

2022

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT/Minutes

Thursday, July 14, 2022

Pursuant to safe practices during the COVID-19 pandemic, all in-person meetings are cancelled until further notice. This meeting was held virtually to allow for healthy practices and social distancing. The meeting was accessible at provided link to allow for participating virtually and/or calling in.

1. Call to Order and Roll Call

Meeting called to order at 1:00 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Carol Griffith, Joel Ireland, and Rikki Riojas

Commissioners Absent/Excused: Savannah McDonald and Jan Mulder

Applicants/Public Present: Martha McClements, Dave Shambach, David Weinman, Peter Weinman, and Nicholas Heddings

Staff Present: Jodie Brown, Michael Taku, Maria Gayosso, and Ashley Smith (intern) (PDSD)

2. Approval of the Legal Action Report (LAR)/[Minutes] from Meeting of June 29, 2022

No action was taken; LAR/Minutes from June 29, 2022, meeting still pending.

3. Historic Preservation Zone 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. HPZ 22-029, 721 N. 3rd Avenue (T22SA00222/T22CM01358)
West University Historic Preservation Zone**

Construction of studio/storage and carport addition.
Contributing Resource/Rehabilitation Standards

Staff Brown provided a summary of the project and noted that the project was recommended for approval by the West University Historic Zone Advisory Board at their 6/21/22 meeting. The Minutes/LAR for the latter meeting not ready at this review time.

David Weinman (owner) presented the project.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Ireland to recommend approval of the plans as presented with review by staff of the overhang [of the roof of the studio/carport] to determine if it potentially violates the proposed [reduced] setback, [which is otherwise recommended for approval], and that the windows will be metal-clad wood.

Commissioner Griffith seconded the motion.

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

4. **Rio Nuevo Area (RNA)/Infill Incentive District (IID) Review Cases**
UDC Section 5.12.6.E.2; 5.12.7 & 5.12.10

4a. **HPZ 22-059/IID 22-01, 733 S. Stone (T22SA00204)**
Armory Park Historic Preservation Zone

Construction of an outdoor dining area with a shade structure, outdoor bar, new windows, modification of window openings, relocation of the Ugly but Honest sign, fencing, and trellis.

Contributing Resource/Rehabilitation Standards

Staff Taku introduced the review. Staff Gayosso provided background on the project and noted that the Armory Park Historic Zone Advisory Board (APHZAB) met on June 21, 2022, and recommended the project for approval as presented with conditions. APHZAB recommended approval of the project as presented with the following conditions: 1. the “square-wave” corrugated components shall be replaced with “S-Wave” corrugated components (polycarbonate, metal fence panels) to be compatible with historic existing corrugated elements in the HPZ; 2. the shade structure (height) shall be brought down to 9’6” to increase visibility of the historic structure and canopy; and 3. the sign shall only be moved if the Tucson Historic Preservation Officer or the State Historic Preservation Officer determine that moving it 22’ (north) on the same site and with the same orientation will not render it as a “loss” as a contributing building to the neighborhood. There was one condition that was not an “official” condition but nonetheless mentioned – the screening of the mechanical)]. These changes were all addressed in the plans that the Plans Review Subcommittee (PRS) reviewed on 7/14/22.

David E. Shambach (David E. Shambach, Architect, Inc.) and Nicholas Headdings (owner of pizzeria) presented the project.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Griffith to recommend approval as presented on this date [7/14/22], with the conditions made by the local review board [APHZAB, stated above], and that the sign [re]location would be approved pending the SHPO’s comments regarding its not losing its National Register eligibility with the move.

Commissioner Riojas seconded the motion.

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

5. Task Force on Inclusivity Recommendations

5a. Discussion on incorporation of the Task Force on Inclusivity report recommendations.

No report given.

6. Current Issues for Information/Discussion

6a. Minor Reviews

Staff Taku reported that since the last meeting on 6/29/22 there have been no minor reviews. There may be some the week of 7/18/22.

6b. Appeals

Staff Taku noted that there are no current appeals.

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 is working with their zoning violation code enforcement liaison.

6b. Review Process Issues

Chair Majewski requested (as she has done in the past) that Staff Gayosso not schedule Design Review Board (DRB) meetings so close to when an IID case is heard by PRS. It is unreasonable for an LAR for a PRS meeting to be prepared in less than 24 hours from when a PRS meeting is held. Staff Brown agreed to bring this up with Ms. Gayosso. Chair Majewski agreed, however, to transcribe the PRS motion for Item 4a from today's meeting and provide it to Staff Brown in advance of the DRB meeting on 7/15/22.

Chair Majewski also asked Staff Brown to look into why the presenter from Item 3a was given erroneous information when he initially asked city staff about the setback issue for his addition. Staff Brown agreed to do so and noted it may have been a new employee who was unaware of the PRS setback waiver possibility.

7. Summary of Public Comments (Information Only)

No comments were received by the deadline.

8. Future Agenda Items for Upcoming Meetings

Chair Majewski asked those present at today's meeting if they will be available at the July 28 meeting, and all four said yes. Staff Brown noted that Commissioner Mulder has already said she would not be present.

Staff Brown said she does not yet know which cases will be on the next agenda.

The next scheduled meeting is July 28, 2022. PRS meetings to be conducted virtually until further notice.

9. Adjournment

Meeting adjourned at 2:29 P.M.