

2020

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

**MINUTES**

**Thursday, February 27, 2020**

**3<sup>rd</sup> Floor Conference Room, Planning and Development Services  
Department, Public Works Building, 201 N. Stone, Tucson, Arizona 85701.**

**1. Call to Order and Roll Call**

Meeting called to order at 1:04 P.M., and a quorum was established.

Commissioners Present: Terry Majewski (Chair), Jim Sauer, Helen Erickson, Jill Jenkins, Sharon Chadwick (arrived 1:22 P.M.), and Michael Becherer.

Commissioners Absent/Excused: Jan Mulder.

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Staff Members Present: Michael Taku, Jodie Brown, Sol Kohen, Maria Gayosso, and Nick Ross (PDSD).

**2. Approval of the Legal Action Report (LAR) from Meeting(s) of 2-13-20**

It was moved by Commissioner Erickson, duly seconded by Commissioner Sauer, and carried by a voice vote of 5-0 to approve the Legal Action Report from the meeting of 2-13-20 as submitted.

**4. Rio Nuevo Area (RNA)/Infill Incentive District (IID) Review Cases**

*UDC Sections 5.12.7; 5.12.6.E.2; 5.12.7 & 5.12.10*

*\*NOTE: This item was taken out of agenda sequence.*

**IID-19-08/HPZ 20-009, The Baffert at Five (5) Points, 747 S. 6<sup>th</sup> Avenue  
Greater Infill Incentive District, Armory Park Historic Preservation Zone,  
Contributing and Non-Contributing Resource**

Construction of a new mixed-use 4-story building and retention of the detached contributing building currently on the parcel.

*\*At 1:07 PM Commissioner Sauer recused from this case due to his professional involvement in the project.*

Staff Taku and Ross provided background reviews on the building and introduced the project. Staff read into the record the recommendation from the Armory Park Historic Zone Advisory Board (APHZAB) meeting on 02-04-20. Staff stated that the IID-Design Review Committee (DRC) was scheduled for 2-28-20.

Property owner Larry Kappler provided a history of the project and his inspiration for the proposed design.

Architect David Shambach from Shambach Architect Inc. discussed the proposed project design.

Discussion was held. Action was taken.

It was moved by Commissioner Erickson, duly seconded by Commissioner Jenkins, and passed by a voice vote of 5-0 (\*Commissioner Sauer recused and did not vote) to recommend approval of the project, noting that (1) height of the building to be no higher than 48' except for the elevator shaft height of 52' and (2) endorse the recommendations of APHZAB on the height of the building on the northern part of 38'.

### 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*

*\*At 1:40 P.M. Commissioner Sauer rejoined the meeting, quorum changed.*

#### **HPZ 20-012, 560 and 576 S. Convent Avenue (Code Violation) Barrio Historico Historic Preservation Zone- Contributing Resource**

Installation of seventeen (17) additional canales to the three (3) approved on the east façade and replacement of light fixtures above the entrances [Zoning Violation].

Staff Taku summarized the project and read into the record the recommendations from the BHZAB meetings of 02-10-20.

Keri Silvyn, land use attorney, introduced the team and provided a history of the project and described rehabilitation in 2015. Silvyn pointed to the BHHZAB approval recommendation condition that “they do not exceed 10 unless there is an engineering report stating that there is a need for more than 10 for proper drainage while maintaining the existing diameter of the canales as they stand.” She provided an engineering report that concludes that the installed 20 canales were needed for proper drainage to preserve

the adobe building. Silvyn concluded that the applicant burden was met, and an approval recommendation would be in order.

Architects Kegan Tom, and Richard Fe Tom provided information on the work that was done and similar contributing properties with multiple canales. Kegan Tom indicated that the additional canales were added to make a rhythm on the facade. She also provided background on the exterior light fixtures. She noted that the lights that were in place prior to the change were neither original nor historic.

Property owner Diane Keaton explained the water damage to the adobe building and indicated that the canales were installed to solve a problem not to create one. Ms. Keaton added that the light fixtures were intended to improve lighting on the building.

Discussion was held. Subcommittee discussion focused on the engineer's report, and the concern that the canales are decorative and mainly for aesthetics and not needed for drainage. The consensus was that per the engineer's report only six canales are needed for drainage. Secondly, subcommittee disagreed with presenters that twenty (20) canales were needed as installed. The applicant had not provided any drainage plans that the subcommittee could use to evaluate proper roof drainage and water management on the building. Action was taken.

**(A)**

It was moved by Commissioner Erickson, duly seconded by Commissioner Sauer, and passed by a voice vote of 6-0 to recommend approval of the replacement light fixtures on the condition that they use lighting of 2700 lumens or less.

**(B)**

It was moved by Commissioner Becherer, duly seconded by Commissioner Jenkins, and passed by a voice vote of 6-0 to recommend continuing the remainder of the case on seventeen (17) additional canales with the consent of the applicants, to allow the applicants to return with a roof drainage plan to justify additional canales and a water management plan on the adobe building.

*Break: 2:34 P.M*

*Resume: 2:37 P.M*

4. **Rio Nuevo Area (RNA)/Infill Incentive District (IID) Review Cases**

*UDC Sections 5.12.7; 5.12.6.E.2; 5.12.7 & 5.12.10*

**IID-19-10/HPZ 20-010, 902/912 S 6<sup>th</sup> Avenue  
Downtown Infill Incentive District**

The Flash TV South Project: Lot combination and construction of three (3)-story, 33-unit apartment building. The building includes one-bedroom units with a 35-space screened parking lot on the southern half of the site.

**[Continued Case from 1-23-20]**

*\*At 2:37 P.M. Commissioner Becherer recused from this case due to an ongoing business relationship with the owner of the property.*

Staff Taku and Ross introduced the project noting that PRS had requested applicant to return with alternatives to activate the façade on 6th Avenue, ideally a nonresidential activation of that façade (east facade).

Architect Bob Lanning, Lanning Architecture 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 (\*Commissioner Becherer recused and did not vote) to recommend to approval as presented and to commend the architect for providing a solution to the problem.

**RNA/DRB-19-16/HPZ- 20-15 Tucson Convention Center Arena-PAD-5,  
260 S Church Avenue**

**Rio Nuevo Downtown Core, Downtown Infill Incentive District**

Construction of a new multi-story parking garage on Lot A.  
(Swaim Associates, Ltd)

*\*Note: Commissioner Becherer recused from this review due to an ongoing professional involvement in the project.*

Staff Taku and Kohen provided background reviews and introduced the project. Staff noted that the Historic Landscapes Subcommittee of the TPCHC had reviewed the landscape component and opined that the garage is compatible with the overall Eckbo character.

Architect Ed Marley from Swaim Associates Ltd presented the project design.

Landscape Architect Eric Barrett from ARC Studio discussed the landscape, noting that the intent was to replace berms with native species and retaining other viable plants. Barrett stressed the use of large, tall shade trees requiring little water, use of reclaimed water, re-do of irrigation system, and integration of the proposed landscape with the Eckbo TCC Landscape Plan.

Discussion was held. Action was taken.

It was moved by Commissioner Erickson, duly seconded by Commissioner Jenkins, and carried by a voice vote of 5-0 (\*Commissioner Becherer recused and did not vote) to recommend to approval as presented.

## 5. **National Register of Historic Places (NRHP) Nominations**

Pima County Nomination

**The Catalina Foothills Estates #6, Lots 51 and 52 Townhomes: [1966 and 1967]-Domestic/Multiple Dwelling Submission, 6240 N Campbell Avenue. Prepared by Jen Levstik, Logan Simpson.**

*\*At 3:11 P.M. Commissioner Becherer rejoined the meeting, quorum changed.*

Nomination preparer Jen Levstik, Logan Simpson presented to PRS.

Subcommittee was satisfied with the nomination and recommended to check for typos, clarify significant dates in Section 8, p.19. Subcommittee feels the pool fencing is not an issue, as it is reversible, but noted that the recently discovered floor plan for one of the units should be added to the nomination.

## 6. **Current Issues for Information/Discussion**

*\*At 3:11 P.M Commissioner Becherer rejoined the meeting and quorum changed.*

### a. Minor Reviews

Staff provided an update on reviews conducted in Armory Park and West University.

### b. Appeals

None at this time.

c. Zoning Violations

Staff provided information on ongoing and pending cases being worked on for compliance. Specifically, 541 S Main Avenue (revision to plans) is returning for review. Staff stated that there are pending cases in Armory Park Historic Preservation Zone that are to be reviewed.

d. Review Process Issues/Discussions

Arizona Historic Preservation Conference in Tempe 2020 registration was mentioned by Chair Majewski.

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

John Burr mentioned IID-DRC meeting 02-28-20.

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

Staff provided information on upcoming items for PRS. Next PRS meeting is scheduled for 3-12-20.

9. **Adjournment**

Meeting adjourned at 3:33 P.M.