

DESIGN REVIEW BOARD

January 23, 2009

7:30 a.m.

City Hall, Mayor and Council Chambers
255 West Alameda
Tucson, Arizona

STUDY SESSION

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the DRB's Rules and Regulations. Updates from City Attorney's Office.

Call to order

Roll call of DRB members:

Page Repp (Chair)	Brian Sager (Vice Chair)
John Anderson	Kacey Carleton
Bruce Dawson	Margaret Joplin
Henry Tom	

Approval of minutes from January 9, 2009

NEW CASES

**DRB 09-02 CHAMBERLIN RESIDENCE WINDOW REPLACEMENT/R. AND J.
CHAMBERLIN, 907 NORTH 3RD AVENUE, HR-3**

The applicants are appealing the Development Services Director's decision to deny Historic Preservation Zone (HPZ) application HPZ-08-22. Case HPZ 08-22 is a request by the property owners (R. and J. Chamberlin) to allow use of fiberglass window material on a "Contributing" historic property located within the West University Historic Preservation Zone. Regulations applicable to this development include, but are not limited to *Land Use Code (LUC)* Section 2.8.8.6.H, which provides the HPZ development criteria for windows and Section 5.1.8.3.Q which provides for the Design Review Board to review and make recommendations on any appeal of a Development Services Director decision on HPZ applications. The applicant is appealing a Development Services Director decision to deny HPZ 08-22 to the Mayor and Council.

The Applicant's Request

The appellants are seeking approval of HPZ 08-22 which is a request to:

- 1) Allow use of fiberglass window material on a "Contributing" historic structure located within the boundaries of the West University Historic Preservation Zone.

**THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S HPZ
APPEAL AND RECOMMENDS TO THE MAYOR AND COUNCIL (APPROVAL)
(DENIAL) FINDING APPLICATION HPZ 08-22 (IN COMPLIANCE) (NOT IN**

COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN LUC SECTION 2.8.8.6.H (SEE ATTACHMENT ‘A’), (SUBJECT TO THE FOLLOWING CONDITIONS).

DRB 09-03 PERREAULT RESIDENCE WINDOW REPLACEMENT/B. DEMERS AND T. PERREAULT, 901 NORTH 3RD AVENUE, HR-3

The applicants are appealing the Development Services Director’s decision to deny Historic Preservation Zone (HPZ) application HPZ-08-24. Case HPZ 08-24 is a request by the property owners (B. Demers and T. Perreault) to allow use of vinyl clad wood windows on a “Contributing” historic property located within the West University Historic Preservation Zone. Regulations applicable to this development include, but are not limited to *Land Use Code (LUC)* Section 2.8.8.6.H, which provides the HPZ development criteria for windows and Section 5.1.8.3.Q which provides for the Design Review Board to review and make recommendations on any appeal of a Development Services Director decision on HPZ applications. The applicant is appealing a Development Services Director decision to deny HPZ 08-24 to the Mayor and Council.

The Applicant’s Request

The appellants are seeking approval of HPZ 08-24 which is a request to:

- 1) Allow use of vinyl clad wood windows on a “Contributing” historic structure located within the boundaries of the West University Historic Preservation Zone.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT’S HPZ APPEAL AND RECOMMENDS TO THE MAYOR AND COUNCIL (APPROVAL) (DENIAL) FINDING APPLICATION HPZ 08-24 (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN LUC SECTION 2.8.8.6.H (SEE ATTACHMENT ‘A’), (SUBJECT TO THE FOLLOWING CONDITIONS).

RND PRE-APPS

The purpose of the pre-app portion of the meeting is to allow potential Rio Nuevo and Downtown Zone (RND) applicants an opportunity for non-deliberative discussion with the DRB about the project and the RND process, prior to actual submittal of the application.

Adjourn

IF YOU HAVE ANY QUESTIONS CONCERNING THIS DRB MEETING, PLEASE CONTACT RUSSLYN WELLS AT 837-4948.

ATTACHMENT A: HISTORIC PRESERVATION ZONE (HPZ) APPEAL LUC
SECTION 5.1.8.3.Q “Powers and Duties” The Design Review Board (DRB) reviews, for recommendation, any appeal of a Development Services Department Director decision which was made in compliance with the procedural requirements of the DSD Full Notice Procedure, Sec. 23A-50 and Section 23A-51. The DRB recommendation shall be based on the purpose of the HPZ and the specific criteria for development listed in Section 2.8.8.6.

SECTION 2.8.8.6 DEVELOPMENT CRITERIA.

The historic district advisory boards, Tucson-Pima County Historical Commission, staff, Development Services Department Director, and Mayor and Council shall be guided by the development criteria in this Section in evaluating all proposed development applications within the HPZ. (Ord. No. 9967, §2, 7/1/04)

All proposed development within the HPZ shall be in compliance with the following criteria.

H. *Projections and Recessions.*

1. *Historic Landmark.* Projections and recessions of a Historic Landmark, such as porches, steps, awnings, overhangs, entrances, and windows, shall be appropriate to the style of the existing structure and the historic period in which it was built.
2. ***Contributing Property.*** Projections and recessions of a Contributing Property, such as porches, steps, awnings, overhangs, entrances, and windows, shall be appropriate to the style of the existing structure.
3. *New Construction or Noncontributing Property.* New construction or alterations or additions to a Noncontributing Property shall have projections and recessions, such as porches, steps, awnings, overhangs, entrances, and windows, that are compatible with the existing historic styles within the development zone and reflect the historic periods of the historic district.