



2016

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

**LEGAL ACTION REPORT**

**Thursday, March 10, 2016**  
**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 order at 12:01 p.m. and a quorum was established.

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

Staff: Frank Dillon, Michael Taku, Jonathan Mabry (PDSD); Jennifer Toothtaker (TDOT), Robert Just (Parks & Rec)

2. **Approval of Legal Action Report and Summary of Minutes for 3-3-16;**  
**\*Clarification/Discussion of Bike Share Motion**

Motion by Commissioner Stables, duly seconded by Commissioner Waterfall to approve the Legal Action Report and Summary of Minutes of 3-3-16. Per discussion and clarification by TDOT staff no motion on Bike share required.

Motion passed. Voice Vote 5-0.

3. **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 – 3016 East Broadway Boulevard [Continued Case]

Staff Dillon read a comment from Building Official and his email on a health and safety condition and public view on the previously approved rooftop units (RTU). Building Inspector noted that guardrails around the RTU were required due to height of platforms; proximity to parapets; and to keep service personnel from falling off the roof. Another option is extending the parapet higher than 42" to serve as a guard. Building Official will issue a Certificate of Occupancy upon resolution of this safety concern.

It was moved by Commissioner Sauer, duly seconded by Commissioner Waterfall to: (1) recommend approval of up to two guardrails as presented, provided that the guardrails are steel and painted dark color, and located on the south side of the building.

David Groom, Vega Architecture LLC presented two options for the proposed signage. Option (1) is a sign with letters "Natural Grocers" on two lines and arch logo on the side of letters. Option (2) is with letters "Natural Grocers" on one line and arch logo on top of letters

Commissioners' discussed both options and the consensus was on option (2) with letters "Natural Grocers" on one line and arch logo on top of letters. It was noted that the overall size of the sign had been reduced to create more appropriate proportions for the signage on the north elevation.

It was moved by Commissioner Stables, duly seconded by Commissioner Waterfall, to recommend approval of the Option 2 version of the proposed signage (with letters "Natural Grocers" on one line and arch logo on top of letters) subject to the following conditions: (1). To make sure that the signage is installed a minimum of four (4") inches above any existing historic architectural detail above arches on the north or east facades; 2).To install a raceway to ensure minimal penetrations into the historic building; (3). The raceway be painted to match the building; and (4) Obtain approval from the Sign Code Division.

Motion carried. Voice Vote 5-0.

#### **4. Courtesy Review Cases**

- a. Tahoe Park - New Ramada, Interpretative displays and sidewalk/ADA access [Returning Case] (Parks & Recreation)

Staff Mabry read the comments from SHPO into the record. According to SHPO the proposed ramada will not have an adverse impact on the Catalina Vista Historic District. Commissioner Erickson, Chair of the

Historic Landscapes Subcommittee (HLS) of the T-PCHC read the recommendations of the HLS on 3/8/16 into the record. HLS noted the incompatibility of the proposed ramada with many of the defining historic characteristics of the park. Based on this, the HLS recommended to the PRS that The Catalina Vista Neighborhood Association and City of Tucson Parks and Recreation be requested to investigate other sites.

Alison Hughes, President of The Catalina Vista Neighborhood Association stated that all homeowners around the park are supportive of the location of the ramada; neighborhood maintains the park; location carefully chosen next to a picnic table for social gathering and requested reconsideration from HLS.

Staff Just inquired about the significance of the park landscape in the National Register of Historic Places (NRHP). Commissioner Erickson's response was that the park had no legal protection. Older National Register nominations, such as that for Catalina Vista, often failed to include landscape resources.

It was moved by Commissioner Erickson, duly seconded by Commissioner Sauer to: recommend the conclusions of the TPCHC, HLS of 3/8/16, namely to (1) commend The Catalina Vista Neighborhood Association and City of Tucson Parks and Recreation City for their laudable goals; (2) recommend not approving the ramada at this location; and (3) acknowledge the comments from the SHPO architect, but respectfully disagree with his conclusions.

Motion passed. Voice Vote 5-0.

**b. Mission Gardens at the foot of Sentinel Peak- Concept and Improvement Plans - Review and Input**

Linda Mayro introduced, summarized the administrative, history and background of the project. Roger Pfeuffer, Friends of Tucson Birthplace (FOTB), presented the design concept. Bill O'Malley, FOTB), discussed the archeology exploration and discovery of the site as a guide to all activities; presented photos of the gardens with various field crops and eras; goal is to complete the garden, start a mission complex and education on culture and agriculture of the site. Architect Robin Shambach, Principal, BWS Architects, discussed the structures in the garden. According to her, the buildings serve a functional purpose, low profile, easy to maintain and not intended to create a "false sense of history"

It was moved by Commissioner Waterfall, duly seconded by Commissioner Sauer to: (1) commend Pima County and Friends of Tucson Birthplace (FOTB), for work and progress on the mission garden; (2) recommend approval of the design concept as presented.

Motion passed. \*Voice Vote 4-0.

Note: \*For the record, Commissioner Stables recused from deliberation and did not vote.

## 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) [Continued Case]

Staff Taku summarized the history of the zoning violation and stop work order' the actions and meetings attended by the applicant to resolve the pending violation. Staff noted applicants are being asked for architectural drawings by the reviewing bodies and not being provided as requested.

The Subcommittee agreed to review the case in three parts.

#### Part One, 115 East Broadway Boulevard (Work Completed).

It was moved by Commissioner Sauer, duly seconded by Commissioner Erickson to: (1) note that proper City procedures and historic review were not followed; (2) Secretary of the Interior's Standards for Rehabilitation were not followed, especially items #1, #2, #5, #6, and #9

Motion carried. \*Voice Vote 5-0.

Note: \*For the record, Commissioner Stables returns to deliberations

#### Part Two- 113 East Broadway Boulevard

Vince Catalano, Architect, (VVC Design Architect) and Linette Antillon, from Pueblo Vida Brewing Co., discussed the architectural drawings and elaborated on the notes. Architect Catalano insisted that the design was driven by the function of the building, a brewery and need to get supplies to the building.

Commissioners' consensus was that the information and architectural drawings presented were not significantly different from presentations at

past reviews. Based on this, Commissioners elaborated on the details of what the applicants must submit and prior to next review.

It was moved by Commissioner Sauer, duly seconded by Commissioner Erickson, to recommend that the applicant be required to return to PRS with architectural drawings that show a facade with the same rhythms as seen in the January 2008 photograph of the building submitted by the applicant. In particular: five (5) panels above, in the transom, with either equally spaced and sized panels, or where the center panel is slightly larger, and symmetrical three (3) piece lower facade where the center is up to 50% larger than the two sides. Also, PRS notes that in the presentation today, items in the drawing and elevation notes, #11, #12, #13, and #18 and sign proposal, are part of a separate review, a change of conditions, and are not included in this motion.

Motion carried. Voice Vote 5-0.

### Part Three: The Shade Structure

Commissioners reviewed the proposed shade structure, have no exception to the proposed design being in front of 113 East Broadway Boulevard and concluded that the structure was contemporary, distinct and compatible.

It was moved by Commissioner Stables, duly seconded by Commissioner Waterfall to: recommend approval of the shade structure as presented subject to two conditions: (1) the addition of a note on materials, whether galvanized or painted steel; and (2) that the pattern of shade structure supports match the final, approved, pattern of windows in the transom - a design that has not yet been presented nor approved.

Motion carried. Voice Vote 5-0.

## **6. Current Issues for Information/Discussion**

### **a. Minor Reviews**

Staff Taku updated the Subcommittee on the various field reviews and pending cases.

### **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 219 S 4<sup>th</sup> Avenue for stucco and historic railings is under review by APZHAZ and will be presented at next PRS meeting. Staff has requested a photo of “reverted porch” at 600 E. Speedway to provide to PRS members.

**d. Review Process for Approval of Complex Large-Scale and/or Multi-Phase Projects.**

No new information on this item.

**7. Call to the Audience**

No one from the audience spoke at this time.

**8. Future Items**

Bike Share Project (Citywide); Gas Station/Restaurant-Change of Use project (WU); and New Single Family Residence (AP)

**9. Adjournment**

Meeting adjourned at 2:14 p.m.