

2023

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

LEGAL ACTION REPORT/Minutes

Tuesday, October 24, 2023

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

The meeting was called to order at 1:04 P.M., and per roll call, a quorum was established.

Commissioners Present: Teresita Majewski (Chair), Carol Griffith, Joel Ireland, Savannah McDonald, and Jan Mulder.

Commissioners Absent: Rikki Riojas

Applicants/Public Present: Jenni Sunshine; Jose Rincon, Maritza DiCenso, Randel Jacob, Greg Clark, Jennifer Levstik, and Elaine Hill.

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

2. Approval of the Legal Action Report/Minutes for the Meeting of September 28, 2023

Motion: It was moved by Commissioner Griffith to approve the Legal Action Report/Minutes for the meeting of September 28, 2023, as submitted.

Commissioner McDonald seconded the motion.

Commissioner Mulder asked if the note about the Legal Action Report/Minutes for the meeting of October 12 being ready should be struck from the report. Jodie Brown clarified that the report not being ready will be reflected in the report for the October 24, 2023, meeting.

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

3. Historic Preservation 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. TP-PRE-1023-00348, 1135 W Miracle Mile**
Rehabilitation of former Amazon Motel
Courtesy Review/Miracle Mile National Register Historic District
Contributing Resource/Rehabilitation Standards

Applicant(s) were not present. The review will be rescheduled.

- 3b. SD-0623-00071, 220 E Speedway**
New fence and access gate. Exterior door and window replacement. Asphalt removal and replacement. Landscape replacement.
Full Review/West University Historic Preservation Zone. Contributing Resource/Rehabilitation Standards

Staff Brown presented background on the project, which had been heard by the West University Historic Preservation Zone Advisory Board [WUZAB] on September 19, 2023, and voted 3-1 to recommend approval of windows and doors (style and material) as proposed. ADA ramps should not be attached to the building, just the slab. Remove 2-foot wall from fence, and the fence can be 6 feet. Windowsills as proposed. Prefer moving fence to the south to allow an 8-foot setback from the curb.

Randel Jacob and Maritza DiCenso presented an overview of the project emphasizing the security concerns.

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: (1) that the site plan be updated to include street names; (2) that the prairie-style detailing be removed from the exterior windows and doors, and instead match the north original windows with no divided lights; (3) that the new windows and doors are to match original openings; (4) that the proposed 6-foot steel picket railing for the north fence replaces the shown 2-foot block wall on the drawings along with the swinging pedestrian gate to match the typical railing styles; (5) that the location of the north fence is to be approved by both City of Tucson Right of Way (ROW) and coordinated with the Historic Preservation Office (HPO); and (6) that the guard railings on the front porch are not connected or attached to the existing columns.

The motion was seconded by Commissioner Griffith.

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

- 3c. SD-1023-00111, 2544 E Allen Road**
Repair of crack in Rabbit Hole arch, electrical upgrade, miscellaneous repairs.
Full review/Valley of the Moon Historic Landmark
Individually Designated on the National Register/Rehabilitation Standards

Staff Brown provided background.

Jenni Sunshine presented the project.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner McDonald to recommend approval of the project with the following comments: (1) that the exposed nut on the tie back is the preference of this subcommittee; and (2) that the new CMU support wall may be stuccoed at the owner's option.

The motion was seconded by Commission Griffith.

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

3d. SD-1222-00010, 620 N 6th Avenue

Replace 2nd floor balcony railing, relocate front door.

Full Review/West University Historic Preservation Zone. Contributing Resource/Rehabilitation Standards

Staff Brown presented background on the project, which had been heard by the West University Historic Preservation Zone Advisory Board [WUHZAB] on 04/18/23, voted 6-0 to recommend approval that the door be moved to the center location now occupied by a window. Also, that the door in the new proposed location to have a transom above it to match the transom on the second floor. And that the existing window be moved to the existing door location with the lintel height to match historic height of other windows. Also voted 6-0 to request applicant to return with a more appropriate design for balcony railing, which will better reflect the historic photograph. On 09/19/23, WUHZAB voted 4-0 to recommend denial of the polyurethane material for the revised balcony railing design and that wood is the preferred material.

Jose Rincon presented the design for the new wood balcony railing.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner McDonald to recommend approval of the project as presented, (1) with the street facing second floor balcony railing to be modified with height of the new post to be shortened, and the flat caps and deep detailing to be simplified to get closer to the historic look, and (2) with the note that the proposed door/window relocation work has been withdrawn and should be removed from the plans.

The motion was seconded by Commission Griffith.

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

Note: Commissioner Griffith left meeting at 3:05 P.M.

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

4a. **University of Arizona Campus Agricultural Center**

4101 N Campbell Road.
National Register Criteria A and C
Period of Significance 1909 to 1958.

Staff Brown introduced the nomination proposal and read into the record a public comment from Greg Clark.

Nomination preparer Jennifer Levstik presented the nomination and answered relevant questions.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Mulder to appreciate the work that went into the nomination and support the Tucson Historic Preservation Officer moving forward with a letter of support. The subcommittee encourages that more of the landscape be included consistent with the Tucson Historic Landmark Designation for the Campus Agricultural Center.

The motion was seconded by Commissioner Ireland.

The motion passed unanimously by roll call vote of 4-0. (Commissioners Griffith and Riojas absent)

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

5a. **Discussion on Best Practices for Naming of City- and County-Owned Physical Assets**

No report was given.

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

6a. **Minor Reviews**

Staff Taku has three upcoming minor reviews: 5425 East Fort Lowell Road (Rooftop HVAC Units to relocated/Added in Fort Lowell), 310 S Meyer (Gas line on wall in Barrio), and 603 N 3rd Avenue (solar panels in West University). Commission Ireland volunteered to assist with these upcoming onsite reviews.

6b. Appeals

Staff Taku noted that the pending appeal for 5259 East Fort Lowell Road which was submitted by the FLHZAB has been scheduled to be heard by the Mayor and Council on November 14, 2023. Staff will provide any updates if the date changes.

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 are working with their zoning violation code enforcement liaison.

6d. Review Process Issues

Staff extended apologies to the applicants of 220 E Speedway for Energov downloaded plans not being readable by reviewers. The PRS LAR Minutes format will be changed to a shorter version, no more transcription. Motions will be transcribed by staff. The meeting recording link and draft LAR will continue to be sent to Chair Majewski for review prior to posting.

7. Summary of Public Comments (Information Only)

A public comment was received from Steve Grede by the posted deadline and read into the record during the review of 4a.

8. Future Agenda Items for Upcoming Meetings

The next scheduled meetings are November 9 and 30, 2023. Staff Brown noted that potential cases included a courtesy review; cases in the Fort Lowell HPZ; West University; and El Presidio and Armory Park.

9. Adjournment

The meeting was adjourned at 3:42 P.M.