



Tucson-Pima County Historical Commission
Plans Review Subcommittee

August 28, 2008

LEGAL ACTION REPORT

1. Call to Order / Roll Call: 1:02 p.m.
2. Regular Cases:

HPZ 08-44 Sackheim-Addition to Second Dwelling; 5425 East Fort Lowell Road (Fort Lowell Historic Preservation Zone) (Zoning Violation)

Presentation by Peggy Sackheim, property owner, on the completed addition to an existing 2nd dwelling unit on the property without the benefit of historic preservation zone review/approval and/or building permits. Discussion on the exterior finish coat (stucco) and decorative vigas. The stucco finish will be tinted to match the existing stucco finish.

Motion by Patsy Waterfall to recommend approval of this proposal with the conditions that the decorative vigas be removed and the stucco tint for the addition to match the existing on the structure.

Seconded by Steve Herzog.

Motion passed unanimously. Vote 4-0. Chair Majewski did not vote.

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HPZ 08-45 Zimmerman-Addition; 5467 East Placita Del Mesquite (Fort Lowell Historic Preservation Zone)

Presentation by Karen Zimmerman, property owner, on the proposed addition to an existing single-family dwelling in the Fort Lowell Historic Preservation Zone. The addition will be to the rear of the residence and consists of an enclosure of an existing patio to be used as an artist's studio. Discussion on design elements of the addition as presented by architect Liam Frederick. Discussion on use of glass block and waiver of building setbacks in this development zone.

Motion by Sharon Chadwick to recommend approval of this proposal with the conditions that the building setbacks be waived, windows match the existing as shown on the elevation drawings and glass block be allowed based on the new construction in this subdivision.

Seconded by Steve Herzog with further discussion on the glass block element.

Motion passed unanimously. Vote 4-0. Chair Majewski did not vote.

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HPZ 08-42 Michael-Patio Enclosure; 5443 East Placita Del Mesquite (Fort Lowell Historic Preservation Zone)

Presentation by Holly Michael, property owner, on the proposed enclosure of an existing patio attached to a single-family dwelling in the Fort Lowell Historic Preservation Zone. Ms. Michael presented two configurations labeled "A" and "B" on the submitted site plan and elevation drawings for this project. The windows including the material (wood) and the sills will match the existing windows. The proposed French doors will be wood. The property owner prefers configuration "A". Discussion on both options. Commissioners were leaning towards configuration "A" like the property owner but either configuration meets the guidelines for both Fort Lowell Historic Preservation Zone and City of Tucson Development Standard 9.-02 for additions.

Motion by Kathy Nabours to recommend approval of the submitted plans with configuration "A" as preferred with either configuration as acceptable.

Seconded by Patsy Waterfall.

Motion passed unanimously. Vote 4-0. Chair Majewski did not vote.

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3. Current Issues for Information/Discussion:

- a. Minor Reviews: Two (2) minor reviews scheduled for Friday, August 29, 2008, in the West University Historic Preservation Zone: 1) 503 North 3rd Avenue (Mechanical); and, 2) 607 North 6th Avenue; Sign (Change of Copy).
- b. Appeals: There are three (3) appeals in the process for Mayor & Council consideration: HPZ 08-21 Stokes-Roof; 933 North 6th Avenue; HPZ 08-22 Chamberlin-Windows; 907 North 3rd Avenue; and, HPZ 08-24 Perreault-Windows; 901 North 3rd Avenue.
- c. Zoning Violations: Zoning violations in historic preservation zones are reported to the Department of Neighborhood Resources (792-CITY) and a city inspector is assigned to the case. If a zoning violation is confirmed, the property owner is taken through the historic preservation zone review/approval process in order to abate the zoning violation.
- d. Historic Preservation Zone Development Standards: Staff is preparing a consolidation of Development Standards 9.-02 and 9.-03 into Development Standard 9.-08. Staff is awaiting an update on the structures on or eligible for inclusion on the National Register of Historic Places from Department of Urban Planning & Design, specifically; structures located in the downtown area.

4. Call to the Audience: No one to speak

5. Meeting adjourned at 1:45 p.m.

HPZ 08-42 Michael-Patio Enclosure; 5443 East Placita Del Mesquite (Fort Lowell Historic Preservation Zone)