

2022

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT/Minutes

Thursday, September 8, 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 Riojas

Commissioners Absent/Excused: Jan Mulder

Applicants/Public Present: Jude Cook, Daniel Hutcherson, Kenneth Lowe, Martha McClements, Demion Clinco, and Rob Paulus

Staff Present: Jodie Brown, Michael Taku, and Maria Gayosso (PDSD)

2. Approval of the Legal Action Report (LAR)/[Minutes] from Meeting of August 31, 2022

Motion: It was moved by Commissioner Griffith to approve the Legal Action Report/Minutes for the meeting of August 31, 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. HLS 22-001, 143 W. Drachman Street
Tucson Inn Sign Restoration**

Restore existing sign. Designation as a Historic [Heritage] Landmark Sign
Full Review/Miracle Mile National Register Historic District
Contributing Resource/Rehabilitation Standards

Staff Brown provided a summary of the project and the Heritage Landmark Sign (HLS) process and explained why it was heard as a courtesy review at the August 31, 2022, meeting but is now being heard as a case requiring motions.

Jude Cook (Cook & Company Sign Makers) presented the project.

Discussion was held. Action was taken.

Motion 1: It was moved by Commissioner McDonald to recommend designation of the project as presented for the Tucson Inn Sign as a Heritage Landmark Sign (HLS) with the following notes:

- (a) that this is a “classic era” HLS request due to the age of the sign construction being prior to 1961;
- (b) that the sign is a detached, self-supporting pole sign comprised of 6 poles and 7 cabinets, but is uniquely built to extend through and above the portico roof;
- (c) that incandescent bulbs of the “arrow” are animated bulbs as allowed by code;
- (d) that the “character-defining” text on the sign will always remain, including “TUCSON” and “INN”;
- (e) that the panel on the bottom could be added in the future as needed to clarify signage for potential adaptive reuse; and
- (f) that all the actual character-defining features of the sign, for example the unique layout on the sign with distinct cabinetry for each of the six letters, the composition as detached but extending through and above the roof, the style of the arrow built with the central cabinet, the use of the three colors of neon, and also incandescent bulbs, are character-defining features that would stay on this sign should the property be sold in the future and adaptive reuse proposed.

Commissioner Griffith seconded the motion.

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

Motion 2: It was moved by Commissioner McDonald to recommend approval of the restoration of the project [sign] as presented with the following notes:

- (a) that if any parts of the sign need to be removed and replaced during restoration, reconstruction will be done as close as possible with materials used as allowed during the HLS designation; and
- (b) that photos should be taken of the reconstruction as it is underway for the record later.

Commissioner Griffith seconded the motion.

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

- 3b. HPZ 22-068/MGD 15-01, 876 E. University (T15SA00073)**
Construction of shade structures at the first and second floors on the north façade.

Full Review/West University National Register Historic District
Contributing Resource/Rehabilitation Standards

Staff Brown introduced the project and noted that the West University Historic Zone Advisory Board reviewed the project on August 16, 2022, and recommended approval with no conditions. Maria Gayosso noted that the property is also in the West University Historic Preservation Zone.

Rob Paulus (Rob Paulus Architects) presented the project. Daniel Hutcherson and Kenneth Lowe from Rob Paulus Architects were also in attendance.

Discussion was held. Action was taken.

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

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

No report given.

5. Current Issues for Information/Discussion

5a. Minor Reviews

Staff Taku reported that there were no minor reviews this week, but some will be ready for next week and the following week. Commissioner Riojas will assist with upcoming minor reviews. Upcoming reviews include the following in Armory Park: 537 S. 4th Avenue for solar panels; 337 E. 18th Street and 732 S. 3rd Avenue for fences; 505 S. 4th Avenue for solar panels and rain-catchment gutters; and a zoning violation at 327 E. 13th Street. Upcoming in West University is a minor review for a sign at 224 N. 4th Avenue.

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

Chair Majewski noted that she had emailed Staff Brown and Staff Manning about some questions raised by Commissioner Scoville that he requests answers on at the full commission meeting on September 14. The questions relate to the graphic for the process for the Capstone project and a property in Fort Lowell. The Capstone process graphic is included in the packet TPCHC commissioners received for the September 14 meeting.

6. Summary of Public Comments (Information Only)

No comments were received by the deadline.

7. Future Agenda Items for Upcoming Meetings

Staff Brown said she expects the Capstone project to be on a future agenda. An infill project in the Fort Lowell Historic Preservation Zone will be on a future agenda. The next scheduled meeting is September 22, 2022. PRS meetings to be conducted virtually until further notice.

8. Adjournment

Meeting adjourned at 1:57 P.M.