

2024

Tucson-Pima County Historical Commission

Plans Review Subcommittee (PRS)

LEGAL ACTION REPORT/Minutes

Thursday, October 10, 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, and Joel Ireland (joined 1:12 P.M.) [virtual]

Commissioners Absent: Rikki Riojas

Applicants/Public Present: Charles Pifer, Jon Mirto, Keri Tallorin, Lucy Nielsen, and Tim Kinney [virtual].

Staff Present: Michael Taku and Christina Anaya (in person) and Maria Gayosso and Sam Paz (virtual) (City of Tucson, Planning and Development Services Department [PDSD]), Scott O'Mack (virtual) (Pima County).

2. Review and approval of the Legal Action Report/Minutes (LAR) for the Meeting of October 3, 2024

Motion: Commissioner Mulder moved to approve the Legal Action Report/Minutes for the meeting of October 3, 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; Commissioner Ireland joined after the vote)

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. TD-DEV-0624-00182, 800 N Country Club
Benedictine Monastery [PAD/HL]: La Rosa: Performing Art Center.
Full Review/Sam Hughes National Historic District
Contributing Resource/Rehabilitation Standards

Staff Taku provided background on the proposed project, noting that the subcommittee had previously reviewed some proposed rehabilitation on the Benedictine Monastery. Staff stated that a courtesy review was conducted on 9-12-2024 for the use of the Chapel spaces as a performing center and a new restaurant. The Monastery is a city-designated Historic Landmark constructed by Roy Place.

Architect Charles Pifer from Poster Mirto McDonald (PMM) provided an overview of the proposed changes, 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:

1. New west side bar entrance door shall have horizontal and vertical mullions to align with and match the existing adjacent windows.
2. The [courtyard] landscape plan shall be developed and brought back for minor review.
3. The roof materials are acceptable as presented and shall be a neutral color if a ballasted system is used, or a red color to complement the existing tile roof if a metal or TPO system is used.
4. The existing rear courtyard railing that is to remain shall be shown on the plans.

The motion was seconded by Commissioner Mulder.

The motion passed unanimously with a roll call vote of 4-0 (Commissioner Riojas absent).

Case 3b was heard after Case 3c.

3b. TP-PRE-0924-000209, 2411 N Oracle Road
Midtown Reliability Project 138 kW Transmission Line:
Perpendicular Crossings and Alignment [TEP]
Courtesy Review/Special Exception Land Use/Gateway Corridor Zone

Staff Taku presented background on the project, noting that TEP is proposing a series of utility upgrades known as the Midtown Reliability Project. The project will upgrade Midtown Tucson's sub-transmission system. As a result, TEP is proposing two perpendicular crossings, one perpendicular waiver, and two corridor alignment proposals. Staff Paz discussed the Special Exception process.

Keri Tallorin, consultant representing TEP, provided an overview of the project, clarified points, and answered questions during the presentation.

Discussion was held. Applicant did not provide any review material prior to presentation. Based on the presentation, feedback from the subcommittee included but was not limited to:

- TPCHC has provided several letters to TEP regarding TEP's proposal and historic resource impacts
- Crossing in historic districts and distances between the poles
- On photo simulation: any poles next to pedestrian scales; need for high wires? Structures involved?
- On Kino crossing: Retired lines to be moved overhead across the street or buried? What is the process for relocating poles? Answer: TEP is responsible for relocating its pole. Other communication companies cannot use TEP poles without permission. Will TEP remove defunct poles?
- TEP pole locations are shown, not those of other communication companies. Answer: Other communication poles cannot be co-located on transmission lines.
- What is the effective end date of this application?
- Contact the Transportation Subcommittee of the TPCHC for more feedback.

No action was taken.

Case 3c was taken out of order and heard before Case 3b.

3c. TP-PRE-0824-00204, 1035 N Treat Avenue
Draft Design for County-sponsored Himmel Park Library
Rehabilitation and expansion.
Courtesy Review/Sam Hughes National Historic District
Contributing Resource/Rehabilitation Standards

Scott O'Mack from Pima County presented background on the project, noting that the library building is a noncontributor though treated as a contributor, and the park is contributing to the district.

Jon Mirto and Lucy Nielson (both PMM), representing the City of Tucson, provided an overview of the project, clarified points, and answered questions during the presentation.

Discussion was held. Feedback from the subcommittee included but was not limited to:

- Concern on the canopy area. Suggest a need to maintain this area to show continuity of the building.
- Suggest some interpretation of the canopy area.

- The landscape plan to go to the Historic Landscape Subcommittee of the TPCHC for feedback on the proposed plants.
- New masonry wall color to be earth tone to match existing building.
- Material - maybe brick. Need to distinguish new wall from existing.

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

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 –Reactivate El Presidio project and 6th Avenue Underpass were 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)

No public comments were received by the posted deadline.

8. Future Agenda Items for Upcoming Meetings

The next scheduled meeting is October 24, 2024. Staff Taku indicated that the following cases will be on that agenda: 538 W. 17th Street, ADU (Barrio Historico Historic Preservation Zone [HPZ]); 819 N. Euclid Avenue, Zoning Violation-Windows (West University HPZ); 5531 E. Fort Lowell, Donaldson House, Rehabilitation (Fort Lowell HPZ); 812 E Speedway, CAPSTONE Mixed Use and Johnny Gibson, Restaurant (Rio Nuevo Area).

9. Adjournment

The meeting was adjourned at 3:29 P.M.