

2019

Tucson-Pima County Historical Commission
Plans Review Subcommittee

Minutes

Thursday, January 24, 2019

Basement (Lower Level) Conference Room, Joel D. Valdez Main Library, 101 N. Stone, Tucson, AZ 85701

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

Meeting called to order at 1:03 P.M.

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

Commissioners Absent/Excused: Arthur Stables and Jill Jenkins

Staff Members Present:

Michael Taku (PDSD) and Crystal Dillahunty (Ward VI)

2. **Approval of the Revised Legal Action Report (LAR) for the Meeting(s) of 1-10-19**

It was moved by Commissioner Sauer, duly seconded by Commissioner Erickson, and carried by a voice vote of 5-0, to approve the Revised Legal Action Report with revisions to meeting location, change of acronym from WUHZAB to ELPHZAB, and Seinfeld to Steinfeld on item #4 for the meeting of 1-10-19.

3. **Courtesy Review Cases**

Tucson's January 8 Memorial Design-An Informational Presentation-No Action Required-(Linda Mayro, Director, Pima County Sustainability-Conservation-Historic Preservation or Staff).

Linda Mayro introduced the project. Martyn Klell, Project Manager, Pima County Facilities Management Department presented the project.

Subcommittee asked for clarifications, and answers were provided. No action taken.

4. **Historic Preservation Zone Review Cases**

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

- a. **HPZ-18-12-** Kassel Property - New Multi-Family Dwelling [Continued Case]-726 South Bean Avenue - (Armory Park Historic Preservation Zone).

Staff Taku summarized the project and the review process. On 12-20-18, PRS continued the application for the owner to come back with a revised design to address the comments from PRS on the eastern half of the south façade so as not to include steel windows and to possibly include some architectural details to break up the massing of that wall. Staff read into record the recommendation from the Armory Park Historic Zone Advisory Board (APHZAB) meeting of 1-15-19.

Property owner Brian Kassel presented the project.

Discussion was held. Action was taken.

It was moved by Commissioner Sauer, duly seconded by Commissioner Erickson, and carried by a voice vote of 5-0 to recommend approval of the project as presented, noting, (1) gates on the north and east facades be subject to minor review as the elevation of these gates are not included in the submitted drawings; and, (2) all windows and doors to be solid wood.

- b. **HPZ-18-81-** Klein/Longbons Residence-Remodel/ Addition [Continued Case] -502 East 4th Street - (West University Historic Preservation Zone).

Staff Taku summarized the project and the review process. On 11-15-18, PRS continued the application for the applicant to return with proposal to address roof massing; roof differentiation; compatibility with existing residence; and differentiation between brick and stucco. Staff read into record the recommendation from the West University Historic Zone Advisory Board (WUHZAB) meeting of 1-15-19.

Project architect Leo Katz presented the project.

Discussion was held. Action was taken.

It was moved by Commissioner Sauer, duly seconded by Commissioner Becherer, and carried by a voice vote of 5-0 to recommend approval of the revisions to the project as presented, noting concurrence with WUHZAB to provide a separation between new stucco wall of addition and existing masonry wall of residence. Separation could be achieved using a revealed-type joint.

- c. **HPZ-18-90-** Arizona Territorial Lands LLC- Meyer Avenue Townhomes [Continued Case] -450 South Meyer Avenue - (Barrio Historico Historic Preservation Zone).

Staff Taku summarized the project and the review process. On 12-20-18, PRS continued the application for the owner to come back with a revised design to address the comments from PRS as stated in the LAR. For the record, staff had provided the subcommittee with copies of the LAR of the Barrio Historico Historic Zone Advisory Board (BHHZAB) from the meeting of 1-14-19 and read into the record the votes of the BHHZAB as 4-2 to recommend approval of proposal.

Project architect, Bob Lanning, from Lanning Architecture along with Gerrie Gray, from Miramonte Homes, and Keri Silvyn, from Lazarus, Silvyn & Bangs, P.C presented the plans and revisions for the project. The revisions to the plans included three options (A, B, &C).

Discussion was held. Staff inquired from presenters for the record whether these three options were presented to the BHHZAB. The response was affirmative. Action was taken.

It was moved by Commissioner Becherer, duly seconded by Commissioner Sauer, and carried by a voice vote of 5-0 to recommend approval of option A or B for the project as presented, noting that option C is not recommended for approval.

- d. **HPZ-18-102-** LSB Properties LLC-Hermosa Coffee Roasters: New Addition/Patio/Door/Roof/Masonry/Window/Awning/Fencing/Gate -500 N 4th Avenue- (West University Historic Preservation Zone).

Staff Taku summarized the project and the review process. Staff read into record the recommendation from the West University Historic Zone Advisory Board (WUHZAB) meeting of 1-15-19.

Project architects Sonya Sotinsky and Sophie Davies, from FORS Architecture +Interiors, presented the project.

Discussion was held. Action was taken.

It was moved by Commissioner Erickson, duly seconded by Commissioner Chadwick, and carried by a voice vote of 5-0 to recommend approval of the project as presented, noting, however, that signage is not included in this review. It will be subject to a minor review process, given concerns for method of attachments.

- e. **HPZ-18-108-** Draper Property-New Windows Addition- 438 South 3rd Avenue-(Armory Park Historic Preservation Zone).

Staff Taku summarized the project and the review process. Staff read into record the recommendation from the Armory Park Historic Zone Advisory Board (APHZAB) meeting of 1-15-19.

Project architect, Bob Lanning, from Lanning Architecture along with property owners, Rob and Amy Draper presented the project.

Discussion was held. Action was taken.

It was moved by Commissioner Becherer, duly seconded by Commissioner Sauer, and carried by a voice vote of 5-0 to recommend approval of the project as presented.

5. Current Issues for Information/Discussion

- a. Minor Reviews

Staff provided an update on reviews conducted.

- b. Appeals

None at this time.

- c. Zoning Violations

Upcoming compliance cases are scheduled for Armory Park review.

- d. Review Process Issues

Historic Streetscape in Armory Park; AZ Preservation Conference (early registration) and 141 S Stone Avenue-Archaeology

6. Call to the Audience (Information Only)

John Burr provided information on the HPZ Height Text Amendment and IID sunset.

7. Future Items for Upcoming Meetings

New Residences (BH); Zoning Violation (AP); Addition (ELP)

8. Adjournment

Meeting adjourned at 2:45 P.M.