

2022

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT/Minutes

Thursday, July 28, 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, and Rikki Rojas

Commissioners Absent/Excused: Jan Mulder

Applicants/Public Present: Karen Bellamy, John Burr, Jim Glock, Cade Hayes, Bill Mackey, Martha McClements, and Jerrick Tsosie

Staff Present: Jodie Brown and Michael Taku (PDSD)

2. Approval of the Legal Action Report (LAR)/[Minutes] for the Meeting[s] of June 29 and July 14, 2022

Motion: It was moved by Commissioner Griffith to approve the Legal Action Report/Minutes for the meetings of June 29 and July 14, 2022, 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 22-043, 219 E. 2nd Street
West University Historic Preservation Zone
Construction of carport and relocation of gates
Contributing Resource/Rehabilitation Standards**

Staff Taku provided background on the project and noted that the West University Historic Zone Advisory Board (WUHZAB) met on July 19, 2022, and

recommended the project for approval as presented, with the condition that stainless steel horizontals are to be ½", by a roll call vote of 6-0.

Bill Mackey (Worker, Inc.) presented the project. Owner Jim Glock also was present.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Griffith to recommend approval as presented, including the ½-inch stainless steel for the upper deck railings.

Commissioner Riojas seconded the motion.

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

**3b. HPZ 22-032, 519 S. Russell Avenue
Armory Park Historic Preservation Zone**

Construct rear addition
Contributing Resource/Rehabilitation Standards

Staff Taku provided background on the project and noted that the Armory Park Historic Zone Advisory Board (APHZAB) met on July 19, 2022, and recommended the project for approval as presented, with the conditions [read into the record], by a roll call vote of 6-0.

Karen Bellamy (Karen Bellamy, Architect) presented the project.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner McDonald to recommend approval as presented, with the following comments and clarifications:

- (1) that the total height, excluding the chimney, of the new dwelling unit should be no higher than the contributing structure [height] of 13 feet 4 inches;
- (2) that the ground-mounted mechanical unit that has been relocated to be away from the neighbors is approved as shown;
- (3) that the stucco finish of the new dwelling unit be a distinct finish from the stucco finish of the original contributing structure;
- (4) that there is no work or change to the garage under this review;
- (5) that doors and windows are approved as shown in the drawings as insulated metal clad wood; and
- (6) that we would like to ensure the plans are revised to reflect the final decision [of the director].

Commissioner Griffith seconded the motion.

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

- 3c. HPZ 22-061, 803 S. 4th Avenue
Armory Park Historic Preservation Zone**
Construct accessory dwelling unit (ADU) and demolition of detached rear yard structure
Contributing Resource/Rehabilitation Standards

Staff Brown provided background on the project and noted that the Armory Park Historic Zone Advisory Board (APHZAB) met on July 19, 2022, and recommended the project for approval as presented, including the demolition of the existing shed per the advice of the City Historic Preservation Officer (HPO). Based on research, it appears that the shed was included as a contributing structure in error. Motion passed by a roll call vote of 6-0.

Jerrick Tsosie (DUSTArchitects) presented the project. Cade Hayes from DUST also present.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Griffith to recommend approval as presented, with the understanding from comments by the HPO that the eligibility of the storage structure [as a contributor] was a mistake, and so we would [recommend approval] of the demolition as proposed.

Commissioner Riojas seconded the motion.

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

4. Task Force on Inclusivity Recommendations

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

No report given.

5. Current Issues for Information/Discussion

5a. Minor Reviews

No minor reviews have been conducted since the last PRS meeting (July 14, 2022). Staff Taku noted that he will be asking for volunteers for upcoming minor reviews in the next week, mostly in Armory Park: 749 S. 2nd Avenue for a roof; 342 E. 18th Street for a roof; and 423 S. 4th Avenue for a fence. Commissioner Riojas volunteered to assist with these upcoming reviews. Staff Taku noted that a minor review in the Barrio is awaiting plan revision by the owners, and when that is ready, he will contact Commission Riojas to assist with the review (she had been involved in the review previously). Two other reviews are pending the return of the owners from vacation: 732 S. 3rd Avenue for a fence; and 337 E. 18th Street for a fence.

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 Griffith commented on the varying quality and thoroughness of review, and discussion followed on how to improve the presentations. Commissioner Riojas asked if the commission split is imminent or if she should continue to plan for PRS meetings over the next months. Staff Brown says that the city splitting process is on hold for now, and responded that PRS meetings will continue for now on the regular schedule.

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 upcoming cases will include Infill Incentive District (IID) and Main Gate projects; later in the month there will be cases from Fort Lowell and a Section 106 review for a project on Miracle Mile (No-Tel Motel). Commissioner McDonald will need to recuse on the latter case. Eventually, the Capstone project will be on the agenda (late August or September). Chair Majewski asked about commissioners' availability for the August 11 meeting; all present indicate they would be available.

The next scheduled meeting is August 11, 2022. PRS meetings to be conducted virtually until further notice.

8. Adjournment

Meeting adjourned at 2:42 P.M.