

2024

Tucson-Pima County Historical Commission

Plans Review Subcommittee (PRS)

LEGAL ACTION REPORT/Minutes

Thursday, January 25, 2024

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 1:02 P.M., and per roll call, a quorum was established.

Commissioners Present: Teresita Majewski (Chair) and Carol Griffith (virtual, joined 1:10 P.M.), and Jan Mulder, Savannah McDonald, and Rikki Riojas (in-person)

Commissioners Absent: Joel Ireland

Applicants/Public Present: Corky Poster, Amy Hartmann-Gordon (in person), Greg Clark, Jannie Cox, Amy Peron, Andrew Cook, Jason Kuklinski, and Emily Yetman (virtual)

Staff Present: Jodie Brown, Michael Taku, Maria Gayosso (all Planning and Development Services Department [PDS]), Stephen Addison (City Manager's Office [CMO]), and Scott O'Mack (Pima County)

2. Approval of the Legal Action Report/Minutes for the Meeting of January 11, 2024

Motion: Commissioner Riojas moved to approve the Legal Action Report/Minutes for the meeting of January 11, 2024, as submitted.

The motion was seconded by Commissioner Mulder. (Commissioner Ireland and Griffith absent)

The motion passed unanimously by a roll call vote of 4-0.

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. TD-DEV-1123-00455, 200 N Court Avenue; TD-DEV-1123-00460, 101 N Stone Avenue; TD-DEV-1123-00461, 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 (continued)

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 principles 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

At the request of PRS on 12/28/2023, the applicant presented the application to [the TPCHC] Historic Landscapes Subcommittee (HLS) on 1/18/2024. The HLS voted 5-0 to recommend approval as presented, "noting we appreciate the presentation for being clear and informative; that the plan to activate the Presidio District is appropriate due to its temporary nature; and we request that there be a distinction between permanent installations and temporary installations. Of particular concern is the continuance of the street paint and the seat-wall benches."

Amy Peron from Norris Design presented an updated overview of the project and answered questions during the presentation.

Staff Addison provided clarifications on DTM-related questions on the paint color and design, development package, Temporary Revocable Easement (TRE) /Right-of-Way (ROW) permits, and the approach for the approval process.

Discussion was held. Action was taken.

Motion: Commissioner Riojas moved to recommend the project as presented, with the following conditions: that the applicant come back with colors and design for the painting plan when finalized; that benches, shade sails, and shade structures are painted a neutral color; that the plans clearly specify what is temporary and what is permanent for this project; that they come back for a minor review for the two El Presidio signs, and that the TRE include responsible parties for the operation hours for the festoon lighting.

The motion was seconded by Commissioner McDonald and then clarified by Commissioner Mulder, who pointed out that the shade sails are not painted.

Revised Motion (mover and seconder have no objections to the revision):

Commissioner Riojas moved to recommend the project as presented, with the following conditions: that the applicant come back with colors and design for the painting plan when finalized; that benches, shade sails, and shade structures are a neutral color; that the plans clearly specify what is temporary and what is permanent for this project; that they come back for a minor review for the two El Presidio signs, and that the TRE include responsible parties for the operation hours for the festoon lighting.

The motion passed unanimously by a roll call vote of 5-0 (Commissioner Griffith joined the meeting at 1:10 P.M., Commissioner Ireland absent)

- 3b.** TP-PRE-0124-00008, 384 S Meyer
Update on Phase I rehabilitation of Teatro Carmen (Meyer Avenue façade).
Courtesy Review/ Barrio Historico Historic Preservation Zone Contributing
Resource/Rehabilitation

[Note: Commissioner McDonald recused from this review and left the meeting at 2:15 P.M. due to PMM involvement in the design]

Staff Scott O'Mack presented background on the project, which is a Pima County project.

Andrew Cook, design professional from PMM, provided an overview of the project, clarified, and answered questions during the presentation.

Discussion was held. No action was taken.

- 3c.** SD-1123-00134, 627 S 9th Avenue
Construction of 138 SF first floor addition to single family home
Full Review/Barrio Historico Historic Preservation Zone
Non-Contributing Resource/Rehabilitation

[Note: Commissioner MacDonald returned to the meeting at 2:43 P.M.]
Applicant not present. Case to be rescheduled.

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 including 221 E. 6th Street and 548 E. Speedway (both Wall Signs in West University). Commissioner Riojas volunteered for these reviews. Staff Taku will be scheduling new reviews and contacting PRS for volunteers.

- 5b. Appeals**

Staff Taku noted no pending appeal(s).

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

A new harmonized format for PDSD Director's decision letters will be in effect for next approvals.

6. Summary of Public Comments (Information Only)

A public comment from Greg Clark was received by the posted deadline and read into the record during Item 3a.

7. Future Agenda Items for Upcoming Meetings

The next scheduled meeting is February 8, 2024. Staff Brown noted that potential cases include 627 S. 9th Ave, continued (Barrio Historico); National Register Nomination for St. Michael's Church, and 728 E. 4th Street, continued (West University).

8. Adjournment

The meeting was adjourned at 2:52 P.M.