

2022

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT/Minutes

Thursday, August 31, 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: Jan Mulder (Acting Chair), Carol Griffith, Joel Ireland, Savannah McDonald, and Rikki Riojas

Commissioners Absent/Excused: Terry Majewski

Applicants/Public Present: Jude Cook, Herb Stratford, Drew Cook, Corky Poster, Ian Milliken, Mark Jones, Scott O'Mark, Benny Sanchez, Tammy Trujillo, Jeremiah Dean, and Demion Clinco

Staff Present: Michael Taku, Jodie Brown, and Rebecca Ruopp (PDSD)

2. Approval of the Legal Action Report (LAR)/Minutes for the Meeting[s] of August 11, 2022

Motion: It was moved by Commissioner Riojas to approve the Legal Action Report/Minutes for the meeting of August 11, 2022, as submitted.

Commissioner Griffith seconded the motion.

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

Note: Commissioner McDonald recused at 1:04 P.M., due to conflict of interest and did not participate in 3a and 3b.

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. Teatro Carmen Patio Project
384 S. Meyer Avenue**

Development of new exterior patio, infrastructure, landscaping, and wall along property line.

Courtesy Review/Barrio Historico Historic Preservation Zone
Contributing Resource

Staff Brown provided background on the project and noted that the project was presented to the Barrio Historico Historic Zone Advisory Board (BHHZAB) on August 8, 2022, as a courtesy review. Additionally, she noted that this property is owned by and permitted through Pima County and will not be returning for formal review.

Scott O'Mark from Pima County introduced the project and noted that the area had previously completed archaeological testing. It is anticipated that only monitoring will be necessary during installation of the footing for the perimeter wall.

Herb Stratford presented the financial aspect of the project.

Corky Poster summarized an overview of the project, including aspects of the project and master plan. His associate Drew Cook commented on the historic research and illustrated with photos, maps, street facades, newspaper articles and how the teatro was operated over time.

Discussion was held. Commissioners asked questions including but not limited to: archeological work and monitoring; interpretative signage, ELK's Club/Teatro murals; relationship of restrooms; inquiry on stage to be torn down. Answers and clarifications were provided

No action was taken.

3b. Teatro Carmen Patio Project

380 S. Meyer Avenue

Restoration of the historic façade.

Courtesy Review/Barrio Historico Historic Preservation Zone
Contributing Resource

Staff Brown provided background on the project and noted that the project was presented to the Barrio Historico Historic Zone Advisory Board (BHHZAB) on August 8, 2022, as a courtesy review. Additionally, she noted that this building is owned by and is being permitted through Pima County and will not be returning for formal review.

Corky Poster summarized and overview of the project. The restoration included: arches, original brick faced as it was in 1918, cobbling, bricks, ELK's club façade, recreate door, mural will disappear, add gates in arches for security purposes.

Discussion was held. Commissioners asked questions. Answers and clarifications were provided.

No action was taken.

Note: Commissioner McDonald returned to the meeting at 2:02 P.M.

**3c. Tucson Inn Sign Restoration
127 W. Drachman Street**

Restore existing sign
Courtesy Review/Miracle Mile National Register Historic District
Contributing Resource/Rehabilitation Standards

Staff Brown provided background on the project. Staff noted that Federal funds have been used for this project, and SHPO has reviewed for Section 106 compliance. Additionally, she noted that this project will not be returning to PRS for a formal review.

Jude Cook along with Benny Sanchez presented an overview of the pole sign restoration. Presenters noted that the sign was built in 1953 out of steel. The sign is illuminated by exposed neon while the arrow had yellow incandescent bulbs. Each letter in the "Tucson" has triple-stroke neon with outside being green, next to one being white, inner being pink. The word "Inn" is yellow neon. They noted that the sign will be restored on site, and the neon, bulbs in the arrow, wiring, electrodes, and transformers will be replaced as needed.

Discussion was held. Commissioners asked questions. Answers and clarifications were provided. There was general support for the restoration of the pole sign.

No action was taken.

3d. Miracle Mile Signage

Installation of signage within Miracle Mile Historic District
Courtesy Review/Miracle Mile National Register Historic District
Contributing Resource/Rehabilitation Standards

Staff Brown provided background on the project and noted this was a grant-funded project for signs within the district. Given that the project is outside HPZ, and IID, there is no trigger for a formal PRS review.

Demion Clinco and Rebecca Ruopp presented an overview of the signs, and provided background and locations and highlighted the historic importance of the signs. Presenters noted that the signs are double-faced pole signs with exposed neon in channel letters. The four (4) locations of the signs are: Sign A-one block south of speedway on Stone Avenue; Sign B-Southwest Corner of Stone Avenue and Drachman Street; and Sign C-Miracle Mile near Amazon Motel and Sign D-Southwest Corner of Oracle and Miracle Mile.

Discussion was held. Commissioners asked questions. Answers and clarifications were provided. There was general support for the effort to install these signs.

No action was taken.

4. Task Force on Inclusivity Report Recommendations

4a. Discussion on Best Practices for Naming of City- and County-Owned Physical Assets Discussion

No update.

5. Current Issues for Information/Discussion

5a. Minor Reviews

Staff Taku noted that there are two reviews: 224 N. 4th Ave for a sign in West University and 327 E. 13th Street in Amory Park. Commissioner Riojas will assist with these reviews.

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. Staff is reviewing a violation at 626 N. 6th Avenue [West University] for 8 windows replaced and a new door/wall; all installed without HPZ review/approval. The violation reported by Commissioner Mulder for a fence built in the Armory Park Historic Preservation Zone at 327 E. 13th Street is under staff review for compliance.

5d. Review Process Issues

None.

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 Tucson Inn signage returning for review of its treatment plan for designation as a HLS, and Illegal Pete's revisions to approved plans. Capstone case is under review by West University.

The next scheduled meeting is September 8, 2022. PRS meetings to be conducted virtually until further notice.

8. Adjournment

Meeting adjourned at 2:40 P.M.