

2024

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

**LEGAL ACTION REPORT/Minutes**

**Thursday, October 3, 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 1:04 P.M., and per roll call, a quorum was established.

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

Commissioners Absent: None

Applicants/Public Present: Elaine Hill, Mary Lou Fragomeni-Nuttall, Margo Sackheim, Tom Warne, and Gene Goldstein

Staff Present: Michael Taku and Christina Anaya (in-person) and Maria Gayosso (virtual) (City of Tucson, Planning and Development Services Department [PDSD])

**2. Review and approval of the Legal Action Report/Minutes (LAR) for the Meeting of September 24, 2024**

**Motion:** Commissioner Mulder moved to approve the Legal Action Report/Minutes for the meeting of September 24, 2024, as submitted.

The motion was seconded by Commissioner Christopher.

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-0824-00072/CIP-0324-00003, 5531 E Fort Lowell Road**

Rehabilitation of the Donaldson House .  
Full Review/Fort Lowell Historic Preservation Zone  
Contributing Resource/Rehabilitation Standards

Applicant(s) not present. This case will be scheduled for a future meeting.

**3b. SD-0924-00087, 845 E University Boulevard**

New Storefront configuration. New brick veneer. Repair stucco.  
Full Review/West University Historic Preservation Zone  
Contributing Resource/ Rehabilitation Standards

Staff Taku presented background on the project, noting that this was presented to the West University Historic Zone Advisory Board (WUHZAB) on September 17, 2024. WUHZAB voted unanimously 4-0 to recommend approval of the project as presented.

Tom Warne, representing the Marshall Foundation, and Gene Goldstein, architect for the project, 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, with the following conditions: The masonry knee wall under the windows shall be continued under the west bay and the entire knee wall shall be raised to a height of 3 courses inclusive of a sloped masonry sill to match the adjacent tenant suites.

The motion was seconded by Commissioner Riojas.

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

**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**

No discussion was held.

**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 summarized sign reviews – 2615 E. Broadway, 2555 E. Broadway, and 2549 E. Broadway – all in the Sunshine Mile Urban Overlay District; Starbucks sign at 130 E. Congress for revision of mounting. Commissioner Riojas assisted in these reviews. Reactivate El Presidio project and 6<sup>th</sup> Avenue Underpass will be reviewed by Commissioners Riojas and Christopher on 10/4/2024.

**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**

Discussion on having one meeting per month in November and December: November 14, 2024, and December 12, 2024.

**7. Summary of Public Comments (Information Only)**

A Public Comment was submitted by Demion Clinco (Tucson Historic Preservation Foundation) and read into the record during the 9/24/2024 meeting under Item 3c and would have been read into the record for Item 3a today if that case had been heard. No other public comment was received by the posted deadline.

**8. Future Agenda Items for Upcoming Meetings**

The next scheduled meeting is October 10, 2024. Staff Taku indicated that the following cases will be on that agenda: Midtown Reliability Project (TEP), Himmel Library, and Benedictine Monastery-La Rosa Performing Arts Center.

**9. Adjournment**

The meeting was adjourned at 2:00 P.M.