

2024

Tucson-Pima County Historical Commission

Plans Review Subcommittee (PRS)

LEGAL ACTION REPORT/Minutes

Thursday, September 24, 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 1:06 P.M., and per roll call, a quorum was established.

Commissioners Present: Teresita Majewski (Chair), Andrew Christopher, and Jan Mulder, [virtual].

Commissioners Absent: Joel Ireland and Rikki Riojas

Applicants/Public Present: Drew Cook, Charles Pifer, Richard Wieche, Demion Clinco, Freda Marshall, and Michael Kramkowski

Staff Present: Michael Taku, Maria Gayosso, Christina Anaya (in-person) and Dan Bursuck (virtual) (City of Tucson, Planning and Development Services Department [PDSD]), Jasmine Chan (virtual) (Parks and Recreation Department[P&R), Scott O'Mack, Ian Milliken, and Scott Trombetta (virtual) (Pima County).

2. Review and approval of the Legal Action Report/Minutes (LAR) for the Meeting of September 12, 2024

Motion: Commissioner Mulder moved to approve the Legal Action Report/Minutes for the meeting of September 12, 2024, as submitted.

The motion was seconded by Commissioner Christopher.

The motion passed unanimously by a roll call vote of 3-0. (Commissioners Ireland and Riojas 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-0524-00045, 628 N 4th Avenue**

Tenant Improvement.

Full Review/ West University Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Taku 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 August 20, 2024. WUHZAB voted unanimously 6-0 to recommend approval, subject to the following conditions: (1) approval of elevations 601 and 602 as shown; (2) to have elevation 603 updated to reflect the rendering and the parapet; (3) the garage door shown in the rendering is acceptable; and (4) lights on the west elevation rendering are acceptable.

Architect Richard Wiehe (FORS architecture + interiors) provided an overview of the project, clarified points, and answered questions during the presentation

Discussion was held. Action was taken.

Motion: Commissioner Mulder moved to recommend approval of the project as presented with the following conditions: elevations 602 and 603 are amended to reflect the roll-up doors even with the passage door, that is, 8 feet tall, with the roll-up door being aligned with 8-foot passage door.

The motion was seconded by Commissioner Christopher.

The motion passed unanimously with a roll call vote of 3-0. (Commissioners Ireland and Riojas absent)

Process Note: *Gayosso clarified that this project is a modification of an approved Design Package under IID review [T19SA000126/IID-18-04]. Thus, the plans will be sent to the City Design Staff Professional for compliance review and recommendation to the PDSD Director.*

3b. **TD-DEV-0724-00207/SD-0524-000050, 35 E Toole Avenue**

Change of Use. Remodel existing Bata Garden Courtyard to create partially covered outdoor dining and food preparation patio. Landscape. Steel Shade structures/Canopies.

Full Review/Rio Nuevo Area/Downtown Infill Incentive District/Warehouse National Register Historic District
Contributing Resource/Rehabilitation Standards

Staff Gayosso provided background on the proposed project, noting that it had been reviewed by the Design Review Board (DRB) on September 20, 2024. DRB voted unanimously 5-0 to recommend approval to the PDSD Director, finding the

project in compliance with the design standards in UDC Sections 5.12.7.C 1-15 and 5.12.7.D, subject to the following conditions: (1) Outdoor lighting to be provided at the pop up window on east façade of the fence; (2) Design Package to demonstrate there is a minimum of 6 feet clearance for pedestrians along the east sidewalk in the 7th Avenue right-of-way, when all doors are fully open; and (3) Shade study to be revised to demonstrate compliance with RNA shade requirements at 12:00 pm on June 21.

Architect Richard Wiehe (FORS architecture + interiors) provided an overview of the project, clarified points, and answered questions during the presentation.

Discussion was held. Action was taken.

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

The motion was seconded by Commissioner Mulder.

The motion passed unanimously with a roll call vote of 3-0. (Commissioners Ireland and Riojas absent)

3c. SD-0824-00071/CIP-0324-00003, 5479 E Fort Lowell Road

Rehabilitation of the Commissary Building.

Full Review/Fort Lowell Historic Preservation Zone

Contributing Resource/Rehabilitation Standards

As a prelude to the Fort Lowell Commissary/El Cuartel Viejo and the Donaldson House reviews, Chair Majewski read into the record a public comment provided by Demion Clinco on behalf of the Tucson Historic Preservation Foundation on September 23, 2024. The comment was provided by staff to the subcommittee as part of the review documents. It is a city-owned property and managed in partnership with Pima County. Additionally, the rehabilitation work is part of a bond project. Finally, the need for site-specific architectural documentation was emphasized.

Staff Taku presented background on the project, noting that this was presented to the Fort Lowell Historic Zone Advisory Board (FLHZAB) on March 25, 2024, to the TPCHC Historic Landscapes Subcommittee on March 28, 2024, and to PRS as a courtesy review on April 25, 2024. Staff read into the record the action taken by FLHZAB from the meeting of August 26, 2024. FLHZAB voted unanimously 4-0 to recommend approval of the project as presented with the following conditions: (1) that every effort be made to remove the parking from the scope of work until is clear who the proposed tenants will be and whether parking is even needed for the uses; (2) that an older style of brick with no spacers be provided for the outdoor patios; (3) that the bicycle racks are more aesthetically appropriate to the Fort Lowell neighborhood; and (4) that a smooth lime finish more tan than gray in color be proposed for the Commissary Building.

Architect Drew Cook (Poster, Mirto, McDonald Architects [PMM]) provided an overview of the site, scope of work, and clarified and answered questions during the presentation.

Discussion was held. Action was taken.

Motion: Commissioner Mulder moved to recommend approval as presented, subject to the following conditions: (1) the development of a comprehensive historic architectural report for each site within the district that is to be commissioned by the City in consultation with the County on the scope of work; (2) the scoping and completion of the report should not hold up the permitting for the current project for the commissary building; and (3) the reports must be completed before the certificate of occupancy is issued. Noted that these reports are essential for guiding future management, development, and preservation efforts, ensuring the long-term protection and sustainability of these historically significant properties.

The motion was seconded by Commissioner Christopher.

The motion passed unanimously with a roll call vote of 3-0. (Commissioners Ireland and Riojas absent)

- 3d. SD-0824-00071/CIP-0324-00003, 5531 E Fort Lowell Road**
Rehabilitation of the Donaldson House.
Full Review/Fort Lowell Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Due to time constraints, this review has been rescheduled to October 3, 2024.

- 3e. TP-PRE-0924-00218/CIP-0824-00029, 325 W 2nd Street**
Dunbar Pavilion Rehabilitation Project/Roof Repairs only.
Courtesy Review/John Spring National Historic District
Individually Listed/Rehabilitation Standards

Staff Taku presented background on the project, noting this was an emergency roof repair needed to preserve the historic building.

Architect Charles Pifer (PMM) along with Freda Marshall, Executive Director, Dunbar Pavilion, provided an overview of the proposed changes, clarified points, and answered questions during the presentation. Presenter described the scope of work to be replacement of damaged roof tiles by storm. Replacement options included: (1) Asphalt shingles; (2) standing seam metal roof; and (3) Diamond-shaped steel tile roofing system.

Discussion was held. Feedback from the subcommittee included but was not limited to encouraging discussion with County and the State Historic Preservation office to ensure eligibility will not be adversely impacted by the roofing material

chosen. Consensus on material replacement options was on Option #3 and alternatively, Option #1, with clay barrel roof tiles on hips and ridges to approximate the historic photo provided. Option #2 was a “no go.”

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

Due to time constraints, this item was not discussed.

5. Task Force on Inclusivity Report Recommendations

5a. Discussion on Best Practices for Naming of City- and County-Owned Physical Assets

Due to time constraints, this item was not discussed.

6. Current Issues for Information/Discussion

6a. Minor Reviews

Due to time constraints, this item was not discussed.

6b. Appeals

Due to time constraints, this item was not discussed.

6c. Zoning Violations

Due to time constraints, this item was not discussed.

6d. Review Process Issues

Due to time constraints, this item was not discussed.

7. Summary of Public Comments (Information Only)

A Public Comment was submitted by Demion Clinco and read into the record during Item 3c.

8. Future Agenda Items for Upcoming Meetings

Items not discussed will be scheduled for the October 3, 2024, Special Meeting.

9. Adjournment

The meeting was adjourned at 3:46 P.M.