

2024

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

LEGAL ACTION REPORT/Minutes

Thursday, January 23, 2025

This was a hybrid meeting. The meeting was accessible at the link provided 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>

[Note: Due to internet outage at PDSD during the meeting time, the entire meeting (audio/video) was not recorded.]

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 (all virtual): Teresita Majewski (Chair), Andrew Christopher, Savannah McDonald, Rikki Riojas, and Jan Mulder

Commissioners Absent: Joel Ireland

Applicants/Public Present (all virtual): Sven Silberschlag (property owner), Wade Accomazzo (Aggie House), Mike Culbert (Swaim Associates), Peter Lee and Rolanda Mazeika (City of Tucson, Housing and Community Development)

Staff Present: Michael Taku (City of Tucson, Planning and Development Services Department [PDSD])

2. Review and approval of the Legal Action Report/Minutes (LAR) for the Meetings of 12/10/2024, 12/12/2024, and 01/09/2025

Motion: Commissioner Riojas moved to approve the Legal Action Report/Minutes for the meetings of 12/10/2024, 12/12/2024, and 01/09/2025, as submitted.

The motion was seconded by Commissioner Mulder.

The motion passed unanimously by a roll call vote of 5-0. (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-0824-00073/ CE-VI00223-01669 [Code Violation], 819 N Euclid Avenue.**
Repair and replace the existing roof system. Replacing existing eaves and fascia.
Repair and replace windows and door casements and T1-11 sidings.
Full Review/West University Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

NB: There was an internet outage that caused a power and communication loss from 1:06 PM to 1:11 P.M. Meeting was accordingly interrupted, and recording was affected.

Staff Taku presented background on the project as a zoning violation and read into the record the action taken by the West University Historic Zone Advisory Board (WUHZAB) from the meeting of September 17, 2024. WUHZAB voted unanimously 4-0 to recommend approval as presented, subject to the following conditions:

- All windows on first and second floors should be double- or single- hung wood or aluminum-clad wood.
- Third-story windows should be a casement type that matches previous appearance and be made of steel, wood, or aluminum-clad wood.
- Mullions should be external.
- All roofing and exterior fascia work approved as presented.

Wade Accomazzo, representing Aggie House, provided an overview of the project, clarified points, and answered questions during the presentation.

Discussion was held. Action was taken.

Motion: Commissioner McDonald moved to recommend approval of the project as presented with the following conditions:

- All windows on first and second floors to be double- or single-hung wood or aluminum-clad wood.
- All windows on the third floor to be steel or thin-profile fiberglass, wood, or aluminum-clad wood, with 18" casements on the sides and 36" fixed panel at the center to match the original configuration with external mullions.
- Recommend the wood window frame trim, the third-floor wood T1-11, and wood fascia to be a painted finish of a light color consistent with the proposed windows.
- Roofing and exterior fascia and eaves work is approved as completed except for the painting.
- Recommend the applicant resubmit with documentation all for the original and existing doors and sidelight work for minor review.

The motion was seconded by Commissioner Mulder.

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

3b.

SD-0624-00060/TC-RES-0624-03542, 3488 E Via Golondrina

New shop. Deck addition to garage. Repair stucco. Replace roof and Windows. Full Review/Historic Landmark; Colonia Solana National Historic District. Contributing Resource/Rehabilitation Standards

Staff Taku presented background on the project, noting that the property is designated as a City Historic Landmark. Thus, the project is not in any local Historic Preservation Zone (HPZ); no Historic Zone Advisory Board review is required; only PRS review is required. The project will be reviewed by PRS as if it were in an HPZ.

Sven Silberschlag, property owner, provided an overview of the project, clarified points, and answered questions during the presentation.

Discussion was held. Action was taken.

Note: Commissioner Mulder left the meeting at 2:30 PM.

Motion: Commissioner Christopher moved to recommend approval of the project as presented with the following conditions:

- All existing windows and garage doors shall be accurately shown on the plans.
- The size of the new windows shall be corrected to match that of the existing adjacent windows.
- A construction joint shall be placed between the new and existing stucco finishes to demarcate the boundary between new and existing construction.

The motion was seconded by Commissioner McDonald.

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

3c. **SD-0125-00006, 1132/1136 N Stone Avenue**

Rehabilitate a 51-unit motel [former Econolodge/Travelodge] converting them into kitchenettes, upgrading electrical and mechanical to Stone Avenue Youth Transitional Housing Project.

Full Review/Miracle Mile Historic District
Contributing Resource/Rehabilitation Standards

Staff Taku presented background on the project noting this was a City of Tucson's Capital Improvement Project (CIP), managed by the Housing and Community Department (HCD).

Architect Mike Culbert (Swaim Associates) provided an overview of the site, scope of work, and clarified and answered questions during the presentation.

Note: A member indicated an intent to leave, which would cause the quorum to be lost.

Discussion was postponed. Action was taken.

Motion: Commissioner Christopher moved to recommend continuing the review for a future date due to lack of a quorum.

The motion was seconded by Commissioner Riojas.

The motion passed unanimously with a roll call vote of 4-0. (Commissioners Ireland and Mulder 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. No quorum.

5. Task Force on Inclusivity Report Recommendations

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

No report presented. No quorum.

6. Current Issues for Information/Discussion

6a. Minor Reviews

No updates. No quorum.

6b. Appeals

No updates. No quorum.

6c. Zoning Violations

No updates. No quorum.

6d. Review Process Issues

No updates. No quorum.

7. Summary of Public Comments (Information Only)

No public comments were received by the posted deadline. [Item taken out of sequence when there was still a quorum].

8. Future Agenda Items for Upcoming Meetings

Staff Taku will discuss with Chair Majewski to determine items on the next agenda.

Staff Taku will reach out to PRS members see if a meeting could be scheduled on Tuesday, 01-28-2025.

9. Adjournment

The meeting was adjourned at 2:57 P.M. due to lack of a quorum.