



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

**August 14, 2008**

**LEGAL ACTION REPORT**

1. Call to Order / Roll Call: 1:05 p.m.
2. Historic Central Core:

HCC 08-06 Firmsmark LLC-Demolitions: 3455-3457 East 1<sup>st</sup> Street/3461-3463 East 1<sup>st</sup> Street/3465-3467 East 1<sup>st</sup> Street/1025 North Palo Verde Boulevard

Presentation by Edison Ross, Barnett & Shore Contractors, LLC on the proposed demolition of three duplexes and one single-family dwelling located in the Miramonte neighborhood. The proposed demolition is for the expansion of the Quebedeaux car dealership. Firmsmark is the holding company for the Quebedeaux dealership. Discussion on architectural features in this development zone. Both the alleyway behind the East 1<sup>st</sup> Avenue structures and North Palo Verde Boulevard south of East Speedway Boulevard have been abandoned by the city. In April 2008, these properties were rezoned to “C-1” and “P” for expansion of the dealership. The approved rezoning is conditioned upon landscaping and screening between the commercial and remaining residential uses in the Miramonte neighborhood. The State Historic Preservation Office has verified that all of the proposed structures are not on or eligible for inclusion on the National Register of Historic Places.

Motion by Sharon Chadwick to recommend approval of the proposed demolitions.

Seconded by Gal Witmer.

Motion passed. Vote 2-1. Acting Chair Waterfall did not vote.

3. Regular Cases:

HPZ 04-40 Jerry Lee Ho Market-Parking Structures (Including Solar Panels); 600 South Main Avenue (Barrio-Historico Preservation Zone)

Presentation by Richard Beach, architect, on the proposed installation of covered parking structures with solar panels attached to the roofs of the structures located north of the Jerry Lee Ho building. Parking structures are steel. Discussion on “masking” the steel vertical supports. Mr. Beach suggested covering the steel vertical supports with smooth sand stucco and paint to match the Jerry Lee Ho building. Signage will be reviewed at a later date.

Motion by Gal Witmer to recommend approval of this proposal with the condition that the steel vertical supports of the parking structures be stuccoed and painted to match the building with a return for review/recommendation of paint colors and signage.

Seconded by Demion Clinco.

Motion passed unanimously. Vote 3-0. Acting Chair Waterfall did not vote.  
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HPZ 08-62 Tucson Children's Museum-Signage; 200 South 6<sup>th</sup> Avenue (Armory Park Historic Preservation Zone)

Presentation by Richard Green, architect, and Howard Dutt, City of Tucson, Parks & Recreation Department, on the installation of two (2) freestanding signs located in the front of the Tucson Children's Museum along South 6<sup>th</sup> Avenue. Discussion on the location, configuration and the lettering color (terra cotta). A sign code variance will be required for the second freestanding sign.

Motion by Demion Clinco to recommend approval as proposed.

Seconded by Sharon Chadwick.

Motion passed unanimously. Vote 3-0. Acting Chair Waterfall did not vote.  
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HPZ 08-40 Rhodes-Accessory Sleeping Structure; 441 South Elias Avenue (Barrio-Historico Preservation Zone)

Presentation by Ivan Hill, contractor, on the proposed addition to an existing detached accessory sleeping structure located in the rear yard of a single-family dwelling in the Barrio-Historico Preservation Zone. Mr. Hill provided evidence of other detached accessory structures in this development zone with building setbacks "on or close to" the property lines for the purpose of waiving the building setbacks for this proposal. Mechanical will be located on the roof behind the parapet. The corrugated metal awning will have metal brackets for support. A smooth sand stucco finish will be applied to the addition to match the existing structure with paint to match.

Motion by Demion Clinco to recommend approval of this proposal with corrugated metal material for the proposed awning and a smooth sand stucco finish to match the existing structure and paint to match.

Seconded by Gal Witmer.

Motion passed unanimously. Vote 3-0. Acting Chair, Waterfall did not vote.  
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HPZ 08-41 Bikes Electric-Sign (Change of Copy); 800 East University Boulevard (West University Historic Preservation Zone)

Presentation by Gene Rosburg, Rainbow Signs, on the proposed new sign located on the front façade of the Geronimo Hotel along the south side of East University Boulevard. Discussion on the appearance of the sign including lettering, materials, color and placement. The size of the sign meets the requirements of West University Historic Preservation Zone Advisory Board (Case #HDR 87-16) for signage on the Geromino Hotel).

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4. Current Issues for Information/Discussion:
  - a. Minor Reviews: No minor reviews at this time.
  - b. Appeals: Three (3) appeals have been filed: HPZ 08-21 Stokes-Roof Replacement; 933 North 6<sup>th</sup> Avenue (West University Historic Preservation Zone); HPZ 08-22 Chamberlin-Windows; 907 North 3<sup>rd</sup> Avenue (West University Historic Preservation Zone), and; HPZ 08-24 Perreault-Windows; 901 North 3<sup>rd</sup> Avenue (West University Historic Preservation Zone).
  - c. Zoning Violations: Zoning violations are reported to the Department of Neighborhood Resources (792-CITY). A city inspector is assigned to the case and the site is inspected. If a violation is verified, the property owner is taken through the historic preservation zone review/approval process to abate the zoning violation.
  - d. Historic Preservation Zone Development Standards: The Development Services Department is finalizing the incorporation of Development Standard 9-02 and 9-03 into Development Standard 9-08. Upon completion of the updating of structures on or eligible for inclusion on the National Register of Historic Places, updated copies of Development Standard 9-08 will be made available to advisory boards, commissioners and the general public via online and/or hard copy.
5. Call to the Audience: No one to speak.
6. Meeting adjourned at 2:23 p.m.