



2016

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT

Thursday, May 19, 2016
3rd Floor North Conference Room, Public Works Building,
201 N. Stone, Tucson, Arizona 85701

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

Meeting called to order at 1:01 PM, and a quorum was established.

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

Staff: Michael Taku (PDSD)

2. **Approval of Legal Action Report and Summary of Minutes for 5-12-16**

Motion by Commissioner Waterfall, duly seconded by Commissioner Erickson to approve the Legal Action Report and Summary of Minutes of 5-12-16.

Motion passed. Voice Vote 4-0

3. **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-16-27** – Global Community Communications Alliance- Profile on Windows/Doors and Proposed Replacement Plan [Zoning Violation]–630 North 4th Avenue-(West University District)

Staff Taku read into the record, the summary of recommendations from the PRS on 5/12/16 to continue review on 5/19/16 to allow the applicant

time to address the doors and windows materials per West University Design Guidelines; fence top design; and remove tile over stucco at columns with details and documentation.

Project representative Catherine Lilly presented drawings for windows and doors to be replaced and fence design. Subcommittee determined that the drawings lacked sufficient details and provided applicant with guidelines on what it expects to be submitted for next review and recommendation.

Staff suggested and applicant concurred for the case to be continued. No action taken.

b. HPZ-16-32- Taylor-Proposed New Detached Shade Structure/Carport– 637 South 4th Avenue-(Armory Park Historic District)

Staff Taku read into the record, the recommendations from Armory Park Historic Zone Advisory Board (APHZAB) on 5/17/16.

Property owner Kenneth Taylor presented the background on the project.

It was moved by Commissioner Waterfall, duly seconded by Commissioner Erickson to recommend approval as submitted subject to (1) Correction on the site plan to remove a previously approved patio cover to family room prior to final plans approval.

Motion carried. Voice Vote 4-0.

c. HPZ-16-33- Means-Detached Carport/Dormer Window–520 South 4th Avenue-(Armory Park)

Staff Taku read into the record, the recommendations from Armory Park Historic Zone Advisory Board (APHZAB) on 5/17/16.

Property owners Mr. and Mrs. Means presented the background on the project.

It was moved by Commissioner Erickson, duly seconded by Commissioner Waterfall to recommend approval as submitted subject to (1) Applicants to submit documentation/evidence of prevailing setback within the development zone; and (2) Building setback to the west lot line from the detached carport to be waived.

Motion carried. Voice Vote 4-0.

- d. **HPZ-16-34-** Lanning Residence-Demo/New Additions: Rooms/Windows/Porch/Garage/Stucco-521 South 4th Avenue-(Armory Park)

Staff Taku read into the record, the recommendations from Armory Park Historic Zone Advisory Board (APHZAB) on 5/17/16.

Project architect Wayne Swan, and property owner Richard Lanning presented the background on the project.

Subcommittee discussion revealed lack of adequate review information on demolition; elevations not matching photos; garage height and lack of clarity on existing and proposed additions.

It was moved by Commissioner Sauer, duly seconded by Commissioner Erickson to recommend case be continued to allow applicant time to (1) Confer with City Preservation Officer on demolition requirements and eligibility of property after remodel; and (2) Return to PRS with appropriate details and documentation for review.

Motion carried. Voice Vote 4-0.

- e. **HPZ-16-29-**Schindler/Dittemore-Apartment Buildings-Remodel: Windows/Doors/Stucco/Fence/Bricks/Paint-710 North 6th Avenue-(West University)

Staff Taku read into the record, the recommendations from West University Historic Zone Advisory Board (APHZAB) on 5/17/16.

Project representative Steve Miller presented the background on the project.

Subcommittee discussion revealed lack of adequate review information; elevations not matching photos; lack of clarity on existing and proposed additions.

It was moved by Commissioner Erickson, duly seconded by Commissioner Waterfall to recommend case be continued to allow applicant time to (1) Provide architectural drawings of all facades that match the photos submitted; (2) Provide architectural drawings to differentiate existing and new work; (3) Provide photos of all existing facades to be used to compare renderings; and (4) Return to PRS with appropriate requested details and documentation for review.

Motion carried. Voice Vote 4-0.

- f. **HPZ-16-35-** Henderson Residence-Remodel/Restoration: Doors/Windows /Stucco/Masonry/Security Bars)-529 East 4th Street -(West University

Staff Taku read into the record, the recommendations from West University Historic Zone Advisory Board (APHZAB) on 5/17/16.

Project architect Neil Murphy presented the background on the project.

It was moved by Commissioner Sauer, duly seconded by Commissioner Waterfall to recommend approval as submitted subject to (1) Windows J and K to be retained and rebuilt. If not possible, a change of condition via minor review; (2) Doors to be similar to front door on south elevation showing wood panel with divided lites; and (3) Encourage salvage of door #2 for reuse on door #3.

Motion carried. Voice Vote 4-0.

- g. **HPZ-16-37-** Mata Residence-Porch Enclosure/Window/Door/Stucco – 1004 N 6th Avenue -(West University)

Due to time constraint and a lack of quorum, this case was not reviewed. Case will be scheduled on a future agenda. No action taken.

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

- a. Minor Reviews

Staff will visit compliance sites in West University.

- b. Appeals

None at this time

- c. Zoning Violations

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

5. **Call to the Audience (For Information Only)**

No one to speak

6. **Future Agenda Items**

Trinity Presbyterian Church Preservation Boundary and Mixed Use
Development. Single Family Residence: Demo/Addition (Barrio Historico)

7. **Adjournment**

Meeting adjourned at 3: 00 PM.