

2020

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT

Thursday, September 10, 2020

Pursuant to safe practices during the COVID-19 pandemic, all in-person meetings are cancelled until further notice. This meeting was held virtually to allow for healthy practices and social distancing. The meeting was accessible at provided link to allow for participating virtually and/or calling in.

1. Call to Order and Roll Call

Meeting called to order at 1:05 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Michael Becherer, Jim Sauer, Jan Mulder, Jill Jenkins [joined at 1:12 P.M.], Sharon Chadwick, and Helen Erickson [Non-Voting Advisory Member]

Commissioners Absent/Excused: None

Applicants/Public Present: Bob Lanning, Alex Crowe, Ben Sheedy, Mark Donatelli, and Martha McClements

Staff Members Present: Michael Taku and Jodie Brown (PDSD), Robin Raine, Jennifer Toothaker, Daniel Burbank, Kyle DeWitt, Yvette Potkonjak, and Erik Rygg (TDOT)

2. Approval of the Legal Action Report (LAR) from Meeting of 8-27-20

Original Motion: It was moved by Commissioner Becherer, duly seconded by Commissioner Mulder, to approve the Legal Action Report from the Meeting of 8-27-20. Motion withdrawn by Commissioner Becherer.

Substitute Motion: It was moved by Commissioner Becherer, duly seconded by Commissioner Mulder, to delay the approval of the Legal Action Report for the meeting of 8/27/20 so that we can clarify the

language in the discussion for Item 4a. Motion passed unanimously by a roll call vote of 6-0.

Clarification was also requested by PRS for the second sentence of the first paragraph of the description for case 4a in the LAR for 8/27/20, which currently reads:

Staff stated that the applicant is proposing to extend an existing outdoor patio to fully utilize the 4th Avenue frontage of the parcel and to construct a new single-story building in the northwest corner of the property, *“which will incorporate a roof deck to further increase the outdoor use area.”*

The italicized text should be changed to read as: *“which will incorporate a roof deck for use by the adjacent building to the south.”*

4. Rio Nuevo Area (RNA)/Infill Incentive District (IID) Review Cases
UDC Section 5.12.6.E.2; 5.12.7 & 5.12.10

4a. HPZ 20-061, Parcel No. 117-05-068F

Demolition of a pumphouse located next to the Stone Avenue underpass and the Southern Pacific Railroad (SPRR) for construction of Downtown Links.

Note: (1) This case was taken out of order;
(2) Chair Majewski recused from this case and left the meeting at 1:15 P.M., and
(3) Commissioner Mulder took over as chair for this case.

Presentation by TDOT staff lead by David Burbank, Jennifer Toothaker, and Robin Raine.

Discussion was held. Action was taken.

Original Motion: It was moved by Commissioner Chadwick, duly seconded by Commissioner Becherer, to recommend to Mayor and Council that there be full documentation of the building and that all avenues of preservation be explored prior to any demolition of this structure and that the Mayor and Council include that in their own resolution.

Discussion – Commissioner Sauer asked about being clearer that “with documentation we mean photos of all four elevations and dimensioned architectural drawings of all four elevations.” The mover (Chadwick) and the seconder (Becherer) agreed with this change, and Commissioner Chadwick amended the motion to read:

Amended Motion: It was moved by Commissioner Chadwick, duly seconded by Commissioner Becherer, to recommend to Mayor and

Council that there be full documentation of the building (i.e., photos and dimensioned architectural drawings of all four elevations) and that all avenues of preservation be explored prior to any demolition of this structure and that the Mayor and Council include that in their own resolution.

Amended motion passed unanimously by a roll call vote of 5-0 (Chair Majewski recused and did not vote).

3. Historic Preservation Zone Review Cases

UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

[Note: Chair Majewski rejoined review at 1:42 P.M and chaired the rest of the meeting.]

**3a. HPZ 20-048, 710 S. 2nd Avenue (T20CM04834)
Armory Park Historic Preservation Zone**

Construction of master suite addition and remodel existing house.

Staff Taku introduced the project and read into the record the recommendations from the Armory Park Historic Zone Advisory Board (APHZAB) from the meeting of 8-18-20

Presentation of the project by applicant, architect Bob Lanning, Lanning Architecture.

Discussion was held. Action was taken.

Commissioner Sauer asked about a change regarding the addition, and Commissioner Becherer changed the motion prior to its being seconded to read as follows:

Motion: It was moved by Commissioner Becherer to recommend approval as presented, with the following conditions:

- that the dripline shown in the north elevation be noted and extended around the new addition;
- that the two new windows on the north elevation be moved closer together to fit within the existing opening and that it be recessed to clearly express the original opening size;
- that setbacks are waived; and
- that the City Historic Preservation Officer will make a determination on the contributing status of the addition [proposed for demolition],

and if it is found to be part of the contributing structure, the demolition portion of the project will be put on hold for further investigation.

Commissioner Jenkins seconded the motion. Motion passed 6:0 by a roll call vote.

**3b. HPZ 20-051, 200 S. 6th Avenue (T20CM05048)
Armory Park Historic Preservation Zone**

Install small cell wireless facility on a non-historic streetlight.

Staff Taku introduced the project and read into the record the recommendations from the Armory Park Historic Zone Advisory Board (APHZAB) from the meeting of 8-18-20

Presentation of the project by applicant(s), Ben Sheedy and Alex Crown, Verizon Communications.

Discussion was held. Action was taken.

Original Motion: It was moved by Commissioner Becherer, duly seconded by Commissioner Mulder, to approve as presented.

Discussion – Commissioner Sauer asked about a change from “approve as presented” to “recommend approval as presented.” Original mover and seconder were fine with this change, and the motion was amended to read:

Amended Motion: to recommend approval as presented.

Amended motion passed 6:0 by a roll call vote.

**3c. HPZ 20-54, 250 E. 17th Street (T20SA00239)
Armory Park Historic Preservation Zone**

Construct new single-family residence.

Staff Taku introduced the project and read into the record the recommendations from the Armory Park Historic Zone Advisory Board (APHZAB) from the meeting of 8-18-20

Presentation of the project by applicant, Mark Donatelli, Barrio Properties, LLC.

Discussion was held. Action was taken.

Original Motion: It was moved by Commissioner Sauer, duly seconded by Commissioner Mulder, to recommend that the case be continued to a future meeting to allow the applicant to come back to address the concerns that were raised at this meeting, in particular:

Building height, citing precedent with a similar roof style in the development zone and the other issues that were raised about height and scale related to window configurations, proportions of the second-story glass, and the preponderance of transom windows.

Discussion: Commissioner Mulder asked about a change to include language about documentation of the development zone.

Jim Sauer amended the motion to read:

Amended Motion: to recommend that the case be continued to a future meeting to allow the applicant to come back to address the concerns that were raised at this meeting, in particular:

Building height, citing precedent with a similar roof style in the development zone and the other issues that were raised: height and scale, window configurations, proportions of the second-story glass, and the preponderance of transom windows. The applicant will provide clear documentation of the development zone, and correct other inconsistencies in the -package, such as the identification of contributing and noncontributing properties.

Motion passed 6:0 by a roll call vote.

5. **Armory Park Historic Preservation Zone (APHPZ) Design Guidelines**
UDC Section 5.8/TSM 9-02.7.2. A-D/Historic Preservation Zone Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

5a. Updates on proposed revisions to the existing APHPZ Design Guidelines.

City of Tucson Historic Preservation Officer Jodie Brown updated commissioners, noting that the core group working on the revisions to the Armory

Park Historic Preservation Zone Design Guidelines met to edit and reduce the size of the document. John Burr is working on it. No action was taken.

6. Current Issues for Information/Discussion

a. Minor Reviews

Staff provided an update on pending and recently conducted reviews.

b. Appeals

None at this time.

c. Zoning Violations

Staff provided information on ongoing and pending cases being worked on for compliance and/or in the review process. In particular, appropriate doors replacement at 245 S. 5th Avenue.

d. Review Process Issues/Discussions

Staff discussed current application backlog at PDSD impacting review time. Subcommittee requested all Advisory Boards LARs even if drafts prior to case reviews.

7. Summary of Public Comments (Information Only)

None at this time.

8. Schedule and Future Items for Upcoming Meetings

The next scheduled meeting is September 24, 2020; PRS meetings to be conducted virtually until further notice.

9. Adjournment

Meeting adjourned at 3:16 P.M.