

2024

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

LEGAL ACTION REPORT/Minutes

Thursday, January 28, 2025

This was a hybrid meeting. The meeting was accessible at the link provided 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 8:32 A.M., and per roll call, a quorum was established.

Commissioners Present (all virtual): Teresita Majewski (Chair), Andrew Christopher, Savannah McDonald, and Rikki Riojas.

Commissioners Absent: Joel Ireland and Jan Mulder.

Applicants/Public Present (all virtual): Mike Culbert (Swaim Associates), Katherine Len; Yee Michelle; Peter Lee and Rolanda Mazeika (City of Tucson, Housing and Community Development)

Staff Present: Michael Taku (City of Tucson, Planning and Development Services Department [PDSD])

2. Review and approval of the Legal Action Report/Minutes (LAR) for the Meeting of 01/23/2025

Motion: Commissioner McDonald moved to approve the Legal Action Report/Minutes for the meeting 01/23/2025, as corrected [changed "outrage" to "outage"].

The motion was seconded by Commissioner Riojas.

The motion passed unanimously by a roll call vote of 4-0. (Commissioners Ireland and Mulder 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-0125-00006, 1132/1136 N Stone Avenue

Rehabilitate a 49-unit motel [former Econolodge/Travelodge] converting them into kitchenettes, upgrading electrical and mechanical to Stone Avenue Youth Transitional Housing Project.

Full Review/Miracle Mile Historic District

Contributing Resource/Rehabilitation Standards

Staff Taku presented background on the project, noting this was a City of Tucson's Capital Improvement Project (CIP) managed by the Housing and Community Department (HCD).

Architect Mike Culbert (Swaim Associates) provided an overview of the site, scope of work, and clarified and answered questions during the presentation.

Discussion was held. Action was taken.

Motion: Commissioner McDonald moved to recommend approval of the project as presented with the following conditions (motion was modified during discussion with the seconder's agreement, with the final version below):

- Additional columns proposed to be steel are acceptable as presented
- Portico to remain since acceptable to Tucson Fire Department
- Driveways to be reworked on site plan as needed
- Landscape design to come back for review once developed,
- All changes to be incorporated into the final plan set

The motion was seconded by Commissioner Christopher.

The motion passed unanimously by a roll call vote of 4-0. (Commissioners Ireland and Mulder absent)

3b. SD-0424-00036/TC-COM-0224-00276, 350 S Convent Avenue [Zoning Violation]

Wood front door replacement with new steel door design. At issue: design, material compatibility and court action. Courtesy staff presentation only on Minor/Full Reviews recommendations. **No action.**

Preparedness discussion for full review/Barrio Historico Historic Preservation Zone (HPZ).

Contributing Resource/Rehabilitation Standards

Staff Taku presented background on the project, noting that this was purely an informational presentation as a prelude to the full review coming up to comply with court order and zoning violation. The subcommittee was provided copies of Barrio Historico Historic Zone Advisory Board (BHHZAB) LARs for September 09, 2024, and December 09, 2025; and a Court Order dated December 02, 2024.

Commissioner Riojas summarized the minor reviews' recommendations. This included:

- What is the precedent for this lite proportion/design in the development zone?
- What is the precedent for this material and finish in the development zone?
- What is the precedent for a flush panel door in this development zone?
- Was the removed transom a historic feature?
- If this was a historic feature, what is the rationale for removing it?

Commissioner Riojas noted that the applicant opted for a full review in the hope of getting a different outcome from the BHHZAB reviews.

Discussion was held. No action was taken.

4. Public and Institutional Use in a Development Zone Discussion

4a. Discussion on the Use of Public and Institutional buildings as Comparative Properties in Development Zones

No report presented. The subcommittee consensus is to resolve this and get it off the agenda as a standing item.

A presentation by Dan Bursuck will be requested for this item.

5. Task Force on Inclusivity Report Recommendations

5a. Discussion on Best Practices for Naming of City- and County-Owned Physical Assets

No report presented.

6. Current Issues for Information/Discussion

6a. Minor Reviews

Staff Taku summarized the sign projects reviewed in the Sunshine Mile Overlay District: 2 E. Congress; 2627 E. Broadway Blvd; 2605 E. Broadway Blvd; Commissioner Riojas assisted with these virtual reviews.

Staff request availability for solar new reviews in Armory Park HPZ, Barrio HPZ and West University HPZ Commissioner Christopher volunteered to help with 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 there are violation cases being worked on that eventually will be reviewed by PRS.

6d. Review Process Issues

Commissioner Mulder's term expires March 5, 2025, but she will continue to serve on PRS until then.

Commissioner Riojas's term on the full commission will end on 2/4/2025, and by necessity she will be officially removed on 2/12/2025 at the monthly TPCHC meeting.

Commissioner Ireland will be absent until mid-February 2025.

Due to recent poor presentation by some applicants, PRS requested staff to provide a copy of application completeness checklist to members for review.

The position of Historic Preservation Officer remains open, and interviews have been finalized for hiring. Updates will be provided at the next meeting.

7. Summary of Public Comments (Information Only)

No public comments were received by the posted deadline.

8. Future Agenda Items for Upcoming Meetings

The next meeting scheduled is February 13, 2025. Staff Taku indicated that the following cases are scheduled for the agenda: 925 N. 3rd Avenue; 901 N. 3rd Avenue (West University); 350 S. Convent Avenue - zoning violation (Barrio); 197 N. Church Avenue- Historic Plaque-Courtesy Review.

The quorum for 2/13/2025-Commissioners: Majewski, Christopher, McDonald.
[Commissioners Mulder and Ireland will likely not attend.]

9. Adjournment

The meeting was adjourned at 10:04 A.M.