

2023

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

**LEGAL ACTION REPORT/Minutes**

**Thursday, July 13, 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: Teresita Majewski (Chair), Carol Griffith, Joel Ireland (joined 1:10 P.M., Jan Mulder, Savannah McDonald

Commissioners Excused/Joined Late: Commissioner Ireland joined the meeting at 1:10 P.M.

Applicants/Public Present: Tim Polito (builder, Gipson Corwin Homes), Karen Young and John Lacy (preparers, El Dorado Lodge National Register Nomination)

Staff Present: Jodie Brown and Michael Taku (both Planning and Development Services)

**2. Approval of the Legal Action Report/Minutes for the Meeting of June 22, 2023**

**Motion:** It was moved by Commissioner Griffith to approve the Legal Action Report/Minutes for the meeting of June 22, 2023, as submitted.

Commissioner Mulder seconded the motion.

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

*[Commissioner Ireland joined the meeting at 1:10 P.M.]*

**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. 500 S Convent, SD-0623-00062**

Porch with deck and roof repair

Full Review/Barrio Historico Historic Preservation Zone (HPZ)

Contributing Resource/Rehabilitation Standards

Staff Brown provided background on the project, which had been heard by the Barrio Historico Historic Preservation Zone Advisory Board (BHHZAB) on June 12, 2023. BHHZAB recommended approval with some conditions and motion passed 3-0: (revise the Development Zone map, replace the front porch posts in-kind, place the shed roof at the rear under the eave, rear transoms should replicate the ones on the front façade, and design the solar panels so that they are not visible from the street, or the placement is less busy. [Staff Brown noted that the solar panels were not technically part of the BHHZAB review, as they were under a separate permit and will thus come back as a minor review.]

Builder Tim Polito presented the project. Discussion was held. Action was taken.

**Motion:** It was moved by Commissioner Mulder to recommend approval of the project with the following conditions: (a) that the Development Zone map be revised; (b) that the front porch posts are replaced in-kind; (c) that the shed roof at the rear is placed under the eave; and (d) that the transoms at the rear be consistent with the design and spatial relationship of the transoms along the front façade.

Commissioner McDonald seconded the motion.

The motion passed unanimously by a roll call vote of 5-0.

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

**4a. Wilshire Heights**

East of Craycroft Road between Broadway Blvd and 22<sup>nd</sup> St

National Register Criteria A and C

Period of Significance 1947-1972

Staff Brown summarized the nomination, noting that she would be providing a letter regarding the nomination to the State Historic Preservation Office for the Historic Sites Review Committee review on July 14. This nomination was prepared by Demion Clinco.

Discussion was held. Action was taken.

**Motion:** It was moved by Commissioner McDonald to support the application for this distinct World War-era neighborhood worthy of nomination, especially due to its unique setting, and to recommend one more round of editing.

Commissioner Mulder seconded the motion.

The motion passed unanimously by a roll call vote of 5-0.

**4b. El Dorado Lodge**

6400 E El Dorado Circle  
National Register Criteria A and C  
Period of Significance 19436-1972

Staff Brown summarized the nomination, noting that she would be providing a letter regarding the nomination to the State Historic Preservation Office for the Historic Sites Review Committee review on July 14. Preparers Karen Young and John Lacy were present.

Discussion was held. Action was taken.

**Motion:** It was moved by Commissioner McDonald to support the application and express appreciation for the effort and detail in this version. Recommend a round of editing; include a site plan or aerial photo noting the locations and construction dates of the buildings; and ensure that the resource counts are consistent throughout and that the photos are linked to the text and the narrative.

Commissioner Griffith seconded the motion.

The motion passed unanimously by a roll call vote of 5-0.

**5. Update on City Outreach to Property Owners in Historic Districts Regarding Potential Impacts of Code Changes**

For the August 10, 2023, PRS meeting, Staff Brown will provide a draft of the cover letter to accompany the resource material on the Secretary of the Interior's Standards for PRS review. Commissioners provided ideas for the content of the letter to Staff Brown.

No action was taken.

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

**6a. Discussion on Best Practices for Naming of City- and County-Owned Physical Assets**

Chair Majewski will aim to have the revised document and cover letter available for PRS review on August 10, 2023, though it may not be ready until a later meeting.

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

**7a. Minor Reviews**

Staff Taku reported that there are three upcoming minor reviews to schedule: 825 N. 2<sup>nd</sup> Avenue for roof shingles in the West University HPZ; 417 E. 17<sup>th</sup> Street for solar panels in the Armory Park HPZ; and 349 S. Convent for installation of an electrical box in the Barrio Historico HPZ. Commissioner Ireland volunteered to assist with these three minor reviews on July 18 or later (in person).

**7b. Appeals**

Staff Taku noted that there are no current appeals.

**7c. 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.

**7d. Review Process Issues**

Commissioner McDonald expressed appreciation for how PRS agendas are structured, which makes for an efficient, on-task meeting. Chair Majewski noted that the Barrio case presentation at today's meeting was difficult for the presenter.

**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 scheduled meeting is July 27, 2023, but several commissioners cannot make that date. Meeting was rescheduled for Tuesday, July 25, 2023, at 1 P.M. Staff Brown noted that the agenda will likely have two courtesy reviews (the Westerner and a mural at the Railroad Museum) and three projects, one in Armory Park, one in the Barrio Historico, and the other in Fort Lowell.

**9. Adjournment**

The meeting was adjourned at 3:01 P.M.