

2021

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT/Minutes

Thursday, December 16, 2021

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 1:01 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Carol Griffith, Joel Ireland, Savannah McDonald (left the meeting at 1:03 P.M., returned at 1:31 P.M.), and Rikki Riojas

Commissioners Absent/Excused: Jan Mulder

Applicants/Public Present: Corky Poster, Liz Farkas, Kenneth Lowe, and Martha McClements

Staff Present: Michael Taku, Jodie Brown and, Maria Gayosso [PDSD]

2. Approval of the Legal Action Report/Minutes for the Meeting of 12-09-2021

Motion: It was moved by Commissioner McDonald to approve the Legal Action Report/Minutes for the meeting of 12-09-2021, as submitted.

Commissioner Riojas seconded the motion.

The motion passed unanimously by a roll call vote of 5-0. (Commissioner Mulder absent)

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 20-046, 350 N. Main

~~Construction of a rear yard detached guest house.
Full Review/El Presidio Historic Preservation Zone
Non-Contributing Resource~~

[This case had been removed from the agenda.]

[Commissioner McDonald recused from case 3b and left the meeting at 1:03 P.M.]

3b. 5301 E. Grant

Rehabilitation of the Arizona Building at the Tucson Medical Center
Courtesy Review/TMC PAD
Eligible Resource/Rehabilitation Standards

Staff Brown provided a summary of the project.

Corky Poster and Liz Farkas presented the project.

PRS members had questions, concerns, and comments on the proposed project. Mr. Poster and Ms. Liz Farkas responded to these during and following their presentation.

Discussion was held. No action was taken.

1. Commissioner Griffith commended the architects on trying to maintain as much of the original character and still deal with all the structural issues. They are replacing some of the windows and doors but replacing in kind and trying to maintain and rehabilitate to honor the historic character. She is happy to see this in the proposal.
2. Commissioner Riojas thanked the presenters for coming for a courtesy review and was glad that the work is being done with mindfulness of the [historic] building.
3. Commissioner Ireland asked about the sleeping porch portion of the building. Mr. Poster explained while referring to a historic photo regarding the western portion. He noted that the early photograph of the porch shows the lintel over the opening with two windows. It had been infilled with wood frame and a steel casement window that probably dates to the 1930s and is smaller in size than the original opening. At that time the porch was enclosed to make it a usable room. The plan is to return that opening to how it was, to resemble the original look of the porch. When the stucco was removed, it is possible to see the original window locations so that new windows can be built. Mr. Poster noted that they are going to reopen the porch and re-create that elevation exactly the way it was in that photograph. They are putting some railings on the patio to meet safety code. Commissioner Ireland also asked about the eastern portion. Mr. Poster said they went off the historic photograph and information gleaned when they tore off [the stucco] and will be matching the original building where every third window was operable (a handful of those windows remain in place). Inoperable windows will be fixed glass wood windows. It would have been optimal to repair the windows, but they are too damaged. Openings to the west that had been infilled will be opened up. New windows will be custom made. There are enough historic windows still in place to use to create identical replacements.

4. Staff Brown asked about issues with so much glass being that it is Arizona. Will any tinting or anything be used on the glass? Ms. Farkas noted that the original windows are single pane and will remain single pane. They looked at the possibility of doing horizontal sunshades on both levels but thought it too intrusive to the building. These spaces, on both levels, will be used as break rooms, so people aren't in the room all day. This is the elevation everyone sees when they drive by. Ms. Brown also asked if there will be screens and noted that she has an extreme dislike for really dark screening as it obscures the window. Ms. Farkas noted that that a light color screen that you can see through will be used. Ms. Brown is particular about stucco finishes. She asked about the finish to be used. Mr. Poster said this was a great question. While removing the plaster off during asbestos abatement, they left a chunk of the existing stucco in place so that the pattern can be duplicated in new areas. It is an idiosyncratic pattern that does not have a name, but there is a big enough sample so that it can be matched. Ms. Brown wouldn't say that it's a smooth texture but kind of undulating, maybe some sand in it. She feels the plaster finish on the courtyard building across the way looks like a modern finish. Mr. Poster said that they have a promise from the contractor that new plaster will match the existing.
5. Chair Majewski thanked Mr. Poster and Ms. Farkas and noted that PRS would like an update as work progresses. Mr. Poster said that they will be doing the building in two phases. The interior work will be the second phase. They could come back then.

[Commissioner McDonald returned to the meeting at 1:31 P.M.]

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 21-090/IID 21-03, 412 N. 4th Avenue**
4th Avenue Commercial National Register Historic District
Remodel and addition to areas of existing 4th Avenue retail. New canopy and new storage structure.
Contributing Resource/Rehabilitation Standards

Staff Gayosso gave background on the project.

Kenneth Lowe presenter the project.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Griffith to recommend approval as presented, recognizing that the west entrance on 4th Avenue will be maintained in its current condition and not modified, and that modifications to the east façade as well as the partial demolition of additions to that façade meet the Secretary of the Interior's Standards and would have No Adverse Effect on the historic properties. Commissioner Riojas seconded the motion.

The motion passed unanimously by a roll call vote of 5-0. (Commissioner Mulder absent)

5. Task Force on Inclusivity Recommendations

5a. Discussion on incorporation of the Task Force on Inclusivity report recommendations.

Discussion will be postponed until a future meeting.

No action was taken.

6. Current Issues for Information/Discussion

6a. Minor Reviews

Staff Taku provided an update on four recent minor reviews: 845 E. University for windows and doors (Commissioner Mulder attended); 219 E. 13th Street for roof and skylight replacement (Commissioner McDonald attended); 808 S. 4th Avenue for solar panel installation (Commissioner McDonald attended; applicant was asked to submit an elevation showing that the panels will be below the parapet); and 691 S. 9th Avenue – no commissioner was present but review was attended by a member of the Barrio Historico Historic Zone Advisory Board.

6b. Appeals

There are no current appeals.

6c. Zoning Violations

Staff Taku noted that there are ongoing and pending cases being worked on for compliance and/or in the review process, and that staff is working with their zoning violation code enforcement liaison.

6d. Review Process Issues

None at this time.

7. Summary of Public Comments (Information Only)

No comments were received by the deadline.

8. Future Agenda Items for Upcoming Meetings

Staff noted that only one case is currently scheduled – a National Register nomination in Pima County, at 5645 N. Campbell.

The next scheduled meeting is January 13, 2022. PRS meetings to be conducted virtually until further notice.

9. Adjournment

Meeting adjourned at 2:07 P.M.