



T-PCHC MINUTES

The Tucson-Pima County Historical Commission (T-PCHC) met in the Mayor and Council Conference Room, City Hall, 1st floor, 255 West Alameda, Tucson, Arizona, at 12:06 p.m. on Wednesday, September 10, 2008.

1. Call to Order / Roll Call

Members Present:

Teresita Majewski, Chair
Norma Niblett, Vice Chair
Sandee Brooke
Annette Campbell
Sharon Chadwick
Demion Clinco
Albert Guidero
Sarah Herr

Steven Herzog
Gerald Juliani
Bettina Lyons
Kathy Nabours
Sybil Needham
Patsy Waterfall

Members Absent:

Joe Joaquin
Renee RedDog

Estevan Rodriguez
Gal Witmer

Others Present:

Jonathan Mabry	Historic Preservation Officer, City of Tucson Urban Planning and Design
James Glock	Director, City of Tucson Department of Transportation
Linda Mayro	Cultural Resources Manager, Pima County Cultural Resources and Historic Preservation Office
Stacy Semas	Recording Secretary, City of Tucson City Clerk's Office

Minutes Approved
October 8, 2008

2. Election of Chair and Vice Chair

Nominations were requested from the floor for Vice Chair.

Terry Majewski nominated Norma Niblett. There were no other nominations.

By a roll call vote of 14 to 0 (Commissioners Joaquin, RedDog, Rodriguez, and Witmer absent), Norma Niblett was elected as Vice Chair.

Nominations were requested from the floor for Chair.

Sharon Chadwick nominated Terry Majewski. There were no other nominations.

By a roll call vote of 14 to 0 (Commissioners Joaquin, RedDog, Rodriguez, and Witmer absent), Terry Majewski was elected as Chair.

3. Consent Agenda

A. Approval of Minutes of July 9, 2008

B. Approval of Plans Review Subcommittee Actions from the meeting of:
1. August 14, 2008

It was moved by Sybil Needham, duly seconded, and carried by a voice vote of 14 to 0 (Commissioners Joaquin, RedDog, Rodriguez, and Witmer absent) to approve Consent Agenda Items A and B.

4. Chairperson's Summary of Current Events

Chair Majewski announced an invitation received from the Old Fort Lowell Neighborhood Association regarding the completion of the San Pedro Chapel.

Chair Majewski announced she was hopeful there would be two new members that would be joining the Commission in the next couple of months.

5. Removal/Appointments to Committees and to T-PCHC Subcommittees

Motion made by Sandee Brooks, duly seconded, and carried by a voice vote of 14 to 0 (Commissioners Joaquin, RedDog, Rodriguez, and Witmer absent) to reappoint Steven Herzog to the Plans Review Subcommittee.

Motion made by Kathy Nabours, duly seconded, and carried by a voice vote of 14 to 0 (Commissioners Joaquin, RedDog, Rodriguez, and Witmer absent) to appoint Sarah Herr to the Birthday Celebration Subcommittee.

6. Reports from City and County Staff

A. City of Tucson Historic Preservation Officer (Jonathan Mabry)

Jonathan Mabry reported:

1. In the Mission Garden Area, archaeologists were in the last phase before construction and landscaping. This archaeology is to mitigate the impacts of the landscaping design.
2. The National Register Nominations for the Barrio Santa Rosa and Jefferson Park Neighborhoods had started.
3. The Barrio El Hoyo Historic District and the Feldman's District were officially listed in the National Register.
4. The draft of the Menlo Park National Register Nomination was near completion.
5. The Downtown Facade Program Selection Committee awarded eight applicants \$7,500 to hire an architect who has experience with old buildings to develop a concept for each of the property's facade. The Selection Committee would then award four of the property owners a matching grant loan. The property owner will convey an easement on the facade to the Business Development Finance Corporation. There will be language in the easement to guarantee maintenance of the facade for the length of the loan, which is 10 years.

The finalists will be selected and awarded the funds by Thanksgiving. Dr. Mabry stated he hoped this would generate enough excitement so in the future, additional funding would be possible. Because the buildings were historic, any facade work had to meet the Secretary of Interior Standards to ensure the work would not adversely affect the National Register status. The Plans Review Subcommittee would have to see the plans for these proposed projects.

6. Dr. Mabry and Chair Majewski would be working on updating the design guidelines for the Historic Preservation Zones.

B. Pima County Cultural Resources Manager (Linda Mayro)

Linda Mayro reported:

1. The final revisions for the Agua Caliente Ranch National Register Nomination were near completion.
2. The National Register Nominations for the Empirita Ranch, seven remaining Jostler Buildings, the Ruckin Jelks Building, the Rancho del Lago Dam, and the old Schoolhouse in Arivaca were in the process of being worked on.
3. Construction on the exterior of Canoa Ranch was making progress. On November 8, 2008, Canoa Ranch would be hosting an event called the Round Up. This would be an open house and an opportunity for those who had lived on the ranch to come back.

4. The design work for the Dunbar School was approved by the State Historic Preservation Office (SHPO).
5. The Ajo Heritage Fund Grant was being used to restore a church.
6. A fundraiser for various heritage items was to be held on October 30, 2008, at the Tucson Convention Center in the Copper Room.

C. Tucson Department of Transportation (Jim Glock)

Jim Glock reported:

1. The demolition of the Sangin Warehouse was almost complete.
2. The El Paso and Southwestern Greenway Project was getting ahead of schedule. The project would provide a trail along the historic El Paso and Southwestern Greenway Rail Road.
3. Staff was currently forming and recruiting members for an Advisory Committee for the I-10 to Kino project.
4. The Grant Road project from Swan to Oracle would be completing a draft of an alignment in October.
5. The City Manager had initiated a downtown infrastructure effort and was finalizing plans for the reconstruction of Scott Avenue from Pennington to 14th Street.

7. T-PCHC Subcommittee/Other Committee and Task Force Status Reports

A. T-PCHC Plans Review Subcommittee (Terry Majewski)

No report was given.

B. T-PCHC Rules and Regulations Subcommittee (Santee Brooke)

No report was given.

C. T-PCHC Transportation Subcommittee (Sharon Chadwick)

No report was given.

D. Downtown Links Citizens Advisory Committee (Gerald Juliani)

Commissioner Juliani reported the Committee was moving into the landscaping and design phase. He stated they were considering rubberized cement because it would dramatically reduce the noise of traffic but it would not last as long.

E. Downtown Neighborhoods and Residents Council (Terry Majewski)

No report was given.

F. T-PCHC Birthday Celebration (Kathy Nabours)

Commissioner Nabours thanked all of the people who participated and worked to make the Birthday Celebration a success this year. She also encouraged everyone to come and help with the celebration next year.

8. City of Tucson Neighborhood Preservation Ordinance (Jonathan Mabry)

Dr. Mabry stated in 2006 the voters passed Proposition 207. This Proposition stated any new regulation enacted by a local government in Arizona that could potentially impact the value of a property could be challenged in court. This would make it very difficult to designate new historic preservation zones in the City of Tucson and also very difficult to regulate tear downs in the historic neighborhoods. The neighborhoods in the University area were being purchased and then torn down. The new construction was not compatible with the houses that currently existed in the area.

Dr. Mabry stated the City was developing design guidelines to make sure the new construction in the National Register Historic Districts would be compatible with the historic character of those neighborhoods. Neighborhood Preservation Zones were a concept that was being used across the country and they were typically being called Neighborhood Conservation Districts.

In June, the Mayor and Council passed and adopted the new zoning overlay ordinance. Neighborhood Preservation Zones were being designated by the City. The concept was being directly tied to the National Register Nominations. The National Register Nominations were the foundation for the design guidelines for new construction in those neighborhoods. The nomination identified the defining characteristics of the historic neighborhoods.

The Plans Review Subcommittee reviews demolition applications for buildings that were forty-five years old or older and within the 1953 city boundaries. Applicants for demolition permits would have to conduct a study of the building and determine whether it had historic significance. They also would look at the properties within a 300-foot radius. The Plans Review Subcommittee would consider whether to approve or delay the demolition. The application cannot be denied. The demolition process can be delayed up to six months so the City could try to purchase the property or find a buyer. This application process is for the areas that are not protected by the Historic Preservation Zones.

9. Tucson Preservation Foundation Update (Demion Clinco and Sharon Chadwick)

Commissioner Clinco stated he was looking forward to moving ahead with the Foundation. He thanked the Commission for the grant that enabled the Foundation to hire a consultant.

Commissioner Chadwick stated she was developing an endangered properties list and a list of the preservation opportunities.

10. Commissioners' Summary of Current Events

Commissioner Juliani recommended the commission appoint a commissioner to the Citizens Advisory Committee for the 22nd Street Widening Project.

Dr. Mabry stated there would also be a widening project on Broadway from the Snake Bridge to Country Club and suggested a member of the commission also sit on the board.

Chair Majewski stated she would contact the Director of Transportation to determine the details of each advisory committee.

11. Call to the Audience

No one spoke.

12. Future Agenda Items

A presentation on the Scott Avenue Infrastructure and Streetscape Project would be scheduled for October.

13. Adjourn; 1:21 p.m.