

2023

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

LEGAL ACTION REPORT/Minutes

Thursday, January 11, 2024

This was a hybrid meeting. The meeting was accessible at the provided link to allow for participating in-person, 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) and Carol Griffith (virtual), and Jan Mulder, Savannah McDonald, and Rikki Riojas (in-person).

Commissioners Absent: Joel Ireland.

Applicants/Public Present: Corky Poster, Greg Clark, Elaine Hill, Dave Oldman, Serena Huaraque, Elizabeth Garrison, Andrew Christopher; and John Burr (virtual); Andrew Cook and Bob Lanning (in person)

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

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

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

The motion was seconded by Commissioner Mulder. (Commissioner Ireland absent)

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

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. SD-1023-00113, 261-267 N Main Avenue**
Reconstruct front porch
Full Review/El Presidio Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

[Note: Commissioner McDonald recused from this review and left the meeting at 1:03 P.M. due to PMM involvement in the design]

Staff Brown presented background on the project, which had been heard by the El Presidio Historic Preservation Zone Advisory Board [ELPHZAB] on December 05, 2023, and voted 6-0 to recommend approval of the project as presented.

Corky Poster, architect from PMM provided an overview of the project, clarified, and answered questions during the presentation.

Discussion was held. Action was taken.

Motion: Commissioner Mulder moved to recommend approval of the project as presented.

The motion was seconded by Commissioner Griffith.

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

3b. SD-1223-00136, 528 S 3rd Avenue

Remodel of portion of historic residence, demo of former addition, and new 627SF guest suite addition
Full Review/Armory Park Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

[Note: Commissioner MacDonald returned to the meeting at 1:19 P.M.]

Staff Brown presented background on the project, which had been heard by Armory Park Historic Zone Advisory Board [APHZAB] on December 19, 2023, and voted 7-0 to recommend approval as presented, with the option for rolled roofing or built-up roofing in the rear, to be substantially the same as the existing or proposed shingles.

Bob Lanning, architect from Lanning Architecture, provided an overview of the project, clarified points, and answered questions during the presentation.

Discussion was held. Action was taken.

Motion: Commissioner McDonald moved to recommend approval of the project as presented, including acceptance for the flat roof of the addition to be built-up roof, and not be shingled because of the low slope, and plans be revised to show this.

The motion was seconded by Commissioner Griffith.

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

3c. **SD-0523-00055/TC-RES-0423-04339, 5301 East Fort Lowell Road (continued)**
Rehabilitation of an existing single-family residence and site improvements
Full Review/Fort Lowell Historic Preservation Zone
Contributing Historic Resource to HPZ/Rehabilitation Standards

Staff Brown presented background on the project, which had been heard by the Fort Lowell Historic Preservation Zone Advisory Board [FLHZAB] on December 20, 2023. FLHZAB voted 4-1 (Bell voted nay and Maywood abstained) to recommend approval as presented, with the following conditions: to provide wood, single- or double-hung windows with vertical dimensions greater than the horizontal; to provide a smooth lime plaster treatment; to eliminate the French doors and propose a different design solution; to ensure heavy equipment is not visible; to provide a light-toned color for the roof; to update the development zone; and to ensure the applicant returns to the Board for final design review.

Andrew Christopher, architect from A.23 Studios, presented the general overview and design concept for the adaptive reuse of the building.

Discussion was held. Action was taken.

Motion was made by Commissioner Griffith, withdrawn, and revised.

New Motion: Commissioner Riojas moved to recommend approval of the project as presented with the following conditions:

- 1) To provide wood single- or double-hung windows with vertical dimensions greater than the horizontal on the original adobe building with two bedroom windows on the west side and one on the south side;
- 2) That the bathroom window will remain as proposed with steel fittings in the original opening size;
- 3) That there be temporary construction fencing on the west boundary of the site during construction;
- 4) That they would provide a smooth lime plaster treatment on the exterior of the building;
- 5) To retain the French doors as proposed in the design, because the proposed six-foot wall ensures that the French doors will have limited visibility from the street and
- 6) That there be a rolled roof to match the shingles in a lighter gray tone.

The motion was seconded by Commissioner McDonald.

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

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

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

No report was given.

5. Current Issues for Information/Discussion

5a. Minor Reviews

Staff Brown provided updates on completed reviews. Staff Taku will be scheduling new reviews and contacting PRS for volunteers.

5b. Appeals

Staff Brown noted no pending appeal(s).

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.

5d. Review Process Issues

None.

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 January 25, 2025. Staff Brown noted that potential cases include Activate El Presidio (continued); Courtesy at 384 S Meyer; and 627 S 9th Ave (both in Barrio Historico).

8. Adjournment

The meeting was adjourned at 2:49 P.M.