass Garage Door – Zoning Violation/Stop Work Order – 113-115 East Broadway Boulevard (Rio Nuevo Area)

Staff Dillon summarized the history of the zoning violation and stop work order and the possible way forward for this project. Staff Dillon read for the record, a request for correction regarding Pueblo Vida written by Chair Teresita Majewski, on behalf of Tucson-Pima County Historical Commission and its Plans Review Subcommittee (PRS) to Mr. Steller and Ms. Driver to “publish a correction in the “Arizona Daily Star” paper indicating that the Pueblo Vida situation was not the city’s fault, but that the applicant failed to follow the process established by code, despite being informed of the requirements”.

The applicants, Kyle Jefferson and Linette Antillon, from Pueblo Vida Brewing Co., along with Andrew Venne, VVC Design provided the new proposal and submitted a photo of the structure in 2008 and a prosed rendering with a proposed sign.

Commissioners’ discussion remained on the same concerns: lack of plans; transom glass; reversible recess entry; operable overhead doors; operable window over counter and brick. Staff Mabry suggested the applicant may consider an alternate door system.

It was moved by Commissioner Sauer, duly seconded by Commissioner Becherer, to recommend that the applicant be required to provide architectural drawings of the facade that matches the historic rhythm as seen in the January 2008 photo submitted by the applicant; sign proposal to follow the appropriate review process; and return to PRS for review and action.

Motion carried. Voice Vote 5-0.

6. **Historic Landmark Review Cases**

UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines

- a. **HL-15-02** – Broadway Village Historic Landmark – Natural Grocers Adaptive Re-Use – New proposed signage and Rooftop HVAC equipment – 3016 East Broadway Boulevard

Staff Dillon provided a background to the proposal. David Groom, Vega Architecture LLC presented the rooftop units (RTU) and proposed signage. Commissioners discussed the proposals in two parts.

Part one, was the rooftop units (RTU). Commissioners had no concerns on the installation of the rooftop units.

It was moved by Commissioner Sauer, duly seconded by Commissioner Erickson, to recommend approval of the rooftop units as long as they are done after removal of existing units.

Motion carried. Voice Vote 5-0.

Part two was the proposed Signage. Commissioners' discussion focused on colors; size and style of the sign; original neon and the logo as "Natural Grocers". The general consensus was that the primary façade was crowded by the large size of the sign. The suggestion was to create more appropriate proportions for the signage on the north elevation.

It was moved by Commissioner Erickson, duly seconded by Commissioner Sauer, to recommend approval of the proposed signage with the following conditions: (1). To reduce the overall sign size, as it appeared to be too large for the face of the building; (2). To make sure that the signage was installed in a location that did not interfere with the historic soldier course brick pattern; (3). To install a raceway to ensure minimal penetrations into the historic building; (4). That the raceway be painted to match the building, adobe wall; and (5) To return for review with the updated design.

Motion was amended to add that the proposal shall comply with Sign Code review and approval.

Motion carried. Voice Vote 5-0.

7. Current Issues for Information/Discussion

a. Minor Reviews

Staff Taku and Commissioner Erickson to conduct minor reviews on Friday.

b. Appeals

None at this time.

c. Zoning Violations-Compliance Update

Staff continues to assist owners on abatement of violations in the City Historic Districts and Rio Nuevo Area. Staff Taku stated that pending violation at 600 East Speedway for a porch infill has been brought to its

original configuration. A minor review will be scheduled to review and close the violation case. Staff Taku noted that three (3) windows violation cases in West University have met compliance review and the violation cases have been closed.

- d. Review Process for Approval of Complex Large-Scale and/or Multi-Phase Projects- No new information on this item.

8. **Call to the Audience**

No one from the audience spoke at this time.

9. **Future Items**

The Tahoe Park- Proposed Onsite Full Review meeting. Commissioners requested the Landscape Subcommittee of the T-PCHC to review the proposal and report its recommendations to the PRS for a formal review and vote.

10. **Adjournment**

Meeting adjourned at 1:40 p.m.