

2024

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

LEGAL ACTION REPORT/Minutes

Thursday, July 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 1:11 P.M., and per roll call, a quorum was established.

Commissioners Present: Teresita Majewski (Chair), Savannah McDonald, Joel Ireland, Andrew Christopher, Jan Mulder, and Rikki Riojas (virtual)

Commissioners Absent: None

Applicants/Public Present: Eric Barrett, Matt Smith, Michael Becherer, and Jim Glock (virtual)

Staff Present: Michael Taku and Jodie Brown (in-person) and Heather Thrall and Robert Parson (virtual) (City of Tucson, Planning and Development Services Department [PDSD]) and Elliot Welch (Parks and Recreation Department) (virtual)

2. Approval of the Legal Action Report/Minutes for the Meeting of June 20, 2024

The Legal Action Report/Minutes for the meeting of June 20, 2024, was not ready and will be approved at a subsequent meeting.

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. TS- SGN-0524-00002, 444 E University Boulevard

Installation of a replica sign and designation as a Heritage Landmark Sign.
Full Review/West University Historic Preservation Zone
Contributing Resource/Rehabilitation Standards
[STAFF NOTE] *Historic Landmark SIGN is reviewed in compliance with Chapter 3 Tucson Sign Code, Article, Section 3-71. Historic Landmark Signs, D.2.E.2.b and c, and*

G.7 and 8. Ordinance Nos. 10903/11329 effective through 12/31/18. Review for Compliance with HLS Cultural/Historic/Design Designation Guidelines

Staff Brown presented background on the project and read into the record the action taken by the West University Historic Zone Advisory Board (WUHZAB) from the meeting of June 18, 2024. WUHZAB voted 6-0 to recommend approval of the sign as proposed with a horizontal cantilever attachment as required to meet structural requirements that does not damage the existing stucco relief.

Staff Thrall from the Sign Code Division summarized the technical guidelines. Sign Code staff reviewed the application and determined that the proposed Treatment Plan meets all five HLS Technical Designation Guidelines of a replica Heritage Landmark Sign (7A.10.5.E.4) and all cultural guidelines of a Heritage Landmark sign (7A.10.5.D.2).

The applicant, Jude Cook, Cook & Company Sign Makers, Inc., seeks to designate a sign on the north elevation of the building that will replicate the original Time Market sign from the 1930s. This sign will replicate the original sign as much as possible and will be installed in its original location. The Time Market sign qualifies as a Replica Historic Landmark Sign, meeting all five technical guidelines: (a) the sign will be exposed neon lighting; (b) the sign will use materials that will replicate the materials used during the time period of the original (c) the sign will be non-rectangular; (d) the sign will be a projecting sign; and (e) the sign will be structurally safe. The sign also meets all four cultural historical design guidelines: (a) the sign exemplifies signage in Tucson in the mid-twentieth century. In addition, the building is listed as contributing to the West University National Register District, and the sign is a character-defining detail of the building; (b) the sign exhibits extraordinary aesthetic qualities that represent the creative and innovative signage built in Tucson; (c) the sign is unique; and (d) the sign is a replica of the original sign based on photos attached and retains all its character-defining features. The character-defining features of this sign are the unique shape, the clock face, the font, and the neon. In terms of future maintenance, once restored the sign will be serviced and kept fully functional. Cook & Co. Sign Makers, after restoring the sign, will manage and replace equipment, electrodes, neon, and paint as needed. The sign will undergo an annual maintenance check.

[Note: Commissioner Mulder left the meeting at 2:15 PM]

Discussion was held. Action was taken.

It was moved by Commissioner McDonald to recommend approval of the Treatment Plan as presented, noting that the proposal meets the performance requirements and cultural guidelines for conditional designation as a replica Heritage Landmark Sign, with the following aspects indicated:

- Character defining text as Time and Market
- Character defining features are shape, use of neon, colors, manual clock
- Treatment plan is accepted

SUBJECT TO THE FOLLOWING CONDITIONS:

- Sign cannot extend above the center of the roof parapet adjacent
- Sign cannot touch the tile roof
- Sign must have a temporary revocable easement for installation aerially in city right of way
- A Sun Link permit for safe installation near the streetcar,
- The perimeter profile, font, and spacing to be adjusted to better match the two historic photographs [one with the application, and one from Commissioner Christopher
- Actual neon and colors to be finalized based on more research and be approved by minor review
- To be a double-faced sign with reverse image
- Lettering to be pan-channel letters, 3" deep with clear acrylic faces over the neon
- Horizontal cantilevered attachment (mounting condition) as proposed

The motion was seconded by Commissioner Ireland

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

3b. TP- PRE-0524-00121, 222 S 5th Avenue

Options for proposed plaza and shade structures
Courtesy Review/Armory Park Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Brown presented background on the project and read into the record the summary of the Armory Park Historic Zone Advisory Board [APHZAB] discussion from the meeting of May 21, 2024.

Staff Welch noted that this courtesy review was limited to the proposed options for the shade structure at the center of an event plaza in Armory Park.

Michael Becherer, architect at Swaim Associates, along with Matt Smith and Eric Barret, from ARC Studios provided an overview of the project, clarified points, and answered questions during the presentation. The presentation provided four design concepts with associated inspiration and historic precedence. The concepts are: (1) Blur Pavilion; (2) Reach Pavilion; - (3) Tent Pavilion; and (4) Dome Pavilion.

Discussion was held. No action was taken.

4. Public and Institutional Use in a Development Zone Discussion

4a. Discussion on the Use of Public and Institutional buildings as Comparative Properties in Development Zones

Given that all PRS members were not present, the consensus was to not discuss it at a meeting without all members present and to keep this item on the agenda for further discussion with PRS and staff.

No action was taken.

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 presented the projects reviewed: 620 N. 6th Avenue for replacement of wood/chain link fence with a masonry stucco wall (West University); 827 N. 4th Avenue for a roof replacement (West University); and 350 S. Convent for a door replacement (Barrio Historico). Summaries were provided by Commissioner Riojas, who had assisted with the virtual reviews.

New pending reviews: 502 E. 4th Street-door replacement [WU]; 826 N. 7th Ave-fence/gate [WU]; 345 S. 4th Ave-solar [AP]; 5396 E. Francisco Loop-solar [FL]; and 130 E Congress Street-Sign [RNA].

Staff will request availability when the cases are ready for review.

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 that eventually will be reviewed by PRS.

6d. **Review Process Issues**

Commissioners requested to be informed in a timely fashion whenever new review materials are available and posted.

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 July 25, 2024. Staff Brown provided possible cases including Capstone properties 812 E Speedway–courtesy review for review of new construction; 1030 N. Euclid Avenue for and demolition of a non-contributing addition and 835/837 N. 1st Ave for rehabilitation, windows, walls, and mechanical. The PRS quorum was verified and confirmed for the next meeting.

9. Adjournment

The meeting was adjourned at 3:21 P.M.