

2019

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT

Thursday, April 25, 2019

**Basement (Lower Level) Conference Room, Joel D. Valdez Main Library,
101 N. Stone, Tucson, AZ 85701**

1. **Call to Order and Roll Call**

Meeting called to order at 1:00 P.M.

Commissioners Present: Teresita Majewski (Chair), Arthur Stables, Jim Sauer, Michael Becherer, Helen Erickson, Sharon Chadwick (arrived at 1:11 P.M.), and Jill Jenkins

Commissioners Absent/Excused: None

Staff Members Present: Jodie Brown, Carolyn Laurie, Nick Ross, Maria Gayosso (PDSD), and Crystal Dillahunty (Ward VI)

2. **Approval of the Legal Action Report (LAR) from Meeting(s) of 4-11-19**

It was moved by Commissioner Sauer, duly seconded by Commissioner Becherer, to recommend approval of the Legal Action report with revisions to note that Commissioners Becherer and Sauer recused themselves on item number 5-- Tucson Convention Center (TCC) Hotel.

The motion was carried by a voice vote of 6-0, to approve the Legal Action Report as amended from meeting of 4-11-19.

3. **Infill Incentive District/Rio Nuevo Area Review Cases**

UDC Section 5.12.6.E.2; 5.12.7 & 5.12.10

IID-18-08/HPZ-19-35—Cypress Civil Development – Proposed Six-Story Hotel Development on a vacant lot. Applicant to provide information on compatibility with Adjacent Historic Properties or Eligible to be listed in the National or Arizona Register of Historic Places or as Contributing Properties] – 141 South Stone (Rio Nuevo Area/Downtown Core Sub-District)

Staff Brown summarized the project and the review process. Staff read into the record the Design Professional's comments as they relate to the historic preservation concerns. Carolyn Laurie provided background on the Infill Incentive District process and review.

Michael Desmarteau of Seaver Franks Architects presented the project.

Commissioners had questions related to the proposed design. The subcommittee had concerns regarding the proposed south façade and its relationship to the historic neighborhood and the narrow street. There were also a number of concerns about the north façade and the 33' high window wall. It was suggested that the window wall should be broken up to be more consistent with historic storefronts.

It was moved by Commissioner Becherer, duly seconded by Commissioner Stables, and carried by a voice vote of 7-0 to recommend that the project is returned to the Plans Review Subcommittee. The subcommittee requested that the applicant (1) address the façade on the south side of the building, (2) that the fenestration on the north façade is modified to be more compatible with historic storefronts, and (3) that the applicant provide current contextual photos of the area.

4. Current Issues for Information/Discussion

a. Minor Reviews

Staff provided an update on reviews conducted.

b. Appeals

None at this time.

c. Zoning Violations

Staff provided an update on zoning violations.

d. Review Process Issues/Discussion

The subcommittee requested that they receive updates on any upcoming large projects.

5. Call to the Audience (Information Only)

John Burr provided updates on recent City Council action. He also expressed concerns about the proposed project presented during the meeting.

Chris Gans also noted his concerns with the proposed project.

Martha McClements expressed concern about garbage pickup as it relates to the project discussed during this meeting.

6. **Schedule and Future Items for Upcoming Meetings**

Staff provided information on upcoming items for PRS.

7. **Adjournment**

Meeting adjourned at 2:33 P.M.