



**Tucson-Pima County Historical Commission**  
**Plans Review Subcommittee**  
**December 14, 2006**

**LEGAL ACTION REPORT**

1. Call to Order / Roll Call: 1:02 pm

Members Present: Kathy Nabours, Terry Majewski, Steve Herzog, Gal Witmer, Sharon Chadwick, Patsy Waterfall, Demion Clinco

Staff Present: Marty McCune, Frank S. Podgorski, Michael Taku

2. Courtesy Review:

2238 East 3<sup>rd</sup> Street-Repair/Doors/Roof (Sam Hughes National Historic District)  
Case withdrawn by City of Tucson Community Services Department

3. Regular Cases:

HPZ 04-13 Rialto Apartments-Demolition (Rear Addition) 300-302 East Congress Street  
(Rio Nuevo Downtown Zone)

Presentation by Marty McCune, City of Tucson, Historic Program Administrator, on the proposed demolition of a non-contributing addition attached to the rear of the principal structure. Ms. McCune presented documentation to the commissioners supporting the proposed demolition and a recommendation from the State Historic Preservation Office in support of the proposal. The existing addition on the rear is not eligible for inclusion on the National Register and demolition of the addition will not adversely impact the front façade of the building. If approved, the proposed space will be used for a restaurant and plans for any new construction will be submitted for review/recommendation by the commissioners.

Motion by Sharon Chadwick to recommend approval of the proposed demolition of the rear addition.

Seconded by Kathy Nabours.

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

HPZ 06-62 Children's Museum (Old Carnegie Library)-Wrought Iron Fence/Colors; 200 South 6<sup>th</sup> Avenue (Armory Park Historic Preservation Zone)

The applicant, architect David Wilson, wished to postpone this presentation to a later date.

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HPZ 06-68 Jenson-Casteix-Demolition/New Construction; 501 East 1<sup>st</sup> Street (Revised Plan) (West University Historic Preservation Zone)

Presentation by architect David Wilson, on the revised plan for a new two-story second dwelling unit on a corner lot in West University Historic Preservation Zone. The proposal includes the demolition of an existing perimeter wall in the rear yard. Discussion on the revised plan, specifically, the two second-story windows on the west elevation, the removal of the pre-cast concrete cap and removal of a decorative ball on the roof of the new building.

Motion by Patsy Waterfall to recommend approval with the following conditions: 1) Windows as shown to be wood double-hung and in the configuration as shown on the revised plan; 2) Pre-cast concrete cap on the west elevation to be removed, and; 3) Decorative ball on the roof of the building to be removed.

Seconded by Kathy Nabours.

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

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HPZ 06-70 Butler-Additions/Ramps; 416 South 3<sup>rd</sup> Avenue (Armory Park Historic Preservation Zone)

Applicant/Property owner did not attend the meeting.

4. Current Issues for Information/Discussion:
  - a. Minor Reviews: 526 South 9<sup>th</sup> Avenue: Staff and Commissioner Sharon Chadwick met with the architect, Mr. Ybarra, on-site for the purpose of discussing options for the construction of a new single-family dwelling. The primary issue is the existing single-family adobe structure classified as "Contributing Historic". The architect was given direction on how to proceed during the initial phase of this proposal.
  - b. Appeals: No appeals at this time.
  - c. Zoning Violations: All zoning violations in local historic preservation zones are reported to the Department of Neighborhood Resources (792-CITY).
  - d. Projects in Progress: Staff, Commissioners Chadwick and Clinco and representatives from the Fort Lowell Historic Preservation Zone Advisory Board met in the field with the property owner and architect at 5301 East Fort Lowell Road. It was confirmed at the on-site meeting that Phase I demolition has been completed and the project has proceeded into Phase II demolition according to the submitted plans.
5. Meeting adjourned at 1:35 pm.