



2016

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT AND SUMMARY OF MINUTES

Thursday, July 14, 2016

**4th Floor North Conference Room, Joel D. Valdez Main Library,
101 N. Stone, Tucson, Arizona 85701**

1. Call to Order / Roll Call

Meeting called to order by Chair Majewski at 12:02 PM, and a quorum was established.

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

Staff: Michael Taku, Jonathan Mabry, (PDSD)

2. Approval of Legal Action Report and Summary of Minutes from meeting of 6-23-16

Motion by Commissioner Waterfall, duly seconded by Commissioner Stables to approve the Legal Action Report and Summary of Minutes from meeting of 6-23-16.

Motion passed. Voice Vote 6-0

3. Courtesy Review Cases

22nd Street Corridor Project Update - Documentation and Planned Demolition of Warehouse at 1145 South Warren Avenue. An Informational Presentation. No Action Required.

Presentation by Joe Chase, Project Manager, City of Tucson, Department of Transportation. Discussion was held. Handout distributed. Subcommittee

Plans Review Subcommittee: Legal Action Report and Summary of Minutes: 7/14/16
Approved: 08/17/16

requested a copy of the Historic Property Assessment performed in 2010 by Vint & Associates Architects and photos. No action taken

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-16-34-** Lanning Residence-Demo/Rehabilitation/New Additions: Rooms/Windows/ Porch/Garage/Stucco [Conceptual Design Plan]-521 South Russell Avenue-(Armory Park Historic Preservation Zone) [Continued Case]

Staff Taku summarized the PRS review and action on 5/19/16 to continue the case pending conferring with City Preservation Officer on demolition requirements and eligibility of property after remodel. Staff distributed SHPO statement verifying property will not be delisted.

Project architects, Wayne Swan; Ashley Gramlich, INTERTECH Architectural Interiors Inc. and property owner Richard Lanning presented the revised design concept plan. Discussion was held. Action was taken.

It was moved by Commissioner Sauer, duly seconded by Commissioner Stables, to recommend approval of the revised design concept plan of the project as presented subject to (1) remove wood lintels on the addition; (2) simplify parapet wall so it starts lower on the main house and steps up in one step west and (3) return to PRS with actual detail architectural drawings and/or any significant changes in the conceptual design plan.

Motion carried. Voice Vote 6-0.

- b. HPZ-16-44-** Weinstein-New Construction: Single-Family Residence-1040 North Arizona Avenue-(West University Historic Preservation Zone) [Continued Case]

Staff Taku summarized the PRS action on 6/23/16 to continue the case pending a Zoning Administrator's Determination on development zone to be used for historic compatibility and with consideration to the hierarchy between alleys and streets.

At the request of property owner, David Weinstein the case was continued to a future date pending WUHZAB review of revised plans. No discussion.

- c. **HPZ-16-51-** Steinfeld Warehouse North Bay Remodel Tenant Improvement- Doors/Accessible Ramp/Landing/ Stair/ Mechanical- 101 West 6th Street #101-(Ware House Historic District, National Register Historic District)

Staff Taku summarized the review process for this project.

Project architect, Bob Lanning, Lanning Architecture and property owner, Jim Wilcox presented the background and design concept of the project. Discussion was held. Action was taken.

It was moved by Commissioner Stables, duly seconded by Commissioner Sauer, to recommend approval of project as presented.

Motion carried. Voice Vote 6-0.

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

- a. Minor Reviews

Staff and Commissioner Erickson conducted on-site reviews in West University Historic Preservation Zone and Rio Nuevo Area.

- b. Appeals

Staff informed Subcommittee that the Barrio Historico Historic Zone Advisory Board (BHHZAB) filed an Intent to Appeal PDSD approval of Case HPZ-16-39. Copy of the appeal was handed out for information only. Staff summarized the appeal process and will update Subcommittee on the progress of the appeal.

- c. Zoning Violations

Staff continues to assist owners on abatement of violations within the City Historic Preservation Zones and Rio Nuevo Area. Infill porch at 600 East Speedway has been accepted by staff for a formal review.

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

Staff updated Subcommittee on the state of solar panels and energy efficient material reviews in Historic Preservation Zones.

Copies of the PDSO Director's decision and revisions/renderings on the Cathedral Parish Hall Design were handed out. Discussion was held.

Chair Majewski read the position of West University Neighborhood Association (WUNA) from a special meeting on 7/5/16 on the Historic Preservation Boundary Amendment and new PAD (h). Chair requested staff to distribute to all PRS members.

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

No one to speak.

7. **Future Agenda Items**

UDC Text Amendments-Historic Landmark and HPZ window alternatives.

8. **Adjournment**

1: 36 PM.