

2023

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT/Minutes

Thursday, March 30, 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 1:02 P.M., and per roll call, a quorum was established.

Commissioners Present: Carol Griffith, Joel Ireland, Savannah McDonald (left meeting at 1:05 P.M.; returned 1:21 P.M.), Jan Mulder (chaired the meeting), Rikki Riojas

Commissioners Excused/Joined Late: Teresita Majewski

Applicants/Public Present: Kathy Nieto (Interior Trends Remodel & Design), Scott O'Mack (Pima County Office of Sustainability and Conservation), Herb Stratford (Stratford Art Works), Nick Triphan (Interior Trends Remodel & Design)

Staff Present: Jodie Brown (Planning and Development Services Department)

2. Approval of the Legal Action Report/Minutes for the Meeting of March 9, 2023

Motion: It was moved by Commissioner Griffith to approve the Legal Action Report/Minutes for the meeting of March 9, 2023, as submitted.

Commissioner Riojas seconded the motion.

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

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. **380 S. Meyer Ave.**

Historical marker installation, review of text and placement.

Courtesy Review/Barrio Historico Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

[Commissioner McDonald recused and left the meeting at 1:05 P.M.]

This is a courtesy review for a Pima County-sponsored project at the Teatro Carmen in the Barrio Historico Historic Preservation Zone. Herb Stratford (Stratford Art Works) presented, and Scott O'Mack (project manager from the Pima County Office of Sustainability and Conservation) was also present to answer questions if needed).

Mr. Stratford notes that he has been talking with Staff Brown, PRS Chair Majewski, and others about updating the historical markers at the Teatro Carmen. He believes that the one currently on the front of the building was installed in 1985. What is proposed and presented in the packet for this project is basically installing three markers instead of one. First would be for the Carmen property, and the second would be for the Black Elks, who expanded the property and occupied it for about 50 years. The third would be for the Chinese market on the corner (Lee Henry Market), which was demolished in 1961. He presented draft language for the three markers, which had been developed by Mr. Stratford, Mr. O'Mack, and Mr. Demion Clinco (Tucson Historic Preservation Foundation). Preparation of a rendering for marker placement is under development by Corky Poster of Poster Mirto McDonald. The 1985 marker is scheduled to be removed soon. Acting Chair Mulder invited commissioner comments and questions. Discussion was held.

Commissioner Riojas asked if the new Carmen marker would go in the same location as the current marker, with the Elks marker below that, and the last marker at the corner of the street where the Chinese market was formerly located. Mr. Stratford responded that yes, this is what they are thinking. Placement of the markers is constrained by the location of the remnants of the original adobe walls in the buildings. He also noted that the markers will be in both English and Spanish, and he still needs to figure out the dimensions for that. Commissioner Riojas also wondered if it might be relevant to include something about the Rollings family (Bacon Industries) ownership of the property. The property was not being used during the nearly 40 years of their ownership, but they stewarded the property and did some maintenance. When they sold the property, the Rollings asked for acknowledgment of their ownership of the property, but at the time, Mr. Stratford could not commit to this. He noted that he didn't feel it belonged on the three historical markers under development, and he would come back when Phase 3 of the project is completed with a plan and language for commemorating their contribution to preservation of the Carmen. (Phase 1 focuses on the façade of the Carmen, Phase 2 on the patio, and Phase 3 on the interior of the building.)

Commissioner Riojas asked if a Rollings marker would be an additional marker on the outside of the building or be part of inside programming. Mr. Stratford said he doesn't really know. When he negotiated the purchase of the building from the Rollings family, they asked for a marker on the outside of the building on Meyer.

They were trying to get into specifics, and he was clear with them, and they agreed once he made the case that this wasn't something he could agree to in a purchase agreement. It would have to go through different review bodies and a process. Ultimately, they want their history to be acknowledged.

Commissioner Riojas then asked was the choice made to leave out that Borderland[s Theater] was there at one time? Or are they considering that as part of the Elks Club theme? Mr. Stratford noted that she raised an interesting point. He spoke at length with Barkley Goldsmith [founder of Borderlands Theater] who was sort of responsible for Borderlands being in the building when the Elks had it. Mr. Goldsmith felt it was a very small part of their (the Elks') history, as Borderlands ended up doing only 3 to 4 shows. Mr. Goldsmith didn't seem to be particularly interested in that being recognized. Mr. Stratford noted that in his research that there were other topics that could have been considered, such as a 1986 concert in Tucson by Henry Rollins and RuPaul. There is only so much space for the markers, and given that so many things happened, he is trying to hit major milestones.

Commissioner Riojas noted that she understood he is facing space considerations, but asked how big each of the markers will be. She noted that the text shown on the screen today looks about the same for each of the three. Mr. Stratford acknowledged that her question was important. He is trying to figure out the word count. The next step is to figure out the font size and then do a mockup at scale and see how it looks in the space. He wanted to wait to do that until the Plans Review Subcommittee (PRS) was comfortable with what's been proposed. He also needs to have the Spanish translation done before he does the "test" mockup.

Staff Brown commented that it is great that the sign text will also be in Spanish, but she was curious about the Lee Henry Market. Did it have any Chinese characters on the outside of the market stating that it was Lee Henry Market? She suggested using Chinese characters just for the translation of "Lee Henry Market." Mr. Stratford said he loved the idea but has no photos of the front of the market. They have one oblique photo from down Simpson where the side of the market is visible, but no photos of the front. Commissioner Riojas found a photo of the Carmen from 1917, and there's the Historic American Buildings Survey photograph from 1970, but the market had been torn down in 1961 (so it wouldn't have been visible). They've even gone to the Chinese Cultural Center and reached out to the Chinese community. No one seems to have any photos. They can continue to search. There will be a way to incorporate the Chinese characters somehow. Staff Brown noted that even if the Chinese characters aren't used on the markers, you could still just translate the name. It's a nod to the Chinese community in Tucson. Mr. Stratford agreed and called this a great suggestion. He will see who can do the translation.

Commissioner Griffith agreed with prior suggestions, particularly the one about including the Chinese characters and then suggested that more of the history of the property could be included inside the building. It would be too busy to include all of the history on the outside markers. Mr. Stratford noted that this is exactly

the plan, but he can't yet provide a timeline for dedicating more interior space to historical information. The Carmen is such a unique conglomeration of Hispanic, Chinese, and African American cultures in the Barrio.

Commissioner Ireland said the discussion has been really good, and he has no additional comments or questions.

Acting Chair Mulder noted that this was a courtesy review, so no motion will be made. She thanked Mr. Stratford for the informative presentation and said to come back if there are significant changes. Staff Brown reminded PRS that reviews of county projects are always courtesy reviews. Mr. Stratford noted that he will forward final materials and will invite everyone to come down when the markers are up. He thinks the next step is getting the Chinese translation of the market's name.

No action was taken.

[Commissioner McDonald returned to the meeting at 1:21 P.M.]

- 3b. HPZ 22-075, 86-92 W. Simpson [T22SA00488/T21CM00769]**
Construction of a detached carport and storage unit.
Full Review/Barrio Historico Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Brown provided background on this case, which was heard at the Barrio Historico Historic Preservation Zone Advisory Board meeting of March 13, 2023. The minutes of that meeting have yet to be posted (Staff Brown noted posting problems). When the case was heard on March 13, it was a continuation, and the applicant returned because the advisory board had design concerns regarding the carport/storage unit. At the continuation of the case on March 13, the applicants showed how they had addressed the advisory board's design concerns. The front windows will be removed, siding will now be now tongue-and-groove wood, and the roof will be metal. The minutes of that meeting have not yet been posted. When originally reviewed, there were concerns about the size of the unit. At the continuation, there were still some concerns. The applicants provided evidence that the adjoining neighbor to the south has nearly the same type of unit that is this large, and it is a contributor. Ultimately, the advisory board approved the project as presented, and the motion passed 2 to 1. Kathy Nieto and Nick Triphan (Interior Trends Remodel & Design) presented the project on behalf of the owners and noted that they are requesting a 5-foot setback waiver.

Discussion was held.

Commissioner Riojas asked for clarification on the issues that the advisory board had with the original project. Staff Brown summarized and noted that the applicants took their cues from the advisory board and made changes. Acting Chair Mulder noted that there are stucco walls and a gate put in on the site without a permit, but that's not part of today's review. This will be addressed when Staff Michael Taku returns to the office.

Commissioner Ireland asked about compatibility of the proposed carport/storage unit and asked for further clarification of the advisory board's concerns. Commissioner Griffith had no additional questions. Commissioner Riojas asked about utilities, and the presenters said that only electrical will be run to the unit, and it will be tied into the pool panel. Commissioner McDonald asked if there is a lot of wood siding in the Barrio. Acting Chair Mulder did not see much in the Barrio when she walked around. The presenters noted that the owners are okay with the wood siding despite the maintenance issues, as metal siding would make the inside of the unit too hot.

Action was taken.

Motion: It was moved by Commissioner McDonald to recommend approval of the project as submitted, including the required 5-foot setback [waiver] on the south.

Commissioner Griffith seconded the motion.

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

4. Task Force on Inclusivity Report Recommendations

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

No update. Chair Majewski is still working on revisions to the current draft.

5. Current Issues for Information/Discussion

5a. **Minor Reviews**

Staff Brown reported that there was one minor review at 548 E. Speedway in the West University Historic Preservation Zone for solar panels. Commissioner Riojas attended the minor review and noted that the panels will be behind parapet on the roof, so it is not a problem. Staff Taku did a number of other minor reviews before he left to be out of the office, and those reviews have already been summarized at the previous PRS meeting.

5b. **Appeals**

Staff Brown noted that there are no current appeals.

5c. **Zoning Violations**

Staff Brown 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. When he returns to the office, Staff

Taku will look into the one noted earlier in today's meeting by Acting Chair Mulder.

5d. Review Process Issues

Staff Brown noted that there will be more reviews for Pima County-sponsored projects, and these will be courtesy reviews.

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 is April 13, 2023, and Staff Brown expects cases from Armory Park and West University and for Tucson Mountain Park (latter a county project). Commissioner Ireland noted that he has a conflict on this date, but none of the other PRS members in attendance had conflicts.

8. Adjournment

Meeting adjourned at 1:49 P.M.