

2020

Tucson-Pima County Historical Commission

Plans Review Subcommittee

LEGAL ACTION REPORT

Thursday, July 23, 2020

Pursuant to safe practices during COVID-19 pandemic, all in-person meetings are cancelled until further notice. The 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 1:02 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Michael Becherer, Jim Sauer, Jill Jenkins, Jan Mulder, and Sharon Chadwick

Commissioners Absent/Excused: None

Applicants/Public Present: Soledad Ybave and Alan Scott

Staff Members Present: Michael Taku, Jodie Brown (PDSD), and Crystal Dillahunty (Ward 6)

2. Approval of the Legal Action Report (LAR) from Meeting of 7-9-20

It was moved by Commissioner Mulder, duly seconded by Commissioner Jenkins, and carried by a roll call vote of 6-0 to approve the Legal Action Report from the meeting of 7-9-20 as submitted.

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: Case 3b and 3a were taken in reverse order]

- 3b. HPZ 20-013, 431 W. Rosales Street (Continued)
Barrio Historico Historic Preservation Zone (BHHPZ), Non-Contributing Resource, Vacant Lot**

Construct a new single-story, single-family residence.

*[Note: This item was taken out of sequence]

STAFF INTRODUCTION AND CASE SUMMARY

Staff Taku summarized the history of the project review and read into the record the recommendations from the Barrio Historico Historic Zone Advisory Board (BHHZAB) from the meetings of 2-10-20 and 5-11-20, and PRS from the meeting of 5-28-20.

APPLICANT PRESENTATION

Property owner Soledad Ybave presented the project. Presenter discussed the revisions to the plans to meet both BHHZAB and PRS requests from previous reviews. These revisions included but were not limited to BHHZAB request of the use of block construction rather than proposed frame and stucco; removal of the south elevation French doors; removal of the HVAC from the roof of the carport and placement within the courtyard; and the removal of the adobe veneer. PRS requested a site plan and information on prevailing setbacks in the development zone; heights of similar flat-roofed buildings that are contributing in the development zone; and documentation that can be provided to show site utilization, building form, and rhythm of contributors in the development zone as compared with the proposed project.

SUBCOMMITTEE DISCUSSION

Discussion was held on proposed building height measurement from finished grade; prevailing setbacks; site plan and lack of appropriate keynotes; location and screening of mechanical from public view and need to be noted on site plan and elevation drawing. Based on past precedent for recommendations of wood frame and stucco and masonry block and stucco in the BHHPZ, subcommittee noted that the building could be either wood frame and stucco or masonry block and stucco.

ACTION TAKEN

It was moved by Commissioner Sauer, duly seconded by Commissioner Becherer, and passed unanimously by a roll call vote of 5-0 [quorum temporarily reduced to 5 from 6 when Commissioner Mulder dropped off call 1:40–1:48, during time vote was taken] to recommend that project be approved as presented, noting that (1) height of the building can be no more than 12'- 9" measured from finished grade, (2) all mechanical equipment must be screened from the public view and documented on the plans and elevations, (3) building can be either wood frame and stucco or

masonry block and stucco, and (4) we recommend that setbacks be waived as presented, including a 9'- 0" setback to the front porch.

3a. HPZ- 20-008, 2928 N. Beverly Avenue [CONTINUED CASE]

Fort Lowell Historic Preservation Zone, Contributing Resource

Attached carport, attached shed and porch addition. New roofing material and four (4) additional windows on the existing structure.

STAFF INTRODUCTION AND CASE SUMMARY

Staff Taku summarized the revisions to the project and the review actions, notably the recommendation from the Fort Lowell Historic Zone Advisory Board (FLHZAB) from the meeting of 1-28-20 and continuance from PRS on 05-14-20 and 7-9-20. PRS requested that applicant revise materials to address concerns around openings (which include doors, windows, and vents), and drawings to note any new openings or changes to proposed openings in terms of size, location, or material. Some items were accepted as presented, in particular, the design of the carport, the design of the connecting pergola, the design of the shed addition with the steel panels, the design of the front porch, the corrugated galvanized steel roofing on all roofs, window trim for new openings, and a 20-foot setback from the front lot line.

APPLICANT PRESENTATION

Architect and property owner Alan Scott discussed the revisions to the plans following PRS request. The revisions included but were not limited to existing and proposed changes to openings on the north, south, and east elevations and noted no changes on the west elevation. Applicant provided a layout of the Evacuee Barrack Building to justify proposed window configurations and treatments with linkage to the historical context. Applicant expressed willingness to comply with all opening treatment options for the vent, windows, and door as recommended by the subcommittee.

SUBCOMMITTEE DISCUSSION

[Commissioner Mulder rejoined review at 1:48 P.M.]

Subcommittee review methodology was to discuss each elevation with focus on existing and proposed new openings and proposed treatment in relation to and likely effect on the existing historic building. In particular, new windows, new sliding glass door, openings eliminated, modified windows, enlarged or resized windows, replicated windows, relocation of sky window; relocation of window and vent, addition of glass in the attic

vent, changing a vent to larger window; and potential visibility of the vent from public street and need for screening. A revised set of plans showing proposed and accepted modifications to be submitted for staff review.

ACTION TAKEN

It was moved [and amended] by Commissioner Becherer, duly seconded by Commissioner Jenkins, who also concurred with the amended wording, and passed unanimously by a roll call vote of 6-0 to recommend approval of project as discussed, including the items approved at the last meeting, and in addition, on the north façade approve two additional new windows; on the west façade approve no modifications to openings; on the south façade approve the new casement window on the east end of the south façade, the sky window relocated into the new addition, and leaving the existing window on the west end unchanged; and on east elevation approve the removal of the attic vent and relocation of that opening with a new glass window. Also approve on the east elevation maintaining the existing opening but replacing the sliding glass door with a steel casement door; all of the new openings will be detailed with the wood trim that was presented at the PRS meeting on 7/9/2020, and trim treatments of the existing openings will remain in their existing condition.

4. **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

4a. Updates on proposed revisions to the existing APHPZ Design Guidelines.

City of Tucson Historic Preservation Officer, Jodie Brown updated commissioners and reported on the meeting she had with APHZAB representatives the week of 7/13/2020. No action was taken.

5. **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.

d. Review Process Issues/Discussions

Staff stated that teleworking will continue through end of 2020, and all public meetings will continue to be virtual through this period except as otherwise notified.

6. Summary of Public Comments (Information Only)

None at this time.

7. Schedule and Future Items for Upcoming Meetings

The next scheduled meeting is August 13, 2020; PRS meetings to be conducted virtually until further notice and via Microsoft Teams.

8. Adjournment

Meeting adjourned at 2:41 P.M.