

2023

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

LEGAL ACTION REPORT/Minutes

Tuesday, July 25, 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 the 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) (left the meeting at 3:29 P.M.), Carol Griffith, Joel Ireland, Savannah McDonald

Commissioners Excused/Joined Late: Jan Mulder

Applicants/Public Present: John Burr (chair, Armory Park Historic Zone Advisory Board [APHZAB]); Hoge Day (architect, designer), Patrick Day (Item 3d property owner), Eric Gonzalez (draftsman), Kenneth Karrells (representing Southern Arizona Transportation Museum [SATM]), Caelin Norgord (architect), Brad Pace (Item 3c property owner), Ryan Repucci (RAH Architects), Bill Singleton (muralist)

Staff Present: Michael Taku (Planning and Development Services)

2. Approval of the Legal Action Report/Minutes for the Meeting of July 13, 2023

Motion: It was moved by Commissioner McDonald to approve the Legal Action Report/Minutes for the meeting of July 13, 2023, as submitted.

Commissioner Ireland seconded the motion.

The motion passed unanimously by a roll call vote of 4-0. (Commissioner Mulder 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. 10 E Broadway Road, TP-PRE-0623-00255

Roof top addition.

Courtesy review/Downtown National Register Historic District
Contributing Resource/Rehabilitation Standards

Staff Taku provided background on the project. PRS did a previous courtesy review on January 27, 2022, for the conceptual design. This building is the Westerner. It is unclear whether or not this will become an Infill Incentive District (IID) project, but regardless it will be required to go through the review process. Staff Taku noted that additions have to be differentiated from the existing property and that massing has to be taken into account. Architect Ryan Repucci presented the project and noted that they are probably going to initiate the IID process. The applicant wants to know if this is a feasible project. Discussion was held.

Mr. Repucci noted that they are proposing to place loft units on the top of the building, set back with a tiered elevation. They will be distinguished from the existing but concealed from view to the extent possible. They are concerned about adding two stories rather than one story. The proposed configuration was shown. From some vantage points, it is not possible to see the proposed units. Design shows units stepped back as far as possible on the north face. From Stone, the units are not visible at all. Today, he wanted to present the materiality of the project in a second courtesy review. The construction will be a stucco envelope. Colors were suggested, and PRS members weighed in. Now they are starting to talk about hard surfaces and actual materiality. The 2022 presentation was conceptual, but the proposed unit configuration essentially hasn't changed.

Commissioner Griffith noted that we did an in-depth courtesy review on this project previously. Mr. Repucci wants a signoff from PRS that this is a seemingly viable proposal to put two additional floors on this contributing structure before going forward. Chair Majewski noted that we cannot give a "signoff." Today is a courtesy review, and even in a formal review PRS only makes recommendations. She asked presenter if they had gone to the State Historic Preservation Office (SHPO) about the project, and Mr. Repucci said they had not. Staff Taku noted that SHPO does not weigh in on IID projects. Staff Brown was considering whether or not to go to SHPO with the project.

Chair Majewski noted that she does not have an issue with the units as they are set back. Commissioner Griffith felt that PRS comments would be the same as they were at the previous courtesy review. Commissioner McDonald noted that both color schemes as presented are okay with her. She prefers gray, but beige and tan work as well. May the gray could be "cooler" if they go that way. Commissioner Griffith is fine with either color scheme. Commissioner Ireland preferred the gray and added that he feels that their overall direction is appropriate.

The Legal Action Report from the January 27, 2022, PRS meeting was distributed, and PRS went over some points. Mr. Repucci said that heights wouldn't change.

At the 2022 courtesy review, Commissioner Griffith asked about the visibility of the northeast corner of the units and suggested eliminating one or two apartments on the top story so that the top-story units would be set back farther. She asked if Mr. Repucci's client is still willing to do that? Mr. Repucci said that he doesn't want to advise his client to move forward if it's not going to be approved by PRS. If client won't remove two units, he will advise his client not to do the roof-top addition. Staff Taku reminded Mr. Repucci that PRS cannot give him a yes or no. The presenter wants to "read the temperature" of the room. Commissioner McDonald noted that a color study, which was requested at the 2022 review, has been provided. Commissioner Ireland feels the project is going in the proper direction. Chair Majewski said that generally PRS is okay with the two stories and that Mr. Repucci is safe to move forward to the next step. Commissioner Griffith said that it looks like the northeast corner has been addressed.

In summary, PRS members are supportive of the direction of the project and encourage formal review to come soon.

No action was taken.

3b. 414 N Toole Avenue, TP-PRE-0723-00266

Mural on southwest wall.

Courtesy review/Warehouse National Register Historic District
Contributing Resource/Rehabilitation Standards

This project is for a mural on the southwest wall of the historic railroad depot, which is now the SATM. Ken Karrells (SATM) presented the project and introduced the muralist, Bill Singleton. Staff Taku shared the screen and showed the presentation for Mr. Karrells. The proposed mural will face Toole and measure 90 feet high by 100 feet across.

The mural will consist of three panels. The first will depict the westward expansion of the railroad and its arrival in Tucson in 1880. The second panel will be dignitaries and the public gathering around for the ceremonial placing of the silver stake when the railroad arrives in Tucson, and the third panel will be 1950s. By the 1950s, Tucson was a destination, which from the 1880s was made possible by the railroad.

Mr. Karrells noted that they have been working on the project for about a year and discussed how their intent was to have a multicultural representation. They met with a number of people in the community, including Council Member Kozachik. The mural essentially has an educational purpose - many tours come to the SATM.

Discussion was held. Chair Majewski reminded PRS that this was a courtesy review and invited subcommittee members' comments and questions. Commissioner Ireland asked if real people are depicted in the mural, and if so, are they accurately portrayed? Response was that the mayor at the time (1880) is depicted in the middle panel along with a few other dignitaries of the time and

that the images were based on actual photographs of the individuals. Commissioner Griffith noted that she thinks the proposed panels are lovely. Chair Majewski asked about the timetable for the project, and Mr. Karrells said the muralist would begin around September and complete the project by December. Chair Majewski commended them on the project – the educational aspects and the beautiful, proposed artwork by the muralist. She thanked them for presenting and asked Mr. Karrells to let the commission know when the project is complete. He noted that they are working with local schools. There is a school in the nearly former building that housed Cele Peterson’s store. The SATM is doing a video to document the process, taking it from development to completion.

No action was taken.

3c. 821 S 5th Avenue, SD-0623-00065

Construction of an Arizona room and bathroom addition at the rear of the house. Full review/Armory Park Historic Preservation Zone Contributing Resource/Rehabilitation Standards

Staff Taku provided background on the project, which had been heard by APHZAB on June 20, 2023. APHZAB recommended approval as presented with the following conditions (motion passed 4-0): (1) the noncontributing polycarbonate roofed porch, corrugated roof extension, and metal pop-out window be removed; (2) the two proposed horizontally oriented slider windows will be changed to wood, vertically oriented windows (casement/double hung/ fixed, or combination of) in the kitchen and bath; (3) stucco to match existing with differentiation by weep-screed line, stucco score-lines; (4) The cistern, if retained/relocated should be to the rear of the structure. The chair of APHZAB, Mr. John Burr, is at today’s meeting and can answer questions if any.

Draftsman Eric Gonzales and property owner Brad Pace presented the project. The owner wants the ability to have a laundry room out of the rain and to fill in the corner of the house and turn it into a sunny little room. He will address all APHZAB’s concerns. The owner didn’t understand the review process, but Chair Majewski explained it. Discussion was held. Action was taken.

Motion: It was moved by Commissioner McDonald to recommend approval of the project as presented with the following conditions: (a) that drawings be updated to include detailed floor plans of the existing, identifying items to be demolished, such as the shade roof addition, the cistern, and the nonoriginal bay window and clarifying items and conditions that are to remain and be preserved, such as the existing windows and glass block; (b) that the replaced and new windows all be wood with the bay window replacement to be double hung and the new shower window to be casement; (c) that the drawings be updated to call out all materials and finishes of the new construction, including the distinction and the stucco design between the existing and the new, not limited to the weep screed and the control joint, but also the stucco finish as well as construction of the new roof.

Commissioner Griffith seconded the motion.

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

Staff Taku explained the next steps.

3d. 427 S Elias Avenue/SD-0423-00041, TC-RES-1122-01099

Construction of a one-story addition.
Full review/Barrio Historico Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Taku provided background on the project, which had been heard by the Barrio Historico Historic Zone Advisory Board (BHHZAB) on July 10, 2023 (case had been continued from May 8). The Legal Action Report for this meeting was not yet available at the time of today's meeting, but the three items for the motion (recommended approval with conditions): included (a) setback be removed to resolve issue at front façade; (b) resolve the protrusion at the front façade; and (c) modify proportions of the three glass openings on the front side above the proposed porch. Staff Taku confirmed that today PRS is seeing the drawings that BHHZAB saw on July 10. Hoge Day (architect) presented the project for the property owner Patrick Day.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner McDonald to recommend approval of the project with the following comments: (a) that modification of the setback on the north from 6 feet to 3 feet is acceptable and that the proposed and presented heights are acceptable; (b) that for the drainage of the new roof there will be 6-inch galvanized metal downspouts at the new porch roof to take care of drainage; and (c) the proposed 12-inch high by 8-inch wide clerestory [windows] at the new west front porch elevation are acceptable.

Commissioner Ireland seconded the motion.

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

Staff Taku explained the next steps.

3e. HPZ 22-079/T22CM06756, 5259 East Fort Lowell Road

Construction of a new single-family home and retention of existing ruins on the site.
Full review/Fort Lowell Historic Preservation Zone
Vacant Parcel/Rehabilitation Standards

Staff Taku provided background on the project, which had been heard (after being continued) by the Fort Lowell Historic Preservation Zone Advisory Board on June 27, 2023. The advisory board recommended approval (after modifying the motion) with several conditions: (1) vary proportions and width of south elevation windows; (2) vary the location of the west property line and setbacks; (3) update

the submitted landscape plan with drainage, grading, and plantings; (4) show the location of mechanical equipment; (5) consult with an adobe expert regarding the existing ruin and to show vehicle and pedestrian circulation on the site plan; and (6) (added condition in modified motion) remove any reference to the future perimeter wall on the site plan.

Caelin Norgord (architect) presented the project. Discussion was held.

[Chair Majewski left the meeting at 3:29 P.M., and Commissioner McDonald became Acting Chair]

Action was taken.

Motion: It was moved by Commissioner Griffith to recommend approval of the project with the following conditions: (a) drainage [plan] should protect existing ruin by preventing erosion, and site should be protected during construction by directing drainage away from the ruin – minor fencing without major ground penetration; (b) height of parapets will conceal view of the air-conditioning units from the ground; and (c) revise plans on the south elevation to show the window width to be 2.5 by 5 feet as opposed to what is currently being shown.

Commissioner Ireland seconded the motion.

The motion passed unanimously by a roll call vote of 3-0. (Commissioner Mulder and Chair Majewski absent)

Staff Taku explained the next steps to the applicant.

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

[This item was taken out of order and heard prior to Item 3e.]

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

No report was given.

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

[Remainder of items starting with 5 were taken in order after Item 3e.]

5a. **Minor Reviews**

Commissioner Ireland reported on three recent minor reviews: 825 N. 2nd Avenue for roof shingles in the West University HPZ (roof shingles were replaced like for like); 417 E. 17th Street for solar panels in the Armory Park HPZ (panels will have a 5-inch profile, and electrical conduit and clips for installation to be painted to match existing); and 349 S. Convent for installation of an electrical box in the Barrio Historico HPZ (installation to be done with care not to damage roof, and

conduits will be painted to match existing). Staff Taku will be in touch with Commissioner Ireland for upcoming reviews in the next week.

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 are working with their zoning violation code enforcement liaison. A zoning violation case will be coming to PRS soon.

5d. Review Process Issues

Acting Chair McDonald commented that doing five reviews at one meeting is too much. Commissioner Griffith noted that the order of reviews on an agenda should be actionable reviews first, followed by courtesy reviews.

6. Summary of Public Comments (Information Only)

No public comments were received by the posted deadline.

7. Future Agenda Items for Upcoming Meetings

The next scheduled meeting is August 10, 2023. Staff Taku noted that there are potential cases in El Presidio and West University. Acting Chair McDonald asked about commissioner availability for the August 10 meeting. Commissioners Griffith and Ireland can attend the meeting on August 10, but Commissioner Griffith will be unavailable for the August 24 meeting.

8. Adjournment

The meeting was adjourned at 4:01 P.M.