

2023

Tucson-Pima County Historical Commission
Plans Review Subcommittee (PRS)

LEGAL ACTION REPORT/Minutes

Thursday, December 14, 2023

This was a hybrid meeting. The meeting was accessible at the provided link to allow for participating in-person, 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

The meeting was called to order at 1:05 P.M., and per roll call, a quorum was established.

Commissioners Present: Teresita Majewski (Chair), Carol Griffith, Joel Ireland, and Jan Mulder (virtual), Savannah McDonald (in-person), Rikki Riojas (1:07 P.M. virtual and 1:18 P.M. in-person)

Commissioners Absent: None

Applicants/Public Present: John Burr, Robin Large, Rory Juneman, and Rick Bright (in-person); Caelin Norgord, Gabriel Vargas, Susan Carlson-Herdt, Clayton Stude, Marco Schreier, and Cary Broschat (virtual)

Staff Present: Jodie Brown, Maria Gayosso, and Michael Taku (all Planning and Development Services Department [PDSD])

2. Approval of the Legal Action Report/Minutes for the Meetings of November 09 and 30, 2023

Motion: Commissioner McDonald moved to approve the Legal Action Report/Minutes for the meetings of November 09 and 30, 2023, as submitted.

The motion was seconded by Commissioner Mulder.

The motion passed unanimously by a roll call vote of 5-0. [Commissioner Riojas joined via phone at 1:07 P.M., after the vote.]

3. Historic Preservation 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. T22CM06466, 502 E University Boulevard**
Fire damage repairs, exterior modifications.
Full Review/West University Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Brown presented background on the project, which had been heard by the West University Historic Preservation Zone Advisory Board [WUHZAB] on October 17, 2023. WUHZAB voted 4-0 to recommend approval as presented.

Gabriel Vargas provided an overview of the project, clarified, and answered questions during the presentation.

Discussion was held. Action was taken.

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

The motion was seconded by Commissioner McDonald.

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

- 3b. SD-0823-00090, 717 N 7th Avenue (Code Violation)**
Replace windows and doors, re-stucco exterior, replace roof.
Full Review/West University Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Brown presented background on the project, which had been heard by WUHZAB on November 21, 2023. For the Main house, WUHZAB voted 4-0 to recommend approval as presented, except for the front doors – both doors shall undergo a minor review for approval by the board. For the duplex, WUHZAB voted 4-0 to recommend approval as presented, except for the exterior doors, which shall undergo a minor review, and rejected the proposal to stucco over the brick, brick shall remain. The porches shall be restored as per the inventory form, including the clay roof tile.

Caelin Norgord provided an overview of the project, clarified points, and answered questions during the presentation.

Discussion was held. Action was taken.

Motion: Commissioner Riojas moved to recommend approval of the project as presented subject to the following conditions.

For the front house, that the door in front of house and one on the south side of the house to be 6-light craftsman style door subject to West University Historic [Zone Advisory] Board approval; no need for a second door on the front facade of the house; and repainting of the house the same color as it currently is.

For the duplex in the back of the house, PRS recommends no stucco on the duplex; clay tile, and the porch roofs be as shown in the register listing [inventory form]; and that the replacement doors on the duplex also have a 6-light craftsman style.

The motion was seconded by Commissioner Griffith.

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

3c. SD-1023-00118, 847 N Stone Avenue

Adaptive reuse of existing building to allow for Gem Show office/gallery space and restaurant.

Full Review/Miracle Mile National Register Historic District
Contributing Resource/Rehabilitation Standards

Staff Gayosso presented background on the adaptive reuse project.

Rory Juneman along with Robin Large and Rick Bright, [Lazarus & Silvyn, P.C.] presented the general overview and design concept for the adaptive reuse of the building.

Discussion was held. Action was taken.

Motion: Commissioner Riojas moved to recommend approval of the project as presented.

The motion was seconded by Commissioner McDonald.

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

3d. SD-1123-00132, 192 S Stone Avenue

Construction of photovoltaic solar parking shade canopies
Full Review/Marist College National Register Historic District adjacent
Vacant Lot/Rehabilitation Standards

Staff Gayosso presented background on the project, which had been heard by the Design Review Board (DRB) on December 01, 2023. DRB voted to recommend approval as presented. Chair Majewski asked why DRB heard before PRS.

Cary Broschat (Salon Corporation) presented the general overview and design concept for the project, illustrating compatibility in compliance with Rio Nuevo Area standards.

Discussion was held. Action was taken.

Motion: Commissioner Riojas moved to recommend approval of the project as presented, with no preference on the combiner being painted a different color than the standard color.

The motion was seconded by Commissioner Mulder.

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**

No report was given.

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

5a. **Minor Reviews**

Staff Taku provided updates on completed reviews: 820 N 3rd Avenue (roof shingles in West University); 5407 E Francisco (solar in Fort Lowell); and 821 S 2nd Avenue (Solar in Armory Park). Commissioners Riojas and Griffith volunteered and assisted with these Virtual reviews.

The upcoming reviews: 510 E 18th Street (windows/gate in Armory Park); 420 E 4th Street (fence in West University); and 308 E 2nd Street (Roof in West University). Commissioner Ireland volunteered to assist with these on-site reviews.

5b. **Appeals**

Staff Brown provided an update on the appeal for 5259 East Fort Lowell Road, which was submitted by Fort Lowell Historic Zone Advisory Board and heard by Mayor and Council on November 14, 2023. Mayor and Council continued the item to allow the City Manager to mediate between the applicant and appellant. At the continued Mayor and Council meeting on December 12, 2023, the City Manager recommended upholding PDSO Director's approval decision with added conditions. The Mayor and Council voted to grant the appeal, in effect reversing the PDSO Director's decision.

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 are working with their zoning violation code enforcement liaison.

5d. **Review Process Issues**

PRS held its first hybrid meeting. There will be a learning curve to the new meeting format.

6. **Summary of Public Comments (Information Only)**

No public comments were received by the posted deadline.

7. **Future Agenda Items for Upcoming Meetings**

The next scheduled meeting is December 28, 2023. Staff Brown noted that potential cases include Activate El Presidio, and one case in West University.

8. **Adjournment**

The meeting was adjourned at 3:06 P.M.