

2019

Tucson-Pima County Historical Commission
Plans Review Subcommittee

Minutes

Thursday, February 14, 2019

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

1. Call to Order and Roll Call

Meeting called to order at 1:04 P.M.

Commissioners Present: Terry Majewski (Chair), Jim Sauer, Michael Becherer, Helen Erickson, Sharon Chadwick, Arthur Stables, and Jill Jenkins

Commissioners Absent/Excused: None

Staff Members Present:
Michael Taku, Jodie Brown (PDSD)

2. Approval of the Legal Action Report (LAR) from Meeting(s) of 1-24-19

It was moved by Commissioner Erickson, duly seconded by Commissioner Jenkins, and carried by a voice vote of 7-0, to approve the Legal Action Report from meeting of 1-24-19.

(Note: Item was taken out of order.)

5. Current Issues for Information/Discussion (Part 1)

It was moved by Commissioner Erickson, duly seconded by Commissioner Jenkins, and carried by a voice vote of 7-0, to rearrange the agenda to accommodate a presenter with a time constraint and review flow.

- d.** Review Process Issues/Discussions.
Historic Landscape and Streetscape Guideline Summary
Steve Grede, member of Armory Park Historic Zone Advisory Board presented the draft summary and requested feedback from PRS to be provided by 2-28-19. PRS requested that the suggestions from the City Historic Preservation Officer be included in the final document.

3. **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-18-91-** Segovia Property–New Single Family Residence-746 South Osborne Avenue – (Barrio Historico Historic Preservation Zone).

Staff Taku summarized the project and noted that application had been continued on 11-19-18, 11-28-18, and 1-14-19 for inaccurate plans. Staff read into record the recommendation from the Barrio Historico Historic Zone Advisory Board (BHHZAB) meeting of 2-11-19.

Project designer, Troy Williams presented the project.

Discussion was held. Action was taken.

It was moved by Commissioner Stables, duly seconded by Commissioner Becherer, and carried by a voice vote of 7-0 to recommend approval of the project as presented, noting, (1) Glass material to be clarified on the drawings; and (2) the allowed stucco finish in the Barrio Historico Historic Guidelines to be verified, and that the applicant follow those requirements.

- b. **HPZ-19-03** Gonzales Residence- Rehabilitation: Windows/Doors- [Zoning Violation] – 526 South Herbert Avenue-(Armory Park Historic Preservation Zone).

Staff Taku summarized the zoning violation on the property and the review process and read into record the recommendation from Armory Park Historic Zone Advisory Board (APUHZAB) meeting of 1-15-19.

Property owner, Dennis Gonzales presented the project.

Discussion was held. Action was taken.

It was moved by Commissioner Sauer, duly seconded by Commissioner Stables, and carried by a voice vote of 7-0 to recommend approval of the the project as presented, noting concurrence with APHZAB conditions as follows: (1) re-stucco as necessary replicating the original finish; (2) return of all openings to historic proportions; (3) replace all windows with two over two wood, double-hung window replacements (similar to those shown in the 1942 photo); (4) replacement of the two doors with Victorian-style wood doors (similar to the metal replacement door currently on the building with large single-light over inset panels) rather than a Craftsman-style door, (5) replacement/ extension of the porch as built and shown in the photos, including a setback from the north and south rather than as depicted on the site plan extending along the entire rear facade, one on

the property line. PRS adds that (6) the wood fence in front of the property be replaced with a more transparent fence, and (7) the fence to be subject to minor review.

- c. **HPZ-19-04-Gunzner Residence-Demolition of Accessory (Non-Contributing) structure [Garage] - 1043 North 1st Avenue-(West University Historic Preservation Zone).**

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

Project contractor, Marcos Gomez Sr, from Residential Specialists AZ presented the project.

Discussion was held. Action was taken.

It was moved by Commissioner Becherer, duly seconded by Commissioner Erickson, and carried by a voice vote of 7-0 to recommend approval of the project as presented.

- d. **HPZ-19-02- Barrio Grove Corner-New Single Family Residence – 615 South 9th Avenue - (Barrio Historico 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 1-14-19.

Project architect Philipp Neher from Studio CABAN presented the project.

Discussion was held. Action was taken.

It was moved [and amended] by Commissioner Becherer, duly seconded by Commissioner Sauer, and carried by a voice vote of 7-0 to recommend approval of the project as presented, noting that building setbacks be waived.

- e. **HPZ-19-01- Barrio Grove South-New Single Family Residence – 625 South 9th Avenue - (Barrio Historico 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 1-14-19.

Project architect Philipp Neher from Studio CABAN 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 *6-0 (*Commissioner Jenkins had left the meeting) to recommend approval of the project as presented noting, that building setbacks be waived.

4. Historic Landmark Review Cases

UDC Section 5.8.5 & 5.8.6

HL-19-01 –The Williamson House: New Accessory Shade Structure [Ramada] -39 South Palomar Drive- (Historic Landmark, San Clemente Historic District)

Staff Taku summarized the project and the review process. Staff noted that the property was designated by Mayor and Council as a City Historic Landmark following the PRS recommendation from meeting of 7-26-18.

Property owner Roy McCarthy presented the project.

Discussion was held. Action was taken.

It was moved by Commissioner Stables, duly seconded by Commissioner Sauer, and carried by a voice vote of 6-0 to recommend approval of the project as presented.

5. Current Issues for Information/Discussion (Part 2)

a. Minor Reviews

Staff provided an update on reviews conducted.

b. Appeals

None at this time.

c. Zoning Violations

Staff continues to work with Code Enforcement to identify and ensure proper review for compliance.

(Note: Item was taken out of order, and considered after item 2)

d. Review Process Issues/Discussion

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

No person spoke.

7. **Schedule and Future Items for Upcoming Meetings**

New Residences (BH & AP); Tucson Museum of Art Expansion (Gallery); Patio Addition (WU); Deck and Patio Additions (ELP); New Solar Structure Fort Lowell Historic Park (FL)

8. **Adjournment**

Meeting adjourned at 2:29 P.M.