

2024

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

LEGAL ACTION REPORT/Minutes

Tuesday, December 12, 2024

This was a virtual 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://youtu.be/YafBtJlvnQA?si=g-x6ugxgc0K4XEwX>

1. Call to Order and Roll Call

The meeting was called to order at 1:09 P.M., and per roll call, a quorum was established.

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

Commissioners Absent: Rikki Riojas

Applicants/Public Present (all virtual): Michael Becherer, Architect, Swaim Associates; John Burr (Armory Park Historic Zone Advisory Board [APHZAB]); Eric Fike, Swaim Associates

Staff Present: Maria Gayosso and Michael Taku (both in-person) (City of Tucson, Planning and Development Services Department [PDSD]); Bob Roggenthen, City of Tucson, Department of Transportation and Mobility (DTM) (virtual); Gabriel Sleighter, City of Tucson (virtual)

2. Review and approval of the Legal Action Report/Minutes (LAR) for the Meeting of December 10, 2024

These meeting notes were not ready, so this item was skipped. Discussion regarding the action taken at the December 10, 2024, meeting was held.

3. Reconsideration of Hybrid PRS Meetings (Discussion/Action)

Discussion of this item was held, but it was not supposed to be on this agenda, since action was taken on December 10, 2024, regarding the decision to return to virtual meetings, with hybrid as needed.

4. Historic Preservation Zone Review Cases

UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

4a. **TR-ROW-0424-00497, 2500 N Oracle Road**

Oracle and Alturas HARK Lights-Right-of-Way (ROW).

Installing a new Hawk Pedestrian Signal. Removal of the ramps to replace with new ADA compliance ramps. Temporary ADA ramp and sidewalk available for pedestrians 24 hour

Full Review/Capital Investment Project (CIP)

This item was taken out of order, because the applicants had not yet arrived at the time it came forward on the agenda. Bob Roggenthen (City of Tucson DTM) presented,

Discussion was held. Comments were minimal, with Commissioner McDonald voicing her support given the new units on the west side with Milagro on Oracle. Action was taken.

Motion: Commissioner McDonald to approve the project as presented.

The motion was seconded by Commissioner Christopher.

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

4b. **SD-1024-00104, 151 S Granada Avenue-Sosa-Carrillo-Fremont House**

Rehabilitation and Landscaping: Restore and renovate the existing Sosa Carrillo House property at the Tucson Convention Center Campus. Provide increased universal accessibility, rectify code/life safety deficiencies, restore the adobe structure, and renovate the grounds to support additional programs and enrichment activities. Fully restore existing building on the exterior including the doors, windows, roof and adobe. Restrooms dating from the 1970s will be fully renovated, and the existing breakroom will be brought into full code compliance.

Full Review/Downtown Tucson National Historic District/RNA/IID.

Individually Listed Resource/Rehabilitation Standards

This case was introduced by Gabriel Sleighter and presented by Michael Becherer and Eric Fike.

Discussion was held regarding the prior issues with the shade studies and shade structures, but it was determined that this must be examined by the Design Review Board. The project was taken somewhat out of sequence in order to accommodate an accelerated timeline.

Commissioner Mulder noted that the shade solutions should be allowed to proceed as presented, given that the approach is compatible with the historic resource.

Commissioner Christopher offered two conditions for discussion: one would be that those areas around the adobe wall foundations shall be exposed and kept free of vegetation as shown to ensure long term preservation of the adobe walls. And the second would be that the hardscape materials in the central plaza should be refined to more strongly delineate the historic boundary of Main Street.

Commissioner Mulder commented that she would like to include language regarding the support of the PRS for the current strategy, so that it is an affirmative statement, and Commissioner Christopher offered additional language, and with further discussion from Commissioner McDonald, the decision was that a third bullet point be added to the effect:

We find that the landscape and shading strategies as presented are adequate, and responsive to the historic condition.

Action was taken.

Motion: Commissioner Christopher moved to approve the project as presented with the following conditions:

- 1) that the areas around the adobe wall foundations should be kept free of hardscape and vegetation as shown to ensure long-term preservation of the adobe walls;
- 2) that hardscape materials and geometry in the central plaza should be refined to more strongly delineate the historic boundary of Main Street; and
- 3) that we find that the landscape and shading strategies as presented are adequate and responsive to the historical conditions.

Commissioner Mulder seconded the motion.

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

4c. SD-0924-00098/CIP-0924-00032, 222 S 5th Avenue

Armory Park: Removal of the existing stage, plaza area, and games area, restroom renovation for ADA compliance, addition of a central plaza with overhead shade structure, addition of trees, parking lighting, new benches/tables, renovate sidewalks, addition of dog park, parking improvements.

Courtesy Review/Armory Park Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Discussion was held among the presenters (Michael Becherer and Eric Fike), staff, and commissioners regarding the layout of the landscape, plaza, and shading; and skateboard and homeless camping mitigation techniques. No action was taken.

5. Public and Institutional Use in a Development Zone Discussion

5a. Discussion on the use of Public and Institutional buildings as comparative properties in Development Zones

No report was presented.

6. Task Force on Inclusivity Report Recommendations

6a. Discussion on Best Practices for Naming of City- and County-Owned Physical Assets

No report was presented.

7. Current Issues for Information/Discussion

7a. Minor Reviews

Staff Taku noted the three recent minor reviews, which were reviewed with the assistance of Commissioner Riojas and reported on at the meeting on December 10, 2024. The other pending minor reviews are on hold until after the holidays.

7b. Appeals

Staff Taku noted no pending appeal(s).

7c. Zoning Violations

Staff Taku noted no pending zoning violation(s).

7d. Review Process Issues

John Burr wanted to mention the fact that the Mayor and Council had not yet approved pending appointments to the APHZAB and had concerns that this would affect their ability to review things. It appears that this process fell by the wayside with the departure of Jodie [former Staff Brown]. It was recommended that John should follow up with the Clerk of the Board, as these appointments are handled directly by them, unless they are approved by the Special Qualifications category, which must be handled by the TPCHC chair. John says he is happy to stay until these positions are filled, as it is his priority that they are able to be filled before they are vacated.

8. Summary of Public Comments (Information Only)

No public comment was received by the posted deadline.

9. Future Agenda Items for Upcoming Meetings

Next scheduled meeting is January 9, 2025. Staff Taku indicated there will likely be three agenda items for this meeting: one courtesy review, one that was reviewed and recommended for approval by West University, and the one in Armory Park.

10. Adjournment

The meeting was adjourned at 3:58 P.M.