



P.O. Box 27210
Tucson, Arizona 85726-7210
Phone: (520) 791-4213
TDD: (520) 791-2639
Fax: (520) 791-4017

Legal Action Report & Meeting Minutes Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

Date and Time: Friday, December 20, 7:30 a.m.

**Location: Public Works Building, 3rd Floor Conference Room
201 North Stone Avenue, Tucson, Arizona**

AGENDA

1. Call to Order / Roll Call - 7:34 AM

Mike Anglin (Chair)	Absent
Caryl Clement	Present
Nathan Kappler	Present
Shawn Protz	Present
Chris Stebe	Present

A quorum was established.

2. Election of Vice Chair

Action Taken

Motion was made by Member Chris Stebe to postpone election of Vice Chair until the Chair is present, duly seconded by Member Protz, passed by a voice vote of 4-0. Motion passed unanimously.

3. Review and Approval of the 11/22/19 Legal Action Report (LAR) and Meeting Minutes

Action Taken

Motion was made by Member Stebe to approve the LAR and Minutes of the November 22, 2019 meeting, as submitted, duly seconded by Member Clement, passed by a voice vote of 4-0. All in favor. Motion passed unanimously.

4. Call to the Audience

No Speakers

5. Case # RNA-DRB-19-14 (T19SA00500) – Chicago Store Exterior Modifications

130 E. Congress St., Parcel # 117-15-0010

C-1 Zoning

Associated Permit #s T18CM09871, T19CM09150

Action Taken

Staff introduced the case, and indicated that the structure is an individually listed property with the National Register of Historic Places. It was noted that the project is scheduled to be reviewed by the Tucson-Pima County Historic Commission Plans Review Subcommittee (PRS) on January 9, 2020.

The applicant presented the proposed modifications to the north, east, and south facades of the former Chicago Music Store building, indicating they are needed to accommodate for a new elevator and new tenants. The applicant also clarified the following items in response to DRB questions:

- a) The word "Music" will be removed from the sign; the sign is not original; the original lettering was for the former JC Penney store;
- b) Future tenants are both commercial tenants that will take over the two floors of the building;
- c) Tiling on the bottom portion of the east, and north facades will remain intact;
- d) The two most eastern entrance doors along Congress Street will be kept recessed; existing materials will be maintained on the most western door along Congress Street;
- e) Most southern door on the east façade will be permitted through this new development package;
- f) Ingress/egress to the second floor will be provided through the north and east doors;
- g) The existing downlights underneath the portico will remain;
- h) Colors will not change at this point;
- i) All windows on the south façade will be made of steel; the windows along Congress St., and 6th St. will be painted, wood-sash double-hung.

Staff clarified that no motor vehicle or bicycle parking will be required since the gross floor area (GFA) is not being increased. The City's Historic Preservation Officer indicated the proposed modifications are consistent with the Secretary of Interior's standards, which allow for rehabilitation and some modifications of the historic façade.

Motion was made by Member Clement to approve proposed modifications as presented by the applicant, duly seconded by Member Protz, passed by a voice vote of 4-0. All in favor. Motion passed unanimously.

6. Staff Announcements

Informational

Staff announced there were no upcoming cases currently scheduled for review. Discussed the possibility of a Tucson Code amendment to allow DRB members to reside outside City limits.

7. Adjournment

Meeting Adjourned at 8:11 AM