

2024

**Tucson-Pima County Historical Commission**

Plans Review Subcommittee (PRS)

**LEGAL ACTION REPORT/Minutes**

**Thursday, February 08, 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 1:00 P.M., and per roll call, a quorum was established.

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

Commissioners Absent: None

Applicants/Public Present: Greg Veitch, Peter Zorrilla, and Mindy Bernstein (virtual).

Staff Present: Jodie Brown and Michael Taku (City of Tucson, Planning and Development Services Department [PDSD]), Ian Milliken and Scott O'Mack (Pima County, Office of Sustainability and Conservation)

**2. Approval of the Legal Action Report/Minutes for the Meeting of January 25, 2024**

**Motion:** Commissioner McDonald moved to approve the Legal Action Report/Minutes for the meeting of January 25, 2024, as submitted.

The motion was seconded by Commissioner Mulder.

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

**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-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 Standards

Staff Brown presented background on the project, which had been heard by the Barrio Historico Historic Zone Advisory Board (BHHZAB) on January 15, 2024. The BHHZAB voted 3-0 to recommend approval of the project as presented, with the following conditions: there is a solution for the roof with parapet that reaches the beam, the cistern is relocated to the original location, the scupper matches the original design, the utilities will be hidden from view, the windows will match the existing even though it is not consistent with the design guidelines, and it will not set a precedent.

Architect Greg Veitch provided an overview of the project, clarified points, and answered questions during the presentation.

Discussion was held. Action was taken.

**Motion:** Commissioner McDonald moved to recommend the project as presented, with noted described changes as acceptable as listed: (1) move cistern to original location; (2) existing bathroom window be removed; (3) no new mechanical equipment to be visible; (4) electrical and water service entrance moved to new wall and be screened to the extent possible by the existing garage door; (5) aluminum windows and doors are acceptable but should not set a precedent in the neighborhood; (6) west wall to be a parapet type that conceals the new roofing with a new square scupper and downspout rusted to match existing; and (7) plans to be updated to reflect all this for PDSD review.

The motion was seconded by Commissioner Riojas.

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

**3b. SD-1223-00144, 945 N 5th Avenue**  
Renovate garage to hobby/guest room.  
Full Review/West University Historic Preservation Zone  
Contributing Resource/Rehabilitation Standards

Staff Brown presented background on the project, which had been heard by West University Historic Zone Advisory Board [WUHZAB] on January 16, 2024. WUHZAB voted 4-0 to recommend approval as presented, with the following conditions: removal of the stone features; no glass block; 2-light divided window on the east elevation and a double hung window on the west elevation; and materials to be consistent with the West University Design Guidelines.

Peter Zorrilla from Tamarron Homes, Inc., along with Mindy Bernstein, the property owner, described the general scope of the project to convert a detached noncontributing garage into a guest and hobby space, showed the current

dilapidated state of the existing structure and answered questions during the presentation.

Discussion was held. Action was taken.

**Motion:** Commissioner Riojas moved to recommend the project as presented, with the following conditions: (1) no rock veneer; (2) no glass block windows on the west and east elevation; recommend double hung window on the west elevation; 2-light divided window on the east matching the design guidelines per West University; (3) heavy sand stucco texture on the building; and (4) ensure all other materials that used are consistent with the West University Design Guidelines.

The motion was seconded by Commissioner McDonald.

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

- 3c. ~~\*TP-PRE-0124-00029, 1601 E Broadway~~  
~~Historic bungalows adaptive reuse project~~  
~~Courtesy Review/Sunshine Mile National Register Historic District~~  
~~Contributing Resources/Rehabilitation Standar~~

4. **National Register of Historic Places (NRHP) Nomination**

- 4a. **St. Michael and All Angels Episcopal Church**  
602 N Wilmot Road  
National Register Criterion C and Criteria Consideration A  
Period of Significance 1953 to 1964

Ian Milliken and Scott O'Mack (Pima County) presented the nomination. Although presented by Pima County staff members, it is not a nomination of a Pima County property.

Discussion was held with appreciation for the well-researched presentation that provided a thorough story of the church and school at this location. Action was taken.

**Motion:** Commissioner Ireland moved that the Plans Review Subcommittee endorse the nomination [of St. Michael and All Angels Episcopal Church] due to the excellence of the nomination, and due to the thorough presentation of the history, significance, integrity, and other aspects of the nomination.

The motion was seconded by Commissioner Riojas.

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

5. **Task Force on Inclusivity Report Recommendations**

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

No report was given.

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

6a. **Minor Reviews**

Staff Taku requested availability for upcoming minor reviews: 1042 N. 5<sup>th</sup> Avenue (solar in West University); 820 E. University (fencing in West University). Commissioner Riojas volunteered for these reviews.

6b. **Appeals**

Staff Taku noted no pending appeal(s).

6c. **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. Staff noted that at 327 E. 13<sup>th</sup> Street, a zoning violation for a fence is scheduled for review by APHZAB and eventually by PRS.

6d. **Review Process Issues**

- Historic Zone Advisory Board Training scheduled for February 28 and March 2, 2024.
- More clarity to be provided for “contributing” and “non-contributing” on the agendas.

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

No public comment was received by the posted deadline.

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

The next scheduled meeting is February 22, 2024. Staff Brown noted that potential cases include recent reviews from the advisory boards; an informational presentation on the Fox Theatre rehabilitation; and 15 N. Santa Rita Avenue (Wine Bar Cafe). Staff Taku will facilitate the meeting.

9. **Adjournment**

The meeting was adjourned at 2:41 P.M.