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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, November 1, 2024, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

1. Call to Order / Roll Call 7:31 AM

Paige Anthony	Present
Rosemary Bright, Vice Chair	Present
Caryl Clement	Absent
Cade Hayes	Present
Grace Schau	Present
Chris Stebe, Chair	Present

A quorum was established.

2. Review and Approval of 10/18/2024 Draft LAR and Meeting Minutes

Action Taken

The motion was made by DRB Chair Stebe to approve the LAR and draft minutes of October 18, 2024. The motion was duly seconded by DRB Member Schau. All in favor. Motion passed 5-0.

3. Call to the Audience

No speakers present.

4. [SD-1024-00105](#) – The Post

Related Activity #s: [T19SA00270](#), [TC-COM-0524-00952](#)

[72 E Congress St](#) (Parcel # [117121940](#))

OCR-2 Zoning

RNA Review

Action

The applicant presented and provided the following clarifications in response to DRB questions:

- The proposed land uses are restaurant for the first floor, and a lounge for the basement and second floor;
- The new plans presented today include the removal of the awnings previously approved; removal of awnings was discussed with SHPO and the PRS, who indicated are the best option to maintain the historic character of the building; if awnings were to be installed in the future, PRS requested plans will need to return to the PRS for review;

- c) A tree is to be placed in a tree well, consistent with the existing trees on Scott St., which are Palo Verdes; will explore the possibility of making the tree planter opening larger, as well as the installation of the Desert Willow tree or trees in raised planters, in consultation with the Department of Transportation and Mobility and considering the restriction the Federal Court may impose; the proposed tree would provide 3% shade;
- d) Sewer line comes off the building in the northwest corner, and there is a grease interceptor as well; there is a fire hydrant and underground electrical; have been informed by Bourne Properties there are a lot of utilities in the area, with new sidewalks;
- e) Regarding the aluminum paneling on Congress St. façade, SHPO had asked the architects to narrow the stucco columns on the facade and create a more continuous “storefront” look. The windows are an aluminum framed window system, and SHPO wanted this to tie in with the existing cast-iron columns. Beneath the windows is a metal panel that will match the color of the aluminum window system, and the additional exposed parts of the columns will also be covered with an aluminum paneling, all painted in a dark bronze color. The wooden windows, the cornice, and other access on the second floor will be painted to match, as well. The single fixed window will be replaced with the same “quaker” aluminum clad window, and the height will not match the storefront, but the window will use the existing header. SHPO is okay with bringing this opening all the way down to the ground to create a doorway, as an option;
- f) New columns and beams will be installed in the basement and first floor to tie in and support the existing wood joists and helps to stabilize the masonry walls of the existing shell, and offers the additional support as needed for the occupancy type. Reinforcement on the joists is required, as well. Retaining the wood decking was important to the architects as well, versus a false ceiling;
- g) Low E glazing will be provided, as SHPO wanted the windows clear rather than tinted. The National Park Service actually helped design this type of window, in order to have something appropriate for historic buildings;
- h) The header was uncovered at a lower height in the demolition process. Historic wanted the to match that lower height. National was okay with this, given the alterations prior to the current improvements. The priority was in bringing back the three higher openings on the east façade;
- i) The lighting on this project is depending upon the historic streetlights both along Congress and on Scott. The LED up high along the parapet was removed per request of SHPO. The glow from the inside of the building would provide much of the pedestrian scale lighting as well until 2AM when the business is closed. Will add a concealed downlight on the corner entry that would not affect the facade to meet the intent of the RNA requirements or the existing National approval; and
- j) No additional bike parking has been proposed, as the original development plan had the bike parking for this building tied to the building next door. The development plan is still in effect, and this is technically just a TI shell; will explore adding a bike rack for this project.

A motion was made by DRB Chair Stebe to continue this case and requested the applicant to return to the DRB with results of discussion with the City of Tucson Department of Transportation and Mobility to explore the installation of shade trees along Scott Ave. and Congress St. Additionally, applicant to provide at least one bike rack and pedestrian-scaled outdoor lighting at the main entrance. Motion was seconded by DRB Vice Chair Bright. All in favor. Motion passed 5-0.

4. Staff Announcements

Informational

The Historic Preservation Officer position is advertised in the City of Tucson’s website. The DRB position for a contractor still needs to be filled. Anyone who may be interested, please have them contact María Gayosso. A new project, Stravenue Social, is being planned in the Sunshine Mile District, and will require

SMD-DRB review. DRB Member Anthony will forward a recommendation for the DRB contractor position. DRB members moved the 11/15/2024 DRB meeting to 11/8/2024 at 8:30 AM, to help The Post project move forward.

5. Adjournment

Meeting adjourned at 10:03 AM.