

2022

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT/Minutes

Thursday, November 17, 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.

Note: A recording of the entire meeting (audio/video) can be accessed at <https://www.youtube.com/playlist?list=PLUfRGd7RxAUv6rMbRNEurjg1iY8N4ZALR>

1. Call to Order and Roll Call

Meeting called to order at 9:03 A.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 Excused/Joined Late: none

Applicants/Public Present: Tom Fisher, Bill Mackey, Chris Mooney

Staff Present: Jodie Brown and Michael Taku (both PDSD)

2. Approval of the Legal Action Report/Minutes for the Meeting of November 10, 2022

Motion: It was moved by Commissioner Ireland to approve the Legal Action Report/Minutes for the meeting of November 10, 2022, as submitted.

Commissioner Griffith 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 22-071, 626 N. 6th Avenue (T22SA00419/T21DV00835)**
West University Historic Preservation Zone
Replacement of 8 windows and garage door.
Contributing Resource/Rehabilitation Standards

Staff Brown provided background on this case, a zoning violation. The West University Historic Zone Advisory Board (WUHZAB) heard the case on September 20, 2022, and moved to approve as presented with the exception that the vinyl windows to be replaced with an acceptable material allowed in the WUZHAB guidelines, as well that the windows that have been altered to be brought back to their original size and proportion. Motion passed 6-0. It was noted by Staff Brown that wood windows clad with aluminum are allowed by the guidelines.

A presentation on the project was made by architect Bill Mackey (Worker, Inc.). Property owner Chris Mooney was also present and made several comments.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Mulder to recommend approval of the replacement windows, noting that all vinyl windows are to be replaced with [windows of] a material compliant with the West University [Historic Zone] guidelines and be brought back to their original size and proportion, with the exception being the two small replacement windows on the north façade – that the size and proportion of those double-hung windows be worked out with the City’s Historic Preservation Officer (HPO). We also recommend approval of the garage door as presented as well as the front door that replaced a window, and that a replacement plan for the scheduling of the [installation of] the new windows be developed and [subsequently] approved by the HPO.

Commissioner Griffith seconded the motion.

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

3b. HPZ 22-057, 1000 N. Stone (DP 20-0214)
West University Historic Preservation Zone
Demolish existing restroom building.
Contributing Resource/Rehabilitation Standards

Staff Brown provided background on this case, demolition of an existing restroom building at De Anza Park. Other park improvements were reviewed by the Plans Review Subcommittee (PRS) previously, with the understanding that the proponent would return to request demolition at a later date. The new restroom is already built in a different location in the park, and today’s case is only for the existing building. The case for demolition was heard by WUZHAB on November 15, 2022, and the demolition was approved (the minutes from that WUZHAB meeting were not yet ready as of today’s PRS meeting, and Staff Brown reported their decision).

A presentation on the project was made by project manager Tom Fisher from the City of Tucson Parks and Recreation Department. Several PRS members noted that it was unfortunate that the building couldn’t be rehabilitated, but the reasoning for the demolition (public safety) was understood. Commissioner

Mulder asked if the building is a contributor to the West University Historic Preservation Zone and if it had been sufficiently documented. Staff Brown noted that the building is not a contributor, as it was constructed outside the West University period of significance and that documentation has already been completed and was included in our materials for this case.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Ireland to recommend approval of the demolition as presented, with the understanding that it is a noncontributing building [to the West University Historic Preservation Zone] and that the building has been documented.

Commissioner Riojas seconded the motion.

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

4. Task Force on Inclusivity Report Recommendations

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

Chair Majewski noted that it was not possible to have the revised document ready for review at today's meeting, but the goal is to have it ready for review at the next PRS meeting on 12/8/22.

5. Current Issues for Information/Discussion

5a. **Minor Reviews**

Staff Taku reported that no minor reviews had been conducted since the last PRS meeting on 11/10/22. There are three pending minor reviews in the West University Historic Preservation Zone: 532 E. 1st for solar panel installation; 341 E. 1st for a condenser unit; and at 207 E. University for solar panel installation. Commissioner Ireland volunteered to do these minor reviews with Staff Taku.

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, Rick Saldate, Jr. Upcoming cases to be heard as full reviews are one in Armory Park at 327 E. 13th Street for a fence and one at 119 E. 16th Street for a front door.

5d. Review Process Issues

Staff Taku reported on that the new city permit system that came online on 10/31/22 and noted that it doesn't change the review process for PRS. Commissioner Riojas asked if minor reviews would continue as in-person reviews, and Staff Taku responded that the in-person nature of the recent reviews was allowed under special dispensation. Upcoming minor reviews will still be conducted virtually.

6. Summary of Public Comments (Information Only)

No public comments were received by the deadline.

7. Future Agenda Items for Upcoming Meetings

Staff Brown noted that cases for the 12/8/22 agenda likely will include 520 E. 4th and 833 N. 4th in West University and 808 S. 4th in Armory Park, possibly will include the Milagro case (No-Tel Motel) and Zemans (Sunshine Mile Overlay), and as noted by Chair Majewski, discussion of the best practices document for naming of city- and county-owned physical assets.

The next scheduled meetings will be December 8, 2022. There will be only one meeting in December. PRS meetings to be conducted virtually until further notice.

8. Adjournment

Meeting adjourned at 10:37 A.M.