

2023

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

LEGAL ACTION REPORT/Minutes

Thursday, November 30, 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 1:01 P.M., and per roll call, a quorum was established.

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

Commissioners Absent: None

Applicants/Public Present: Carlos Lozano, Gabriel Vargas, Zoe Sadorf, Charles Pifer, Kevin Volk, Corky Poster, and Dan Klockle

Staff Present: Jodie Brown, and Michael Taku (all Planning and Development Services Department [PDSD]), Sarah Meggison, Housing and Community Development (HCD), and Ian Sansom, Department of Mobility and Transportation (DTM)

2. Approval of the Legal Action Report/Minutes for the Meetings of October 12 and 24 and November 09, 2023

**Motion:** Commissioner Ireland withdrew the original motion to approve the Legal Action Report/Minutes for the Meetings of October 12 and 24 and November 9, 2023, and put forward a motion to approve only the Legal Action Report/Minutes for the Meetings of October 12 and 24.

The motion was seconded by Commissioner Griffith.

Staff Brown clarified that she was being optimistic in including the Legal Action Report/Minutes for the Meeting of November 9, 2023, for approval.

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

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

*Note: Commissioner McDonald recused from Cases 3a and 3b at 1:05 P.M.*

Staff Meggison presented background on the adaptive reuse project.

Zoe Sadorf provided an overview of the project, clarified, and answered questions during the presentation.

Discussion was held. No action was taken.

- 3b. TP-PRE-1123-00369, 1475 N Oracle**  
Rehabilitation of Tucson House  
Courtesy Review/Miracle Mile National Register Historic District  
Contributing Resource/Rehabilitation Standards

Staff Meggison presented background on the rehabilitation project.

Charles Pifer provided an overview of the project, clarified, and answered questions during the presentation.

Discussion was held. No action was taken.

*Note: Commissioner McDonald rejoined the meeting at 2:04 P.M.*

- 3c. T22CM06466, 502 E University**  
Fire damage repairs, exterior modifications.  
Full Review/West University Historic Preservation Zone  
Contributing Resource/Rehabilitation Standards

At the request of the applicant(s), the case will be rescheduled for the December 14, 2023, meeting.

- 3d. SD-1023-00110, 343 S Scott**  
Proposed exterior work includes the removal of exterior metal stairs, window repair and restoration.  
Full Review/Armory Park Historic Preservation Zone  
Contributing Resource/Rehabilitation Standards

Staff Brown presented background on the project, which had been heard by the Armory Park Historic Preservation Zone Advisory Board [APHZAB] on October 17, 2023. APHZAB voted 6-0 to recommend approval with the following conditions: (1) The new window enclosure in the second-story balcony open arch to be as shown on the plans; (2) the east side basement vent to be restored to match others existing; (3) the courtyard wall/gate to be rebuilt to the prior configuration; and ( 4) the lower raised detail line of the balcony shall be added to the south facade.

Kevin Volk presented the design concept for the adaptive reuse of the Glenwood Hotel, formerly the Arizona Theatre Company offices, into six, two-story residential units.

Discussion was held. Action was taken.

**Motion:** Commissioner McDonald moved to recommend approval of the project as presented with the following comments: (1) that the second-level new window is acceptable as proposed; (2) that it is also acceptable that the site wall be rebuilt to match the prior configuration; (3) that the south-façade balcony wall at the stair removal get added matching wall details and possible added top rail to match the guard height; and (4) that a new basement vent grate be added where existing to match the others on the east side.

The motion was seconded by Commissioner Griffith.

Commissioner Mulder offered discussion: Savannah asked about the window, to Carol's point, the simpler window, the way that they are, with the sunray design ironwork feels more comfortable aesthetically, with the window design. No modification to the motion, just provided comment.

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

#### 4. Tucson Rapid Transit Project

##### 4a. Discussion and Action on Potential Route for the Tucson's Bus Rapid Transit (BRT) System (<https://www.tucsonrapidtransit.com/> )

Staff Sansom, Department of Transportation and Mobility (DTM) and Carlos Lozano, Chair of Transportation Subcommittee of the Tucson-Pima County Historical Committee (TPCHC, TS) led the presentation. It was noted that the Public Comment period had been extended to December 08, 2023.

Discussion was held. Action was taken.

Chair Lozano suggested a motion:

Recommend that PRS submit a comment letter to the Department of Transportation and Mobility also copying Mayor and Council recommending Oracle as the preferred corridor and listing a few of our usual concerns and

normal best practice recommendations to reduce adverse effects to historic resources and preserving historic streetscapes.

Commissioner Mulder had a question about this. Would this be like we have done with the full commission, based upon the recommendation that the Chair of PRS work with the Chair of the Transportation subcommittee to draft a letter incorporating these general concerns or recommendations?

Chair Majewski responded in the affirmative.

**Motion:** Commission Mulder, in the matter of the Tucson Rapid Transit project, moved that PRS recommend a preference for the Oracle route to the Department of Transportation and Mobility, also copying Mayor and Council, recommending Oracle as the preferred corridor and listing a few of our usual concerns and normal best practice recommendations to reduce adverse effects to historic resources and also that the chair of the PRS subcommittee work with the Chair of the Transportation subcommittee to draft a letter to Tucson DTM expressing these concerns.

The motion was seconded by Commissioner Riojas.

Commissioner Ireland made a comment to recommend that the writers meet the deadline.

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

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. **Discussion and Vote on Virtual, Hybrid or In-Person Meeting**

**Motion:** Commissioner Riojas moved to recommend that PRS goes to a Hybrid format for all future meetings moving forward.

The motion was seconded by Commissioner Mulder.

Chair Majewski asked if this would be in effect for the meeting on the 14th. Staff Brown confirmed.

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

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

7a. **Minor Reviews**

Staff Taku provided updates on completed reviews: 166 W Alameda (gate in El Presidio); 746 S Osborne (solar in Barrio Historico); 196 W Simpson (window/door in Barrio Historico); 911 N 2<sup>nd</sup> Ave (solar in West University). Commission Ireland volunteered to assisted in these onsite reviews. The upcoming reviews: 820 N 3<sup>rd</sup> Avenue (roof replacement in West University); 5407 E Francisco Loop (solar in Fort Lowell); 821 S 2<sup>nd</sup> Avenue (solar in Armory Park); 510 E 18<sup>th</sup> (fence/windows in Armory Park); and 420 E 4<sup>th</sup> Street (fence in West University). Commissioners Riojas and Griffith volunteered to assist in these virtual reviews.

**7b. Appeals**

Staff Brown provided an update on the appeal for 5259 East Fort Lowell Road, which was submitted by Fort Lowell Historic Zone Advisory Board and heard by the Mayor and Council on November 14, 2023. Staff noted that the Public Hearing remains open to allow the City Manager to mediate with the applicant and appellant on a solution. Mayor and Council will hear the appeal again on December 12, 2023, for a decision.

**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**

PRS suggested that courtesy review cases be placed on the back end of the agenda after regular review cases that require action to be taken. Those courtesy reviews take longer than expected review time. Staff will comply with this request.

**8. Summary of Public Comments (Information Only)**

A public comment was received from Jose Rincon concerning a recent PDSO Director's approval condition in case SD-1222-00010 and read into the record.

**9. Future Agenda Items for Upcoming Meetings**

The next scheduled meetings are December 14 and 28, 2023. Staff Brown noted that potential cases include three cases in West University: 502 E University; 717 N 7<sup>th</sup> Avenue; and 728 E 4<sup>th</sup> Street; an adaptive reuse IID case at 847 N Stone Avenue; and a Solar Canopy at the Marist College Campus (RNA). PRS requested that cases should be limited to three (3).

**10. Adjournment**

The meeting was adjourned at 3:37 P.M.