

2022

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT/Minutes

Thursday, May 12, 2022

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, Rikki Rojas, and Jan Mulder

Commissioners Absent/Excused: None

Applicants/Public Present: Stephen Bohn, John Burr, Drew Cook, Debra Lazar, Martha McClements, Richard Wiehe and Miguel Fuentevilla, Corky Poster, Ashley Smith

Staff Present: Jodie Brown, Amanda Smith and Maria Gayosso (PDSO); David Burbank and Jennifer Toothaker, Department of Transportation and Mobility (DTM), Ian Milliken and Scott O'Mack (Pima County Office of Sustainability and Conservation)

2. Approval of the Legal Action Report (LAR)/[Minutes] from Meeting of April 28, 2022

Motion: It was moved by Commissioner Ireland to approve the Legal Action Report/Minutes for the meeting of April 28, 2022, as submitted.

Commissioner McDonald seconded the motion.

The motion passed unanimously by a roll call vote of 6-0.

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 20-035, 5440 E. Presidio

Construction of a new pergola, rear yard gate, front door on main house, and windows at front entrance.

Full Review/Fort Lowell Historic Preservation Zone

Non-Contributing Resource/Rehabilitation Standards

Staff Brown provided a summary of the project and indicated that the project was recommended for approval with conditions by the Fort Lowell Historic Zone Advisory Board.

Steve Bohn (Stephen C. Bohn, Architect, Inc.) and Debra Lazar (homeowner) presented the project.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Riojas to recommend approval as presented with the following changes:

- (1) Staff approval of the rusticated, square posts with the base topped with flagstone and the windows at the front entrance (with materials being shown on the plans);
- (2) Drainage continuing with a gentle slope;
- (3) The changed gates to be the final gates; and
- (4) If the design or materials for the front door change, return for a minor review.

Commissioner Griffith seconded the motion.

The motion passed unanimously by a roll call vote of 6-0.

Commissioner McDonald recused from case 3b due to potential conflict-of-interest considerations and left the meeting at 1:48 P.M.

3b. HPZ 22-365, 2900 N. Craycroft

Exterior façade repair at the commissary building and museum building.
Full Review/Individually Listed on National Register, Historic
Landmark/Rehabilitation Standards

Staff Brown provided a summary of the project and indicated that the project was recommend for approval by the Fort Lowell Historic Zone Advisory Board.

Corky Poster and Drew Cook (Poster, Mirto, McDonald) presented the project. Ian Milliken and Scott O'Mack (Pima County Office of Sustainability and Conservation) were also present if there were questions for the County.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Griffith to recommend approval as presented.

Commissioner Riojas seconded the motion.

The motion passed unanimously by a roll call vote of 5-0. (Commissioner McDonald had recused from this case)

Chair Majewski recused from case 4a due to potential conflict-of-interest considerations and left the meeting at 2:28 P.M. Commissioner Mulder chaired case 4a.

Commissioner McDonald returned to the meeting at 2:29 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 22-061 [CHANGE IN CONDITION]**

Demolition of a pumphouse located next to the Stone Avenue underpass and the Southern Pacific Railroad (SPRR) for construction of Downtown Links.
Full Review/Warehouse National Register District
Contributing Resource/Rehabilitation Standards

Staff Brown introduced Jennifer Toothaker and David Burbank (both from DTM) to present the update on this case.

Staff Toothaker summarized the discussion that was held at the May 5, 2022, onsite/virtual meeting. In addition to Staff Toothaker and Staff Burbank (both from DTM), also present were Commissioners Riojas and Scoville and Staff Brown as well as members of the construction crew. Ms. Toothaker noted that the pumphouse could be moved *without* cutting it into pieces (saw-cutting into pieces is actually more expensive) to a site next to the Citizens Warehouse at 44 W. 6th Street. She reiterated DTM's commitment to preserving the structure and is currently waiting on funding for the move. Possible uses for the moved structure were discussed, and these might include a bike repair station or other reuse. The most pressing issue is to move the structure at the end of May-early June.

Commissioner Griffith noted that she appreciated the continuing commitment to preserving the structure in its entirety and finding a new location. Ms. Toothaker commended David Burbank and his crew for coming up with the creative ideas. Commissioner Riojas had no questions. Commissioner Ireland asked for a recap of the moving process. Mr. Burbank responded, noting that on May 23, 2022, [a portion of] 6th Street will be closed, and the contractor will package up the structure, brace it up, cut the bottom and floor and put it on a trailer and transport it to the selected location. The supports will be left on it when it is placed near the warehouse. Then the door and the window need to be secured plus tackle the roof. The roof has a big, square opening in it and several small holes. The holes have to be patched and a makeshift roof made. The thought is to just store the pumphouse in place until something is decided on how to use or reuse it. Then, at that point, whoever undertakes the use/reuse can apply for the permit, pour the floor for it (it will be moved without the floor per Mr. Burbank), figure out whether they will need to use the window or not, where the door will be – but it will remain “packaged,” and they can orient it as they wish. DTM thought about pouring a floor and then setting the pumphouse on it, but then the permit issue came up. DTM is not sure whether or not they have to go through the permit process and what would be the costs for that. Another issue is the use. We don't know if things like water, electric, sewer, and things like that will be needed, so we just decided to leave it packaged, place it there, and then, once the use is decided, then all the needed steps can be taken at that point.

Commissioner Ireland followed up and asked if the location shown today is possibly not the permanent location. Mr. Burbank responded and said that as far as the current construction team is tasked, the location noted would be the permanent one. And the neat thing is about this is that right about where the rocks are, just west of where the building would be, is the new 9th Avenue multi-use path. It's coming from downtown and will come right by this little building, continue on to the Deck Plaza and at the north end of that plaza will be a neat little area that's going to have an amphitheater, an art piece, benches, and a couple of picnic tables. It's going to be a pretty area when the Downtown Links project is completed. The intent would be to leave the pumphouse there because the property belongs to the city, and the building [the warehouse] is the state's. So everything kind of falls into place. Mr. Burbank has touched base with real estate for the city, and they are okay with this location. It would be a shame to start looking for another place to put the building, but in a sense it will still be mobile, because the packaging will still be on it. Ms. Toothaker then noted re Commissioner Ireland's earlier question that it will sit during the construction timeframe and will not be opened, as Mr. Burbank was saying. It will be secured and sit for potentially a year before they really begin looking at an active reuse. Commissioner Ireland thanked them for this explanation.

Acting Chair Mulder asked Commissioner McDonald if she had questions. Commissioner McDonald replied that she had no questions but appreciated the effort and thinks the relocation plan is a great idea. Acting Chair Mulder asked if commissioners were ready to talk about a potential motion and if someone wanted to take the lead on making it. Commissioner Griffith noted that a motion was needed to approve the move to the new location. Acting Chair Mulder suggested going back to how Ms. Toothaker was describing it, it probably being best to mention relocating the entire building to the Citizens Warehouse location or something like that. When you say relocate it, it's the whole building. Mr. Burbank noted that the building relocation would be minus the floor.

Action was taken.

Motion: It was moved by Commissioner Griffith to approve the moving of the Stone Avenue Underpass pumphouse to relocate it next to the Citizens Warehouse, minus the floor, and keep it "packaged" in that location until an adaptive reuse can be identified.

Commissioner Ireland seconded the motion.

The motion passed unanimously by a roll call vote of 5-0. (Chair Majewski had recused from this case)

Chair Majewski returned to the meeting at 2:46 P.M.

- 4b. HPZ 22-041/IID 20-04, 340 N. 6th Avenue**
Event tent replaced with exterior pickleball courts, Corbett shell to temporarily house indoor pickleball courts, removal of parking canopy in ROW, metal building color change and modification to onsite parking.
Full Review/Warehouse National Register Historic District
Contributing Resource/Rehabilitation Standards

Staff Brown introduced Staff Gayosso, who provided background on the project. Staff Gayosso reminded subcommittee members that the project had been reviewed previously, and changes to those plans were being proposed.

Richard Wiehe and Miguel Fuentevilla (FORS Architecture + Interiors) presented the project.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Riojas to recommend approval as presented.

Commissioner McDonald seconded the motion.

The motion passed unanimously by a roll call vote of 6-0.

5. Task Force on Inclusivity Recommendations

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

Chair Majewski noted we have the final draft of the “Best Practices” ready to send out ASAP for internal review. Review of the document is on the upcoming agendas for the TPCHC Historic Landscapes and Transportation Subcommittees. Commissioners agreed to have a special meeting of PRS on June 2, 2022, at 1:00 P.M. to discuss feedback received from the internal review and integrate any changes before the document goes to the full commission on June 8. All PRS members said they could attend this special meeting. Staff Brown will set up a Zoom link and send an invitation, Chair Majewski noted that we need to be sure that there is representation from the county to discuss their suggested edits and changes.

No action was taken.

6. Current Issues for Information/Discussion

6a. Minor Reviews

Staff Brown reported that three minor reviews for signs were held on April 29 at 61 E. Congress, 311 E. Congress, and 14 S. Arizona. Commissioner Ireland assisted with these reviews and noted that the reviews were mainly concerned about penetrations into the faces of the buildings. The reviewers wanted to make sure there were as few penetrations as possible and that the signs would not disturb anything on the buildings. For example, the one on Congress for the Century Room needed to avoid a corbel. On May 11, there was a minor review for a construction change at the Baffert involving window-size changes on the first floor (Commissioner McDonald assisted). Staff Taku will be scheduling upcoming reviews soon (he was not present today).

Commented [TM1]: Jodie, I thought that this is what I heard on the recording, but can you confirm?

Commented [JB2R1]: Correct

6b. Appeals

Staff Brown noted that there are no current appeals.

6c. Zoning Violations

Staff Brown 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.

6b. Review Process Issues

No review process issues were raised.

7. Summary of Public Comments (Information Only)

No comments were received by the deadline.

8. Future Agenda Items for Upcoming Meetings

Some cases from the Barrio will likely be ready for the May 26 meeting, and there will be a courtesy review of the Clement Fountain in El Presidio Park. Cases from Armory Park and West University might also be ready for review, but more likely these will be heard at the June 9 PRS meeting.

The next scheduled meeting is May 26, 2022. PRS meetings to be conducted virtually until further notice. A special meeting of PRS will be held on June 2, 2022, to discuss and work on the Best Practices document (see item 5a, above).

9. Adjournment

Meeting adjourned at 3:30 P.M.