

2022

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT/Minutes

Thursday, June 9, 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 1:00 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 (joined at 1:02 P.M.)

Commissioners Absent/Excused: None

Applicants/Public Present: John Burr, Tricia Galvin, Robert Knodle, Martha McClements, and Christian Sanchez

Staff Present: Jodie Brown and Michael Taku (PDSD); Ina Ronquillo (PDSD Public Information Officer), Linda Mayro and Courtney Rose (Pima County Cultural Resources)

2. Approval of the Legal Action Report (LAR)/[Minutes] from Meeting of May 26, 2022

Motion: It was moved by Commissioner Griffith to approve the Legal Action Report/Minutes for the meeting of May 26, 2022, as submitted.

Commissioner Ireland seconded the motion.

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

Note: Commissioner Mulder joined the meeting at 1:02 P.M.

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 22-022, 522 W. 17th Street

New single-family residence with attached accessory dwelling unit (ADU).
Renovation of existing adobe structure to be converted as an ADU.
Full Review/Barrio Historico Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Brown provided background on the project and noted that the Barrio Historico Historic Zone Advisory Board (BHHZAB) met on May 9, 2022 and recommended the project for approval as presented by a roll call vote of 4-0. She also noted that this was the case that could not be heard at the May 26 PRS due to loss of a quorum.

Christian Sanchez (Vint & Associates Architects) presented the project.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Mulder to recommend approval as presented, with the additional comments that the HVAC systems for both residences be ground mounted and that we have a preference for the electrical utility infrastructure being located on the east wall if agreeable to the utility company [Tucson Electric Power (TEP)].

Commissioner Griffith seconded the motion.

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

- 3b. HPZ 22-021, 720 S. 5th Avenue**
In-kind replacement of 56 windows.
Full review/Armory Park Historic Preservation Zone
Non-Contributing Resource/Rehabilitation Standards

Staff Brown provided background on the project and noted that the Armory Park Historic Zone Advisory Board (APHZAB) met on May 17, 2022, and recommended the project for approval as presented, including the change of materials, because of the non-contributing status of this specific building at this specific location, by a roll call vote of 5-0.

Tricia Galvin (representing Liplil II LLC dba Old Town Apartments) presented the project.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Griffith to recommend approval as presented, with replacement of the windows in-kind, with the exception of the use of vinyl rather than aluminum.

Commissioner Riojas seconded the motion.

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

- 3c. HPZ 22-026, 616 E. 5th Street**
Construction of additional bedrooms.
Full review/West University Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Taku provided background on the project and noted that the West University Historic Zone Advisory Board (WUHZAB) met on May 17, 2022, and

recommended the project for approval as presented, with the inclusion of the new masonry and galvanized fencing to call out materials and dimensions. Utility door at utility closet at Washer and Dryer courtyard to also have material and dimensions, by a roll call vote of 5-0.

Christian Sanchez (Vint & Associates Architects) presented the project.

Discussion was held. Action was taken.

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

Commissioner Griffith seconded the motion.

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

3d. HPZ 22-042, 825 N. 3rd Avenue

Replace window with door, renovate chimney, and relocate water heater.
Full review/West University Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Taku provided background on the project and noted that the West University Historic Zone Advisory Board (BHHZAB) met on May 17, 2022, and recommended the project for approval as presented, with the inclusion of the existing HVAC and that the existing steel door be replaced with a wood door, by a roll call vote of 5-0.

Robert Knodle (homeowner) presented the project.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Ireland to recommend approval of the revised plans of June 2, 2022, as submitted, noting that the chimney can be made of lighter materials.

Commissioner Griffith seconded the motion.

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

4. Task Force on Inclusivity Recommendations

4a. Discussion on incorporation of the Task Force on Inclusivity report recommendations.

Chair Majewski asked that future agendas list this topic as it was worded on the June 2 agenda. The working group of Chair Majewski and Commissioners Griffith and Riojas are revising the draft of the Best Practices for Naming document discussed at the June 2, 2022, Plans Review Subcommittee meeting dedicated to this topic. It will then be sent out for additional external review as requested by staff. Staff Brown also mentioned at the full commission meeting on June 8 that she had sent it out to the City's new Chief Equity Officer person. Chair Majewski

noted that we will need to have another special meeting to discuss the next revision.

5. Current Issues for Information/Discussion

5a. Minor Reviews

Staff Taku provided a summary of recently conducted minor reviews. In Armory Park, Commissioner Mulder assisted with: 619 S. 3rd Avenue – roof/gutters; 825 S. 2nd Avenue – HVAC/condenser; and 515 S. 6th Avenue – temporary fence. In West University and Barrio, Commissioner Riojas assisted with: 304 E. 4th Street –wrought-iron fence; 825 N. 3rd Avenue – solar; and 180 W. 17th Street – wall-mounted signs.

5b. Appeals

Staff Taku noted that there are no current appeals.

5c. 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.

5d. Review Process Issues

Commissioner Ireland followed up on the discussion from the full commission meeting of June 8, where it was noted that Boards and Commissions is weighing whether to continue virtual meetings (Mayor and Council [and the Board of Supervisors] are now meeting again in person). He would welcome in-person meetings so that he could see us all. Chair Majewski noted that going back to in-person meetings would make it very difficult to achieve a quorum for full commission meetings. Staff Brown mentioned that a hybrid meeting might be doable. She also noted that all recordings of meetings are now posted online. Further discussion of virtual versus in-person ensued. Commissioner McDonald asked who would decide. Staff Brown noted that the City Clerk will issue a statement once they have weighed the issue, discussed with the City Attorney, and perhaps look at how other cities are doing it. Staff Brown said that they would continue with digital plans (as all plan submissions are now submitted electronically), and that they would have to work out plan access during meetings and other logistics.

6. Summary of Public Comments (Information Only)

No comments were received by the deadline.

7. Future Agenda Items for Upcoming Meetings

Staff Brown noted that some projects are coming in from the review boards. In the near future, the Euclid and Speedway project will be scheduled. Chair Majewski asked about

commissioners' availability in the next months. Commissioner Mulder will be out of town starting July 5, Commissioner Riojas will not be available on July 21, and Commissioner Griffith will be unavailable June 1–7. Commissioner Ireland asked how far out is the Euclid and Speedway case, as he will have to recuse. Staff Brown estimated 2–3 months.

The next scheduled meeting is June 23, 2022. PRS meetings to be conducted virtually until further notice. Chair Majewski will not be present for the June 23 meeting (unless she joins late), and Commissioner Mulder has agreed to chair the meeting in her absence. There will also need to be a separate meeting to discuss the next version of the Best Practices for Naming document.

8. Adjournment

Meeting adjourned at 3:19 P.M.