

2023

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

LEGAL ACTION REPORT/Minutes

Thursday, December 28, 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 1:01 P.M., and per roll call, a quorum was established.

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

Commissioners Absent: None

Applicants/Public Present: Amy Peron, Jannie Fox, Jason Kuklinski (virtual), and Brent Jones (called in).

Staff Present: Jodie Brown and Michael Taku (both Planning and Development Services Department [PDSD]); Benjamin Elias, Lead Planner (Department of Transport & Mobility [DTM]); and Stephen Addison, AEP Project Manager (City Manager's Office).

2. Approval of the Legal Action Report/Minutes for the Meeting of December 14, 2023

Motion: Commissioner Riojas moved to approve the Legal Action Report/Minutes for the Meeting of December 14, 2023, as submitted.

The motion was seconded by Commissioner Mulder.

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

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. SD-0923-00099/TC-RES-0423-04694, 728 E 4th Street**
Replace windows and re-stucco exterior.
Full Review/West University Historic Zone Advisory Board

Contributing Resource/Rehabilitation Standards

[Note: This was reviewed after item 3b, applicant was not present at start of review.]

Staff Brown presented background on the project, a zoning violation, which had been heard by the West University Historic Preservation Zone Advisory Board [WUHZAB] on November 21, 2023. WUHZAB voted 5-0 to recommend approval as presented for the windows and stucco replacement. Windows will be replaced like for like, and all windows that are not original to the home shall be replaced to conform to the current historical guidelines.

Brent Jones provided an overview of the project, clarified, and answered questions during the presentation. He clarified the “like for like” in the motion to mean replacing with Pella custom-made pine with exterior cladding to be wood, painted to match existing windows. Further, the windows will be fixed, casement, and double hung.

Discussion was held. Action was taken.

Motion: Commissioner McDonald moved to recommend continuing the case to allow applicant to return with revised and corrected elevations with keyed before and after photos as available for each of the window openings, and with a proposal to match the operation type, such as putting back double hung where it appears to have existed originally; and provide historically accurate proposal for the two front entry doors.

The motion was seconded by Commissioner Riojas.

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

- 3b. TD-DEV-1123-00455, 200 N Court Avenue; TD-DEV-1123-00460, 101 N Stone Avenue; TD-DEV1123-00461, 177 N Church Avenue; TD-DEV-1123-00462, 166 W Alameda; TD-DEV-1123-00463, 310 W Alameda; TD-DEV-113-00464, 325 N Church Avenue**

This application is for the Rio Nuevo Activate El Presidio project.

Addresses/parcels listed are adjacent to project sites. The project uses low impact activation principals and the Tucson Shared Spaces Manual for the design. There are nine areas within the El Presidio neighborhood that are included in this project.

Full Review/El Presidio Historic Preservation Zone
Contributing Resources/Rehabilitation Standards

Staff Brown presented background on the project, which had been heard by the El Presidio Historic Preservation Zone Advisory Board [ELPHZAB] on December 05, 2023. ELPHZAB voted 8-0 to recommend approval of project with several conditions that included: (a) regular maintenance 3 year; (b) evaluation of project; (c) consider other materials for planter; (d) maintenance of plantings: scheduled

examination of plantings and replacements as necessary; and (e) add one tree is possible.

Amy Peron and Jannie Cox presented an overview of the project and answered questions during the presentation.

Staff Elias provided clarifications on DTM-related questions. Staff Addison summarized the project concept and noted that the inspiration for the color palette was based on the iconic Pima County Historic Court House with its “elegant, blue-tiled dome.”

Discussion was held. Action was taken.

Motion: Commissioner Riojas moved to recommend continuing the case to allow applicant to go to [the TPCHC] Historic Landscapes Subcommittee (HLS) and then come back to PRS. Request HLS to consider a tree that is a better alternate to the desert willow; [and in addition] improvement of the asphalt before putting down paint on the asphalt and cement in those areas; to have a representation of the shade sail structures relative to the size of the buildings; and a representation of what the masonry seats will look like.

The motion was seconded by Commissioner McDonald.

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: 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 and assisted in these on-site reviews. New and upcoming reviews in West University: 705 N 7th Ave (Fence); 603 N 3rd Ave (Solar); 528 E 4th St (Roof); 548 E Speedway (Wall signs) and 221 E 6th St (Wall signs). Commissioners Riojas and Ireland volunteered to assist.

5b. **Appeals**

None.

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

None reported.

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 January 11, 2024. Staff Brown noted that potential cases in Armory Park and Fort Lowell.

8. Adjournment

The meeting was adjourned at 3:14 P.M.