

2020

Tucson-Pima County Historical Commission
Plans Review Subcommittee

Minutes

Thursday, September 24, 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 1:03 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Michael Becherer, Jim Sauer, Jan Mulder, Jill Jenkins, and Helen Erickson [Non-Voting Advisory Member]

Commissioners Absent/Excused: Sharon Chadwick

Applicants/Public Present: Bob Graham, John Burr, Matt Willijo, Matt William, and Martha McClements

Staff Members Present: Michael Taku and Jodie Brown (PDSD).

2. Approval of the Legal Action Report (LAR) from Meeting of 9-10-20

[Note: PRS members agreed to move this item to follow Item 5.]

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

- 3a. HPZ 20-057, 528 N. 1st Avenue (T20SA00271)
West University Historic Preservation Zone
Alteration of roof style over the existing addition.**

Staff Taku introduced the project and read into the record the recommendations from the West University Historic Zone Advisory Board (WUHZAB) from the meeting of 9-15-20.

Presentation of the project by applicant/property owner Matthew Williams. It is noted for the record that the roof is attached to the main building and is not a detached accessory structure.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Becherer, duly seconded by Commissioner Jenkins, to recommend approval as submitted, with the correction that the structure [accessory building] is attached to the contributing structure [building] and is not detached as stated in the agenda. The motion passed unanimously by a roll call vote of 5-0.

**3b. HPZ 20-062 DeAnza Park, 1000 N. Stone Avenue
West University Historic Preservation Zone, Contributing Resource**
Construction of restroom facilities and dog park, review of master plan.
Contributing Resource.

Staff Taku introduced the project and read into the record the recommendations from the West University Historic Zone Advisory Board (WUHZAB) from the meeting of 9-15-20

Presentation of the project by applicant Greg Jackson, Parks and Recreation Department on the design of the Dog Park and Restroom.

Discussion was held. Action was taken.

Original Motion: It was moved by Commissioner Mulder, duly seconded by Commissioner Becherer, to move to recommend for approval the design of the dog park and the new restroom facility as submitted, with the understanding that the applicant will return with plans for future landscaping and for demolition of the existing restroom.

After discussion, the original motion was amended by Commissioner Mulder, with Commissioner Becherer's agreement.

Amended Motion: It was moved by Commissioner Mulder, duly seconded by Commissioner Becherer, to recommend approval of the design of the dog park and the new restroom facility as submitted, with the understanding that the applicant will return at the time they are ready with plans for the "add alternate" shade [ramada] structure, future

landscaping, and demolition of the existing restroom. The amended motion passed unanimously by a roll call vote of 5-0.

- 3c. 200 S. 6th Avenue
Armory Park Historic Preservation Zone**
Install fence along the south façade. Courtesy Review/Contributing Resource.

Case delayed-not heard on 9-24-20

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 20-060/IID 17-001, 222 S. Church Avenue (T20CM05684)**
Exterior rehabilitation including door and window replacement, wall resurfacing, and painting.

[Note: Commissioner Becherer recused from this case and left the meeting at 1:45 P.M.]

Presentation by architect Bob Graham, Motley Design Group.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Mulder, duly seconded by Commissioner Becherer, to recommend that the case be continued to a future meeting, noting the following: (1) that the City of Tucson Historic Preservation Officer verify that the proposed demolition does not contain any historic materials; (2) that the transformers and fencing surrounding the transformers that would be in front of this building were part of the previously approved proposal; (3) that the applicant meet with the Historic Landscapes Subcommittee [of the Tucson–Pima County Historical Commission] to review the entire landscaping approach for this project, noting that there is a tree that appears to be missing; (4) that this proposal does not include mechanical equipment; and (5) that we recommend approval of the aluminum-clad wood windows as presented – dual pane with divided lights and internal muntins. The motion passed unanimously by a roll call vote of 4-0 (Commissioner Becherer recused and did not vote).

[Note: Commissioner Becherer returned to the meeting at 2:37 P.M.]

2. Approval of the Legal Action Report (LAR) from Meeting of 9-10-20

Motion: It was moved by Commissioner Becherer, duly seconded by Commissioner Sauer, to delay the approval of the 9/10/20 Legal Action report. The motion passed unanimously by a roll call vote of 5-0.

**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.

d. Review Process Issues/Discussions

Discussion on motion making, amendments and appropriate procedure. how best procedures. .

7. Summary of Public Comments (Information Only)

None at this time.

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

The next scheduled meeting is October 08, 2020; PRS meetings to be conducted virtually until further notice.

9. **Adjournment**

Meeting adjourned at 3:07 P.M.