

2022

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT/Minutes

Thursday, December 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.

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 1:01 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Carol Griffith, Joel Ireland, Savannah McDonald (left the meeting at 1:47), and Jan Mulder

Commissioners Excused/Joined Late: Rikki Riojas

Applicants/Public Present: Doug Hawkins, Larry Medlin, Marcellus Rusk, and Stan Schuman

Staff Present: Jodie Brown and Koren Manning (both Planning and Development Services Department [PDSD]); Alison Miller, Sarah Meggison, and Liz Morales (all three Housing and Community Development Department [HCD]); Ross Adelman (City Manager's Office)

2. Approval of the Legal Action Report/Minutes for the Meeting of November 17, 2022

Motion: It was moved by Commissioner Ireland to approve the Legal Action Report/Minutes for the meeting of November 17, 2022, as submitted.

Commissioner Griffith seconded the motion.

The motion passed unanimously by a roll call vote of 5-0.

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

[The applicant for Case 3a was not present at the beginning of the meeting. After the other cases under Section 3 of the meeting were heard, applicant had still not arrived. Other cases on this agenda were heard in the following order: Case 3c, Case 3b, and Case 3d.]

3a. HPZ 22-067, 520 E. 4th Street (T22CM05568; T22SA00376)

Remodel/Addition: Master bath, closet, laundry; new breezeway; new wood truss roof; new breezeway roof; new doors; windows and demo parapet/porch roof.
Full Review/West University Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Applicant was not present, and the case will be rescheduled for a future meeting.

3b. HPZ 22-081, 833 N. 4th Avenue (T22SA00480/T22CM06223)

Renovate existing house, demolish carport, and construct bedroom addition.
Full Review/West University Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Brown provided background on this case. The minutes from the most recent West University Historic Zone Advisory Board (WUHZAB) meeting of November 15, 2022, were not yet available as of the date of today's meeting. However, Staff Brown was in attendance and reported that WUHZAB recommended approval of the project with no conditions by a vote of 4-0.

Marcellus Rusk (Hahn Architecture) presented the project. Also in attendance was property owner Larry Medlin. Mr. Rusk reported that the application included demolition of the 1990s addition, including the 1990s carport.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner McDonald to recommend approval as presented.

Commissioner Ireland seconded the motion.

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

3c. HPZ 22-094, 808 S. 4th Avenue (T22CM07441/SD-1122-00002)

Construct perimeter fence and rear yard pergola.
Full Review/ Armory Park Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Brown provided background on this case. The Armory Park Historic Zone Advisory Board met on November 15, 2022 and approved the case as presented with no conditions by a vote of 6-0.

Property owner Stan Schuman presented the project. Mr. Schuman clarified that the fencing is proposed along South 4th Avenue and that the trellises would be

along the property line. In response to a question by Commissioner Ireland re the Period of Significance for Armory Park, Staff Brown noted that it is from the 1860s to 1945.

Discussion was held. Action was taken.

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

Commissioner Mulder seconded the motion.

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

- 3d. SD-1122-00003, 2425 N. Oracle Road, Milagro on Oracle**
Adaptive Reuse and New Construction for 63-unit LIHTC Affordable Housing Project for supportive senior living.
Full Review/Miracle Mile National Register Historic District
Contributing Resource/Rehabilitation Standards/GRID UOD Project

Commissioner McDonald recused from this case at 1:47 P.M. and left the meeting.

Staff Brown and Staff Manning provided background on this case. The Plans Review Subcommittee (PRS) did a courtesy review of this project on October 19, 2022.

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

Commissioner Griffith stated that she wishes that the sign for the No-Tel Motel could be retained in the project. Mr. Poster noted that the sign would at a minimum be documented.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Ireland to recommend approval as submitted.

Commissioner Griffith seconded the motion.

The motion passed unanimously by a roll call vote of 4-0. (Commissioner Riojas absent; Commissioner McDonald had recused, was not present, and did not vote)

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.

5. Current Issues for Information/Discussion

5a. Minor Reviews

Staff Brown reported that no minor reviews had been conducted since the last PRS meeting on 11/17/22. She noted that Staff Taku is out of the office, but he will be scheduling minor reviews as needed after his return.

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

No review process issues were raised.

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 1/12/23 agenda likely will include Case 3a that was not heard today, Zemam's in the Sunshine Mile Urban Overlay District, and possibly cases from Armory Park and West University.

The next scheduled meeting will be January 12, 2023. There will be only one meeting in December. PRS meetings to be conducted virtually until further notice.

8. Adjournment

Meeting adjourned at 2:21 P.M.