



2016

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

**LEGAL ACTION REPORT**

**Thursday, March 24, 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 12:03 p.m. and a quorum was established.

Commissioners Present: Terry Majewski (Chair), Jim Sauer, Sharon Chadwick, Michael Becherer, Helen Erickson, Patsy Waterfall.

Staff: Michael Taku, Jonathan Mabry (PDSD); Andrew Bemis, Ann Chanecka (TDOT)

2. **Approval of Legal Action Report and Summary of Minutes for 3-10-16**

Motion by Commissioner Sauer, duly seconded by Commissioner Erickson to approve the Legal Action Report and Summary of Minutes of 3-10-16.

Motion passed. Voice Vote 4-0. \*Commissioners Chadwick and Becherer arrived late.

3. **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 and meetings attended by the applicants to resolve the pending violation. Staff noted applicants presented the design of the shade structure to the Design Review Board (DRB).

The project was reviewed in two parts.

Part One, 115 East Broadway Boulevard (Shade Structure).

Staff informed the PRS that the Design Review Board (DRB) reviewed the proposed shade structure, had no exception to the proposed design being in front of 113 East Broadway Boulevard and recommended installation of similar structure design in front of 115 East Broadway Boulevard to comply with the shade requirement in the RNA design criteria.

It was moved by Commissioner Waterfall, duly seconded by Commissioner Erickson to recommend approval of the shade structure on 115 East Broadway Boulevard with same recommended design and conditions as proposed on 113 East Broadway Boulevard; and to note that this recommendation is limited to shade structure only and does not relate to any approved work done without proper City procedures and historic review and compliance with Secretary of the Interior's Standards for Rehabilitation.

Motion carried. Voice Vote 6-0.

Part Two- 113 East Broadway Boulevard (Storefront)

Vince Catalano, Architect, VVC Design Architect discussed architectural drawings that show a facade with the same rhythms as seen in the January 2008 photograph of the building with five (5) panels above, in the transom, with equally spaced and sized panels, and symmetrical three (3) piece lower facade where the center is up to 50% larger than the two sides as requested by PRS.

It was moved by Commissioner Sauer, duly seconded by Commissioner Waterfall, to recommend approval as presented with the following conditions: (1) remove vertical mullion in side windows; (2) relocate 6" steel columns so distance in center is 8'0" apart and side panels are 4'-7" wide; and (3) signage and outdoor lights proposal on building, are part of a separate review, and are not included in this motion.

Motion carried. Voice Vote 6-0.

- b. RNA-16-07-Plaza Centro-Obon Restaurant-Proposed New Shade Structure-350 East Congress Street (Rio Nuevo Area)**

Staff Taku summarized the project and noted that the DRB had previously reviewed and recommended approval for the outdoor patio for this business. Commissioners inquired about their authority to review this project as it is not a building on or eligible for inclusion on the National or Arizona Register of Historic Places. Staff informed that DRB has the authority to review and recommend on the proposal and that review by PRS was a courtesy with no required action.

Kenny Meyers, Adobe Awning presented the proposal for the shade structure. He stated the awning is to be constructed of steel with a gray colored fire-rated fabric top and to be approximately 31' in length.

It was moved by Commissioner Becherer, duly seconded by Commissioner Waterfall to recommend as a courtesy, approval of the shade structure with noted no concerns on streetscape in a historic district.

Motion carried. Voice Vote 6-0.

**4. Historic Preservation Zone Review Cases**

*UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines/Secretary of the Interior's Standards and Guidelines*

- a. HPZ-16-11 – Casa Blanca Apartments-Exterior Stucco/Front Porch Railing/Stairway[Zoning Violation; Stop Work Order] – 219 South 4<sup>th</sup> Avenue (Armory Park)**

Staff Taku summarized the violation, minor review results and read into the record, the minutes of Armory Park. Staff noted that the exterior stucco work was approved to proceed.

Chad Kouts, owner, presented the rehabilitation work on the historic building.

It was moved by Commissioner Sauer, duly seconded by Commissioner Erickson to recommend approval as submitted subject to: (1) the wood guardrail in front to match guardrail in the back of the building; and, (2) provide City with detailed photographs of railing being removed.

Motion carried. Voice Vote 6-0.

- b. HPZ-16-16 – Cannon-Miller-Proposed New Single Family Residence—423 South 4<sup>th</sup> Avenue, HR-3. (Armory Park)**

Staff Taku read into the record, the minutes of Armory Park.

Karen Merodiaz, Architect and John Miller, Owner, presented the scope of the project.

It was moved by Commissioner Sauer, duly seconded by Commissioner Erickson to recommend continuance of review to allow applicant/owner to provide additional information.

Motion carried. Voice Vote 6-0.

- c. HPZ-16-13** – Proposed bike share station locations in Historic Districts; Compliance with TDOT funding time line for implementing bike share in Tucson; (Part 2) - Discussion and Input from relevant Historic Zone Advisory Boards (HPZAB)-Tucson Department of Transportation (TDOT).

At the request of PRS and in partial fulfillment of requirements for public funding, TDOT staff met with El Presidio, West University, Armory Park, and Barrio HPZAB respectively. Staff Bemis and Chanecka presented the outcome of the meetings.

It was moved by Commissioner Sauer, duly seconded by Commissioner Erickson to:

(1) Commend the City for all hard trying to balance so many stakeholders' interests;

(2) Note that the input from relevant HPZAB resulted in:

-5 locations have been removed from consideration 106B, 120C, 222B, 222C, and 224A.

-No concerns with, 106A, 222A, 224B, 114A, 114B, 114C, 209B, 207, 126, relocated 112, the four proposed options along 4<sup>th</sup> Ave at 7<sup>th</sup>, 8<sup>th</sup> (115), and 9<sup>th</sup> streets, 120B and 110A;

-Concerns for 2 locations that have not been withdrawn;

-Concerns with 110B in Himmel Park. 110A is acceptable and if needed, recommend identifying an alternate location in the parking lot along 1<sup>st</sup> St. west of the library.

-Concerns with 120A in Armory Park. 120B is acceptable and if needed, recommend exploring other options closer to the senior center.

(3) recommend approval as presented.

Motion carried. Voice Vote 6-0.

**5. Current Issues for Information/Discussion**

**a. Minor Reviews**

Staff Taku and Commissioner Sauer will conduct reviews at West University and Broadway Village.

**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.

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

No new information on this item.

**6. Call to the Audience**

No one from the audience spoke at this time.

**7. Future Items**

Study session for the Parish Hall on the case of no economic use argument (Downtown Core Sub district); Nominations for historic awards; Gas Station/Restaurant-Change of Use project (WU);

**8. Adjournment**

Meeting adjourned at 2:30 PM.