



Tucson-Pima County Historical Commission
Plans Review Subcommittee

Thursday, December 11, 2008

LEGAL ACTION REPORT

1. Call to Order / Roll Call: 1:02 p.m.
2. Rio Nuevo Downtown:

Scott Street Improvements-Gateway Amenities (Rio Nuevo Downtown Zone)

Presentation by Fran La Sala, City of Tucson, City Manager's Office on the proposed gateway amenities located at the north end of South Scott Avenue at the intersection of West Broadway Boulevard. Additional globe street lights will be added to the overall plan along Scott Avenue as requested by commissioners. The color sample of proposed sidewalk improvements given to Commissioner Chadwick was verified to be the same color shade (grey) but somewhat different in texture. Carol Clement, Wheat Sharf & Associates, explained to the commissioners that the proposed gateway features are to be comprised of concrete bases with perforated steel and interpretive panels made of anodized aluminum on rust proof steel that include: 1) The architectural features of Scott Avenue based on historic photographs including specific architects and photographs of their respective buildings, and; 2) A summary of Tucson's historic cultural district that existed in the early 1900's including the Temple of Music & Art. Construction will be comprised of classic brick columns with capitals and living plants in concrete pots on top with a drip irrigation system. A lighted feature within the gateway columns will be solar powered.

Motion by Steve Herzog to recommend approval for the design concept of the gateway amenities with a minor review for the lighted feature in the gateway columns and the text and photographs for the interpretive panels.

Seconded by Patsy Waterfall.

Motion passed unanimously. Vote 6-0. Chair Majewski did not vote.

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3. Courtesy Review:

Downtown Façade Improvement Program-Congress Street (General Information)

Presentation by Jonathan Mabry, City of Tucson, Historic Program Manager, on the proposed building façade improvements specifically along Congress Street. A total of twenty-three (23) applications were submitted to the city for preliminary planning and architectural assessments

on Congress Street buildings; of which two (2) were outside the designated zone and all but three (3) met the Secretary of the Interior standards for rehabilitation. In order to qualify for the program, buildings submitted for consideration had to be listed on or eligible for the National Register of historic places. A total of eight (8) applications made the cut for submittal to the State Historic Preservation Office (SHPO) for review/recommendation. Awards were to be announced on Wednesday, December 17, 2008. Plans for the Congress Street improvements will be submitted to the plans review subcommittee for review/recommendation at a later date.

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4. Historic Central Core:

HCC 08-11 Valenzuela-Demolition (Residence); 865 West Calle Matus (Historic Central Core)

Presentation by Dan Childress, City of Tucson, Community Services Department, on the proposed demolition of a VANS (Vacant and Neglected Structure) residence. Numerous Tucson Police Department calls have been logged for vagrants and public safety issues. Built in 1938, the residence is blighted and according to Jonathan Mabry, COT, Historic Program Manager, not eligible for the National Register of historic places due to lost historic integrity. Mr. Childress passed around pictures of the residence in its current setting along with buildings within a (300') foot radius of the property. Discussion amongst commissioners on the condition of the residence.

Motion by Patsy Waterfall to recommend approval of the proposed demolition.

Seconded by Kathy Nabours.

For further consideration, Commissioner Herzog questioned the city's authority to continue the Historic Central Core review/approval process in light of recent developments to have the process declared illegal by a Superior Court judge.

Motion passed 5-1. Chair Majewski did not vote.

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5. Regular Cases:

HPZ 08-43 Green-Walls/Gates; 520 North 6th Avenue (West University Historic Preservation Zone) (Zoning Violation)

Presentation by Rhonda Rowlette, representing the property owner, on the installation of fences/walls/gates on the property without benefit of historic preservation zone review/approval. The current use is as a private art studio. Commissioners agreed with the West University Historic Preservation Zone Advisory Board (WUHPZAB) that the front walls and gates meet current guidelines. The main issue is the chain link fence on the north property line and the condition of the masonry block wall and opening on the rear (east lot line) along Arizona Avenue. Discussion on a solution for the chain link fence includes planting ocotillo or installing corrugated metal on the outside of the chain link.

Motion by Gal Witmer to recommend approval of the walls/fence/gates with the following conditions: 1) Conditions as recommended by the WUHPZAB; 2) Install wood, ocotillo or

corrugated metal in front of the chain link fence along the north lot line, and; 3) Return for a minor review for the design of the rear gate along Arizona Avenue.

Seconded by Demion Clinco.

Motion passed unanimously. Vote 6-0. Chair Majewski did not vote.

HPZ 08-61 McGrath-Addition/Patio/Wall/Gate; 937 North 5th Avenue (West University Historic Preservation Zone (Zoning Violation))

Presentation by the property owner, Michael McGrath, on the existing wall/fence/gate in the front of the residence constructed without benefit of historic preservation zone review/approval. Mr. McGrath stated he completed this project except for the front addition (enclosure) on the advice of his architect who told him historic review/approval and building permits were obtained from the city. Discussion amongst commissioners on the completed work. There is a historic eligibility issue for the residence if the proposed front addition (enclosure) is completed. The Secretary of the Interior Standards recommends that all additions be located on the rear of the building in most cases. Mr. McGrath stated that after discussion at the WUHPZAB meeting, he will submit revised plans for the front addition (enclosure).

Motion by Gal Witmer to recommend approval of the wall/patio/gate as constructed and to return with revised plans for the front addition (enclosure) of the front porch area.

Seconded by Steve Herzog.

Motion passed unanimously. Vote 6-0. Chair Majewski did not vote.

HPZ 08-62 Larson-Doors/Windows/Chimney Repair/Stucco Repair/Paint/Outdoor Security Lighting/Mechanical/Fence/Gate; 820 North 6th Avenue (West University Historic Preservation Zone) (Zoning Violation)

Presentation by the property owner, Wanda Larson, on improvements to the property that include an existing front fence and gate constructed of corrugated metal. The corrugated metal fence and gate is a temporary condition for securing the property until revised plans are submitted for review/recommendation by both the WUHPZAB and plans review subcommittee of the TPCHC. Discussion on other improvements including new doors/windows/chimney repair/stucco repair/new mechanical/outdoor security lighting as shown on the submitted site plan and elevation drawings.

Motion by Demion Clinco to recommend approval as proposed with the conditions of the WUHPZAB and the property owner to return with revised drawings for the front fence/gate and outdoor security lighting before June 30, 2009.

Seconded by Patsy Waterfall.

Motion passed unanimously. Vote 6-0. Chair, Majewski did not vote.

6. Current Issues for Information/Discussion:

- a. Minor Reviews: No minor reviews scheduled for this reporting period.
- b. Appeals: There are two (2) appeals to the Mayor & Council scheduled for public hearing on Tuesday, January 6, 2009: HPZ 08-29 Kababeque-Sign; 845 East University Boulevard #185 and HPZ 08-21 Stokes-Roof; 933 North 6th Avenue.
- c. Zoning Violations: Zoning violations in Historic Preservation Zones are reported to Community Services Department (Combined with Department of Neighborhood Resource) at 792-CITY. A city inspector is assigned to the complaint and if a zoning violation is verified, the property owner is taken through the historic review/recommendation/approval process in order to abate the zoning violation.
- d. Historic Preservation Zone Development Standards: Jonathan Mabry spoke about the possibility of an intern joining his staff to work on the revision process of Development Standard 9.-08.

7. Call to the Audience

Commissioner Sharon Chadwick introduced Mr. Randy Elias as an observer of the meeting. Mr. Elias works on historic properties as a handyman and was interested in the historic review/approval process.

Commissioner Gal Witmer asked for assistance in gaining support for mailings to property owners in historic preservation zones to alert them to the fact that prior to any work on the exterior of their properties, compliance to the Historic Ordinance in the City of Tucson Land Use Code is required. Support for a postcard type mailer as suggested by Jonathan Mabry is available through his office or Commissioner Teresita Majewski suggested a letter format mailer can be accomplished with funds from the TPCHC. Commissioner Witmer will initiate a design/text content for the mailers with assistance from other subcommittee members for both suggestions and report back to the plans review subcommittee at a later date.

8. Meeting adjourned at 3:00 p.m.