

2022

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT/Minutes

Thursday, January 12, 2023

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.

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

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, Savannah McDonald, Jan Mulder, Rikki Riojas

Commissioners Excused/Joined Late: None

Applicants/Public Present: John Burr, Andy Dennehy, Alex Enoch, Tricia Galvin, and Martha McClements

Staff Present: Jodie Brown and Michael Taku (both Planning and Development Services Department [PDSD])

2. Approval of the Legal Action Report/Minutes for the Meeting of December 8, 2022

Motion: It was moved by Commissioner Griffith to approve the Legal Action Report/Minutes for the meeting of December 8, 2022, as submitted.

Commissioner McDonald seconded the motion.

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

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 22-067, 520 E. 4th Street (T22CM05568; T22SA00376)

Remodel/Addition: Master bath, closet, laundry; new breezeway; new wood truss roof; new breezeway roof; new doors; windows and demo parapet/porch roof.
Full Review/West University Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Brown provided background on this case. The case was heard at the West University Historic Zone Advisory Board (WUHZAB) meeting of October 18, 2022. Staff Brown reported that WUHZAB recommended approval of the project [4-0] with a number of conditions. Andy Dennehy (Andy Dennehy Architect P.C.) presented the case, and the revised plans that Dennehy prepared, dated 11-29-22] were shown.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner McDonald to recommend approval of the project as presented, [based on the revised] plans dated 11-29-22.

Commissioner Griffith seconded the motion.

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

3b. HPZ 22-077, 414 S. 3rd Avenue (T22SA00489/T22CM04950)

Repair/replace exterior decks, stairs, and railing.
Full Review/Armory Park Historic Preservation Zone
Non-Contributing Resource/Rehabilitation Standards

Commissioner Mulder recused from Case 3b and left the meeting at 1:42 p.m. and did not return to the meeting.

Staff Brown provided background on this case and noted that the case was heard by the Armory Park Historic Zone Advisory Board (APHZAB) on December 21, 2022. APHZAB recommended approval of the project [by a vote of 7-0].

Tricia Galvin (property manager representing owner) presented the project. Also in attendance was Alex Enoch (Cadman Designs, drafting and architectural design).

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Riojas to recommend approval as presented.

Commissioner McDonald seconded the motion.

The motion passed unanimously by a roll call vote of 5-0. (Commissioner Mulder had recused, was not present, and did not vote)

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 reported that there were two minor reviews for signs on 1/6/23, both downtown. Commissioner Riojas, who has assisted Staff Taku with these reviews, noted that there were no issues with the review of the sign at 145 S. 6th, but the review at 314 E. Congress will come back for further review to address Commissioner Riojas' questions and to look at revised plans. Staff Taku noted that there will be a minor review for a sign in West University the week of 1/17/23, and he will ask for a volunteer. Other reviews will be scheduled as they come up.

5b. Appeals

Staff Taku noted that there are no current appeals.

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 is working with their zoning violation code enforcement liaison.

5d. Review Process Issues

The group discussed how the review of Case 3a could have been clearer. Chair Majewski noted that it would have been helpful if cut sheets for the replacement window could have been included with the revised plans. There were also issues with posting the revised plans in the new permitting system. Staff Brown noted that kinks in the new system continue to be addressed.

6. Summary of Public Comments (Information Only)

No public comments were received by the deadline.

7. Future Agenda Items for Upcoming Meetings

The next scheduled meeting will be January 26, 2023. Staff Brown noted that there will be a courtesy review of a multi-story building at 20 E. Ochoa in the Rio Nuevo Area. Chair Majewski noted that the signage for the Teatro Carmen would be coming in for a courtesy review at some point.

8. Adjournment

Meeting adjourned at 2:01 P.M.