

2024

Tucson-Pima County Historical Commission

Plans Review Subcommittee (PRS)

LEGAL ACTION REPORT/Minutes

Thursday, March 14, 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), Joel Ireland, Andrew Christopher (virtual), Savannah McDonald and Jan Mulder (in-person)

Commissioners Absent: Rikki Rojas

Applicants/Public Present: Ron Schwabe and Darren Perez (in person), Roger Brevoort, Vince Catalano, Noel Griemsmann, Alec Enoch, Bert Kempfert, John Burr, Bill Mackey, Parker Linzer, Davis Maxwell, John Ash, Steven Newton, Alena Straus, Chuck Martin, Brad Bane, Michael Maerowitz, Seth Beer, Jason Jones, and Paul Iezzi (virtual)

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

2. Approval of the Legal Action Report/Minutes for the Meeting of February 29, 2024

Motion: Commissioner Ireland moved to approve the Legal Action Report/Minutes for the meeting of February 29, 2024, as submitted.

The motion was seconded by Commissioner McDonald.

The motion passed unanimously by a roll call vote of 5-0. (Commissioner Rojas 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. SD-0124-00007, 1 E Toole (Code Enforcement, Continued)

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 a remodel of the building to meet building safety codes, accessibility, including ADA ramp, add a new metal staircase, fire rated basement window and addition of a door. The proposal was reviewed by the Design Review Board (DRB) on 2/23/2024 and continued the review. The DRB requested the applicant to return 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 proposed changes interact with the existing historic railing on and near the 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 recommended approval of the project as presented with the following conditions:

- That the window dimensions, divided lite pattern, and finish are included in the plans
- That the lights are either 4" or 6" in diameter, have either a bronze or black finish, and are concealed by the roof fascia
- That the plans are updated so the fan shown in window #9 is removed
- That the handrail has a return at the bottom of the ramp and is shown on the plans

The motion was seconded by Commissioner Mulder.

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

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

Staff Brown provided background on the proposed project noting that it had been reviewed by the El Presidio Historic Zone Advisory Board (EPHZAB) on January 29, 2024, and had been recommended for approval with conditions.

Alec Enoch, draftsman, presented revised plans for the project on behalf of the property owner. The revisions were based feedback from EPHZAB.

Discussion was held. Action was taken.

Motion: Commissioner Mulder moved to recommended approval of the revised plans for project as presented with the following conditions:

- That the plans show the location of the proposed oleander
- That the duct work and other equipment is powder coated

The motion was seconded by Commissioner McDonald.

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

3c. SD-1223-00137, 125 E 16th Street

Enclose patio into family room.

Full Review/Armory Park Historic Preservation Zone

Contributing Resource/Rehabilitation Standards

Staff Brown provided background on the proposed project noting that it had been reviewed by the Armory Park Historic Zone Advisory Board (APHZAB) on February 20, 2024, and had been recommended for approval with conditions.

Steven Newton, property owner, presented the project.

Discussion was held. Action was taken.

Motion: Commissioner McDonald moved to recommended approval of the project as presented with the following conditions:

- That the waiver of the setbacks is acceptable
- That the addition be retextured to a smooth finish to differentiate from the historic portion of the house
- That the rock veneer is removed from the addition to differentiate from the historic portion of the house

The motion was seconded by Commissioner Ireland.

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

3d. SD-0124-00009, 15 N Santa Rita Avenue

Convert existing structure to Wine Bar Café

Full Review/Rincon Heights National Register Historic District

Sunshine Mile Urban Overlay District

Contributing Resource/Rehabilitation Standards

Staff Gayosso provided background on the project.

Bill Mackey, architect, presented the project on behalf of the property owner.

Discussion was held. Action was taken.

Motion: Commissioner McDonald moved to recommended approval of the project as presented.

The motion was seconded by Commissioner Mulder.

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

3e. TP-PRE-0224-00034 929 N Jacobus Avenue

Relocate houses from 812, 814, 818 E Speedway and 1036 N Euclid to 929 N Jacobus Avenue and demolition of rear addition at 930 N 2nd Avenue.
Courtesy Review/West University Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

[Note: Commissioner Ireland recused from this review and left the meeting at 2:23 P.M. due to his ownership of the relocated site.]

Staff Brown presented background on the project, noting that Mayor and Council (MC) had approved the demolition of existing noncontributing homes and relocation of contributing historic structures by CAPSTONE. This was presented to West University Historic Zone Advisory Board [WUHZAB] on February 20, 2022.

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

Discussion was held. No action was taken.

[Note: Commissioner Ireland returned at 2:55 P.M.]

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 noted that there were two recent Minor reviews, one at 723 N. 5th Avenue for new roof shingles in West University and one at 182 W. Simpson for solar panels in Barrio Historico. Commissioner Rojas volunteered for the reviews.

5b. Appeals

Staff Brown noted that there are 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

Chair Majewski noted that it should be consistently be noted on item listings on the agenda when a case is a zoning violation.

6. Summary of Public Comments (Information Only)

No public comment was received by the posted deadline.

7. Future Agenda Items for Upcoming Meetings

The next scheduled meeting is March 28, 2024. Staff Brown noted that an informational presentation on the Fox Theatre rehabilitation and some potential projects from Armory Park would be on the next agenda.

8. Adjournment

The meeting was adjourned at 2:58 P.M.