

2024

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

LEGAL ACTION REPORT/Minutes

Thursday, November 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), Andrew Christopher, Rikki Riojas, and Jan Mulder [virtual]

Commissioners Absent: Joel Ireland

Applicants/Public Present: Bob Lanning, Stephen Curti, and Amanda Pena (virtual)

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

2. Review and approval of the Legal Action Report (LAR) and Meeting/Minutes for the Meeting of November 05, 2024

Motion: Commissioner Riojas moved to approve the Legal Action Report (LAR)/Minutes for the meeting of November 05, 2024, as submitted.

The motion was seconded by Commissioner Mulder.

The motion passed unanimously by a roll call vote of 4-0. (Commissioner Ireland 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-0924-00095, 911 N 6th Avenue
Remodel and bathroom addition to an existing rear detached accessory structure.
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 October 15, 2024. WUHZAB voted unanimously 6-0 to recommend approval as presented except that windows be clad wood and downspout be metal.

Bob Lanning and Stephen Curti, from Lanning Architecture, 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: that windows be clad wood and downspout be metal.

The motion was seconded by Commissioner Riojas.

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

3b.

SD-0724-00066, 200 E Congress Street-Johnny Gibson's Market

Commercial tenant improvement: Renovation of a vacant shell space into a mixed-use food hall extension of the Johnny Gibson's Downtown Market. Exterior work to include removal of existing steel security grilles, new stucco paint colors, new fixed fabric awning from the northeast corner of 200 E. Congress to the southwest corner of 11 S. 6th Ave., replacement windows and window supports, new opaque window film applied to 2 of the north elevation windows, new paint color, and exterior awnings. Full Review/Downtown Tucson National Historic District/RNA/IID. Contributing Resource/Rehabilitation Standards

Staff Gayosso presented background on the project and read into the record the action taken by the Design Review Board (DRB) from the meeting of October 18, 2024. DRB voted 4-0 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) Applicant shall provide shielded downward directed pedestrian lighting under the proposed awnings; and
- 2) Applicant shall explore providing additional bike racks at the Johnny Gibson's entrance, property addressed 200 E. Congress St., on the side facing 6th Avenue.

Amanda Pena, from Corazon Architecture and Design, 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 with the condition that the existing mismatched portion of exterior cladding on the west facade be replaced with a matching material.

The motion was seconded by Commissioner Riojas.

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

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 report presented.

5. Task Force on Inclusivity Report Recommendations

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

No report presented.

6. Current Issues for Information/Discussion

6a. Minor Reviews

Staff Taku summarized the pending reviews: 460 S. Otero for solar in the Barrio Historico Historic Preservation Zone (HPZ); 717 N. 7th Avenue for stucco (West University HPZ); 846 S. 2nd Avenue for solar (Armory Park HPZ); and 945 N. 5th Avenue for solar (West University HPZ); 432 S. Meyer for solar (Barrio); and 5621 E. Fort Lowell for solar (Fort Lowell), and 575 S. Main Avenue for solar (Barrio) Commissioner Riojas volunteered to assist with these virtual reviews.

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

The position of Historic Preservation Officer (HPO) has been posted in many places. The deadline for applications has been extended to December 2, 2024.

This is to increase more applicants. Additional information will be provided as it becomes available.

Discussion on meeting format: Hybrid vs. virtual only (Zoom). The consensus was to return to virtual only (Zoom) with a hybrid option as needed. Staff to check with City Clerk on appropriate language and put this as an action item for next meeting.

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

No public comment was received was received by the posted deadline.

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

The next scheduled meeting is December 10 for West University HPZ Design Guidelines revision; and December 12, 2024, for Milagro HAWK lights, 1130 W. Miracle Mile [Miracle Mile Historic District], Sosa-Carrillo House, 151 S Granada Avenue [RNA]; and Armory Park additions, 222 S. 5th Avenue [Armory Park]; 819 N. Euclid, continued [West University]; and Barrio Historico HPZ Design Guidelines revisions.

PRS quorum for these next meetings was verified and confirmed.

9. **Adjournment**

The meeting was adjourned at 1:58 P.M.