

2024

Tucson-Pima County Historical Commission

Plans Review Subcommittee (PRS)

LEGAL ACTION REPORT/Minutes

Thursday, February 29, 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 1:00 P.M., and per roll call, a quorum was established.

Commissioners Present: Teresita Majewski (Chair), Joel Ireland (left the meeting at 1:44 P.M.), and Andrew Christopher (virtual); Savannah McDonald, Rikki Riojas and Jan Mulder (in-person)

Commissioners Absent: None

Applicants/Public Present: Alena Straus, Bert Kempfert, Chuck Martin, Davis Maxwell, Michael Maerowitz, Noel Griemsmann, Parker Kinzer, Seth Beer, Vince Catalano, Chris Leighton, Ron Schwabe, Brad Bane, Darren Peress, Jason Jones, and Piazzi (virtual).

Staff Present: Michael Taku, Jodie Brown, Maria Gayosso, and Christina Anaya (City of Tucson, Planning and Development Services Department [PDSD]).

2. Approval of the Legal Action Report/Minutes for the Meeting of February 08, 2024

Motion: Commissioner Riojas moved to approve the Legal Action Report/Minutes for the meeting of February 08, 2024, as submitted.

The motion was seconded by Commissioner Mulder.

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. SD-0124-00007, 1 E Toole

Construction of ADA ramp, west side staircase, replacement of basement windows and modification of existing railing.
Full Review/Warehouse National Register Historic District
Contributing Resource/Rio Nuevo Area Review
Rehabilitation Standards

Staff Gayosso presented background on this zoning violation abatement project, which is a remodel of the building to meet building safety codes, accessibility, including ADA ramp, add a new metal staircase, fire-rated window, and door. The proposal was reviewed by the Design Review Board (DRB) on 2/23/2024, and DRB continued the review. The DRB requested the applicant to return to them with the following: (a) shade study; (b) location of existing/proposed outdoor lighting; (c) more detailed information on colors and materials of proposed railings/ramp/staircase, and how the ramp is interacting with the existing historic railing on and near site.

Architect Vince Catalano from VVC Design P.L.L.C., on behalf of the property owner, Peach Properties, 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 continuing the review for the applicant to return with the following:

- See documentation of existing windows and proposed replacement in elevation;
- Refine the railing elevations and details, clarifying the attachment of proposed 4x4 steel mesh and correcting the guard-railing heights and handrailing heights and extensions where code required;
- Illustrate how the fire department connection will be addressed within the new ramp; and,
- Provide proposed exterior lighting.

The motion was seconded by Commissioner Mulder.

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

3b. SD-0523-00060, 329 W Franklin Street

Conversion of detached garage to medical kitchen.
Full Review/El Presidio Historic Preservation Zone
Non-Contributing Resource/Rehabilitation Standards

At the request of the applicant, the review will be rescheduled.

3c. TP-PRE-0224-00033, 548 E 1st Street

Relocate house from 1040 N Euclid.
Courtesy Review/West University Historic Preservation Zone

Contributing Resource/Rehabilitation Standards

[Note: Commissioner Ireland recused from this review and left the meeting at 1:44 P.M. due to his ownership of the relocated site. He did not return to the meeting.]

Staff Brown presented background on the project, noting that Mayor and Council (MC) had approved relocation of contributing historic structures by CAPSTONE. Demolition of the non-contributing home at 548 E 1st Street was approved by staff. This was presented to West University Historic Zone Advisory Board [WUHZAB] on February 20, 2022.

Noel Griemsmann, from Snell & Wilmer, provided an overview of the project, clarified, and answered questions during the presentation.

Discussion was held. No action was taken.

4. Informational Item

4a. **Presentation on the Previous Rehabilitation of the Fox Theatre**

[Note: Commissioners Mulder and Riojas took a brief break from the meeting at 2:11 P.M. and returned to the meeting at 2:14 P.M.]

At the request of the applicant, the presentation will be rescheduled.

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 noted that sign projects were reviewed at 141 S. Stone Avenue (La Estrella Bakery in RNA); 643 N. 4th Avenue (Empire Tattoo in West University); and 538 E. Speedway (Arvelo Law Firm in West University). Commissioner Riojas volunteered for these reviews. Staff requested availability for an upcoming minor review: 723 N. 5th Avenue (roof shingles in West University).

6b. **Appeals**

Staff Taku noted no pending appeal(s).

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. Staff noted that there are violation cases being worked on in Armory Park and West University that eventually be reviewed by PRS.

6d. Review Process Issues

- Historic Zone Advisory Board Training started February 28, and will also be held on March 2, 2024.
- Staff Taku will be out of the office all month of March.

7. Summary of Public Comments (Information Only)

No public comment was received by the posted deadline.

8. Future Agenda Items for Upcoming Meetings

The next scheduled meeting is March 14, 2024. Staff Brown noted that potential cases include recent reviews from the advisory boards; an informational presentation on the Fox Theatre rehabilitation; 125 E. 16th Street; 929 N. Jacobus Avenue; 329 W. Franklin Street, and 15 N. Santa Rita Avenue (Wine Bar Cafe).

9. Adjournment

The meeting was adjourned at 2:23 P.M.