

2022

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT/Minutes

Thursday, August 11, 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 1:03 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Carol Griffith, Joel Ireland, Savannah McDonald, Jan Mulder, and Rikki Riojas

Commissioners Absent/Excused: None

Applicants/Public Present: Bahar Hosseini Bojd, Martha McClements, Noah Sensibar, and Bob Vint.

Staff Present: Jodie Brown and Michael Taku (PDSD)

2. Approval of the Legal Action Report (LAR)/Minutes for the Meeting[s] of July 28

Motion: It was moved by Commissioner Ireland to approve the Legal Action Report/Minutes for the meeting of July 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 22-052, 56 W. Kennedy [T22CM03951; T22SA00340]**
Barrio Historico Historic Preservation Zone
Construction of a rear addition and porch
Contributing Resource/Rehabilitation Standards

Staff Brown provided background on the project and noted that the Barrio Historico Historic Zone Advisory Board (BHHZAB) met on July 11, 2022, and recommended approval of the project with the following conditions: (1) require

that the eave of the proposed construction match that of the existing house; (2) widen the proposed porch to make it a simple rectangle, (3) ensure that the new porch is slimmer than the existing addition on both sides, and (4) match the existing setback on the west side. The motion passed 5-0. Staff Brown also noted that there are two sets of plans on the website, original and revised. The applicant does not agree with BHHZAB's recommendations and is going to present the original plans to PRS today.

Noah Sensibar (2x2 Construction, Inc.) presented the project.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Griffith to recommend approval of the original plans dated June 20, 2022, as presented [today], with the caveat that the hot water enclosure be stuccoed rather than corrugated metal.

Commissioner Riojas seconded the motion.

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

**3b. HPZ 21-046, 350 N. Main [T21CM00424; T21SA00358]
EI Presidio Historic Preservation Zone
Construct rear yard detached guest house
Non-Contributing Resource/Rehabilitation Standards**

Staff Brown provided background on the project and noted that the EI Presidio Historic Zone Advisory Board (EPHZAB) met on August 4, 2022, and recommended the project for approval as presented by a roll call vote of 9-0. She also noted that this was a case heard earlier by EPHZAB, and at that time there were concerns about privacy. The project was redesigned, and the applicant came back with a new plan, which is what EPHZAB reviewed and approved unanimously and what PRS is reviewing today.

Bob Vint (Vint & Associates Architects, Inc.) presented the project. His associate Bahar Hosseini was also present.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Mulder to recommend approval as presented, with the addition of the gas flue venting that does not project through the shed roof and waiver of setbacks as presented.

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 reported that she will take a look at the extensive revisions suggested at the June 2, 2022, PRS meeting and revise the draft “Best Practices for Naming...” document by the end of August for review by Commissioners Griffith and Riojas. Staff Brown noted that the recording of the June 2 meeting is on the Planning and Development Services website under the YouTube link.

5. Current Issues for Information/Discussion

5a. Minor Reviews

Staff Taku noted that four minor reviews occurred since the last PRS meeting (July 28, 2022). Three were in Amory Park: 342 E. 18th Street for a roof, 749 S. 2nd Street for a roof, and 537 S. 4th Avenue for solar panels. Commissioner Riojas assisted with these reviews and reported that they were straightforward with no issues. The fourth minor review was at 5495 E. Fort Lowell Road (a noncontributor to the Fort Lowell Historic Preservation Zone [FLHPZ]) to replace aluminum-clad windows with steel-casement windows and to add windows and doors to a brick-wall “closet.” Staff Taku and the chair of the FLHPZ Advisory Board conducted this review. Commissioner Riojas will assist in a review in the Barrio for a sign, as the applicants now have completed previously requested plan revisions.

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. Commissioner Mulder raised an issue with a recent fence built in the Armory Park Historic Preservation Zone. Even though the property where the fence was built is not a contributing property (327 E. 13th Street), the fence is incongruous and inappropriate for the neighborhood. She hoped it was in the system as a violation because it is out of context with the historic buildings in the historic preservation zone. It is a glaring violation. Staff Taku said that this violation has already been reported. Staff Brown said that handling of violations is dependent on code enforcement and noted that this is on her to-do list to look at and move forward.

5d. Review Process Issues

Staff Brown confirmed that there is a YouTube video of the June 2, 2022, meeting that Chair Majewski can review to assist with revisions to the “Best Practices for Naming...” document (reference Item 4a, above). Commissioner McDonald said she was curious if PRS recommendations differ very often from those of the historic preservation zones (referring to today’s case HPZ 22-043). She asked if recommendations made by PRS and the historic zone advisory board (HZABs) are given equal weight when forwarded to the director. Staff Brown said that they were given equal weight. The PDSD director looks at both

recommendations and makes a decision. Chair Majewski noted that there is no rule that the recommendations from PRS and the HZABs have to be the same, even though PRS does consider HZAB recommendations as part of PRS deliberations. Staff Brown noted that PRS and the HZABs are separate review bodies and both serve only in an advisory capacity, making recommendations. It is up to the director to make the final decision. Commissioner Riojas asked about the comment from the BHHZAB regarding HPZ 22-043 that they do not see many “complex shapes” in the Barrio. Staff Brown explained that the BHHZAB was referring to the complex form of the roof and the massing of the proposed addition.

Commissioner Mulder noted that when Item 3b present Bob Vint was referring to Stone Avenue during his presentation on HPZ 21-046, he was probably referring to Main Avenue most of the time.

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 at the next meeting there will be three courtesy reviews: Teatro Carmen, Tucson Inn signage, and Miracle Mile signage. After considerable discussion, it was decided not to hold the next meeting on August 25 but instead move it to August 31 to ensure that a quorum would be in attendance. The Capstone case will likely be heard in September.

The next scheduled meeting is August 31, 2022. PRS meetings to be conducted virtually until further notice.

8. Adjournment

Meeting adjourned at 2:33 P.M.