

2022

**Tucson-Pima County Historical Commission**  
Plans Review Subcommittee

**LEGAL ACTION REPORT/Minutes**

**Wednesday, October 19, 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 9:10 A.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Joel Ireland, Savannah McDonald (left the meeting at 9:45 A.M.), and Rikki Riojas

Commissioners Excused/Joined Late: Carol Griffith (joined 10:15 A.M.) and Jan Mulder (joined 9:44 A.M.)

Applicants/Public Present: Doug Hawkins, Corky Poster, Barbara Quade, and Marcellus Rusk

Staff Present: Jodie Brown (PDSO), Ann Chanecka (COT Housing and Community Development [HCD])

**2. Approval of the Legal Action Report (LAR)/[Minutes] from Meeting of September 8, 2022**

**Motion:** It was moved by Commissioner Ireland to approve the Legal Action Report/Minutes for the meeting of September 8, 2022, as submitted.

Commissioner McDonald seconded the motion.

The motion passed unanimously by a roll call vote of 4-0. (Commissioners Griffith and 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 22-069, 612 E. 1<sup>st</sup> Street [T22CM05071; T22SA00209]**  
**West University Historic Preservation Zone**  
Construction of two (2) porches.  
Full Review/Contributing Resource/Rehabilitation Standards

Staff Brown provided a summary of the project and noted that the West University Historic Zone Advisory Board heard the case on 9/20/22 and approved it 6:0, as presented.

Marcellus Rusk (Hahn Architecture) presented the project.

Discussion was held. Action was taken.

**Motion:** It was moved by Commissioner Ireland to approve the project as presented.

Commissioner Riojas seconded the motion.

The motion passed unanimously by a roll call vote of 4-0. (Commissioners Griffith and Mulder absent)

**3b. HPZ 22-071, 626 N. 6<sup>th</sup> Avenue [T22SA00419; T21DV00835]  
West University Historic Preservation Zone**

Replacement of 8 windows and garage door [Zoning Violation].  
Full Review/Contributing Resource/Rehabilitation Standards

Applicant, Bill Mackey requested the case be rescheduled for a future meeting.

*[\*Note: Case 3c was not heard in its original order on the agenda, as a quorum would have been lost due to Commissioner McDonald's need to recuse. It was heard at the end of the agenda when a quorum was achieved at 9:44 A.M. Consideration of the remainder of the agenda through Item 7 was completed before returning to Item 3c.]*

**\*3c. The Milagro on Oracle/The No.Tel Motel, 2425 N. Oracle Road [T22PRE0158]**

Adaptive reuse and new construction for 63-unit LIHTC Affordable Housing Project for supportive senior living.  
Courtesy Review/Contributing Resource/Rehabilitation Standards

Commissioner McDonald recused from the case at 9:45 A.M. and left the meeting.

Staff Brown provided a summary of the project and introduced the presenters.

Corky Poster and Doug Hawkins (Poster Mirto McDonald) presented the project.

Ann Chanecka (COT HCD) introduced the project and noted that the COT Mayor and Council has instructed HCD to pursue more affordable housing projects again and to make it a priority for the City. The current project meets many of the City's development goals. They have secured low-income tax credits for this project and were the only ones to receive this unique set aside. HCD is excited about this project, which is for older adults. The challenge is the tight timeline; by June 2023 the project needs to be in construction. This is the first project using the Grant Road Incentive District (GRID). If projects opt into GRID, there are extensive design review requirements, including review by the Plans Review Subcommittee. A requirement is that historic properties must

maintain their contributing status/National Register eligibility. Ms. Chanecka noted that they are grateful for their partners, Poster Mirto McDonald, as this architectural firm is very familiar with these types of projects.

Corky Poster presented the project with Doug Hawkins running the presentation. This adaptive reuse project will involve portions of two historic motels, the Don and the No-Tel Motels that are part of the Miracle Mile National Register Historic District (period of significance 1920–1963). Demolition of several portions of the motels will be undertaken, but the COT Historic Preservation Officer and the State Historic Preservation Officer have both said in writing that these demolitions will not impact the contributing status of the two motels. To the north of the No-Tel Motel, a new four-story building will be constructed (45 feet in height). GRID actually allows for much taller buildings. Four stories are necessary for the new construction to achieve the requirements for number of units needed to receive the low-income tax credit. The upper two stories of the new construction will be stepped back on the street front. A garden and outdoor area is planned between the motel elements that will be adaptively reused, and there will be a parking lot between the adaptively reused motel elements and the new construction.

Commissioner Riojas asked questions about parking and the proposed demolitions and thanked the presenters. Chair Majewski asked if the buildings to be demolished would be documented prior to demolition, and the presenters noted that they would be. When this project comes back for full review, the demolitions will be discussed further.

Commissioner Ireland asked for further explanation of GRID, about the spelling of the Don Motel, about the period of significance for the historic district, and about the scaling issue on the new construction. Mr. Poster responded with further information. Commissioner Ireland suggested to Mr. Poster that more information on the buildings to be demolished be included when this project comes back for formal review.

Commissioner Griffith had no questions, and Chair Majewski noted that the incorporation of open space really enhanced the project.

Commissioner Mulder thanked Mr. Poster for the thorough, clear explanation of the proposed project. She appreciated their plan to adaptively reuse these contributing resources, incorporate open space into the design, and to step back the new construction.

Mr. Poster noted that there will be lots of development along Miracle Mile over the next 10 years. There needs to be careful consideration of how to do this in a reasonable way given that the current zoning allows for much higher buildings than are currently in the historic district.

Discussion was held. For this courtesy review, no action was taken.

**4. Task Force on Inclusivity Recommendations**

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

The goal is to have a revised version of the best-practices document for discussion at the November 10 meeting of the subcommittee that could then be ready for the December full commission meeting.

**5. Current Issues for Information/Discussion**

**5a. Minor Reviews**

Staff Brown provided an update on recent minor reviews held on 9/30/22 and 10/6/22. Commissioner Riojas assisted with these reviews, which included: One (1) wall sign at 224 N. 4<sup>th</sup> Avenue, (West University Historic Preservation Zone); two (2) signs at 192 S. Stone Avenue (Rio Nuevo Area); and two (2) wall signs at 180 W. 17<sup>th</sup> Street; (Barrio Historico Historic Preservation Zone), and a fence at 423 S 4<sup>th</sup> Avenue; (Armory Park Historic Preservation Zone). Commissioner Riojas reported that the sign reviews were straightforward, but noted that the fence case at 327 E. 13<sup>th</sup> Street [a zoning violation] was referred for a full review.

**5b. Appeals**

Staff Brown noted that there are no current appeals.

**5c. Zoning Violations**

Staff Brown 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**

Staff Brown reminded commissioners that the City's permit system will be down between 10/21/22 and 10/30/22 (except for emergency permits). The new and improved system will be available starting 10/31/22.

**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 the Capstone project will be heard on 10/27/22, and that there is at least one case on the 11/10/22 agenda. The best practices document will also likely be ready for the 11/10/22 agenda. [Note: it was not known when discussing Item 7 that case 3c would still be heard at this meeting, but if it had not been, it would have been added to the 10/27/22 agenda.]

The next scheduled meeting is October 27, 2022. PRS meetings to be conducted virtually until further notice.

Commissioner Mulder joined the meeting at 9:44 A.M., and Commissioner Griffith joined the meeting at 10:15 A.M.

*[\*Note: With two (2) Commissioners joining late, Item 3c was heard here]*

**8. Adjournment**

Meeting adjourned at 10:23 A.M.