

2025

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

LEGAL ACTION REPORT/Minutes

Thursday, March 13, 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>

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, and Joel Ireland.

Commissioners Absent: None.

Applicants/Public Present (all virtual): Charles Pifer (Poster Mirto McDonald (PMM), Ryan Repucci (RAH Architects, LLC), and Sharayah Jimenez (Cuadro Design Studio, LLC).

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

2. Review and approval of 02/13[27]/2025 Legal Action Report (LAR) and Meeting

Motion: Commissioner Ireland moved to approve the Legal Action Report/Minutes for the meeting of 02/27/2025, as submitted, with a typo correction on the 02/13/2025 LAR date listed under Item 2.

The motion was seconded by Commissioner McDonald.

The motion passed unanimously by a roll call vote of 4-0.

[Note: Commissioner McDonald recused from items 3a and 3b and left the meeting at 1:04 P.M.]

3. Historic Preservation Review Cases

UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines

3a. SD-1024-00100, 800 N Country Club.

Benedictine Monastery La Rosa: The Chapel Modifications.

Relocation of doors modifying the previously PRS approved chapel work
Full Review/ Sam Hughes National Historic District /Historic Landmark, PAD
Contributing Resource/Rehabilitation Standards

Staff Taku provided background on the proposed project, noting that the Monastery is a city-designated Historic Landmark constructed by Roy Place. The subcommittee had previously reviewed some proposed rehabilitation of the Benedictine Monastery. Staff stated that a courtesy review was conducted on 9-12-2024 for the adaptive reuse of the Chapel spaces as a performing center and a new restaurant. Staff read into the record the action of PRS from the meeting of October 10, 2024. At that meeting, PRS voted unanimously 4-0 to recommend approval as presented, subject to the following conditions:

1. The 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.

Architect Charles Pifer (PPM) 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. Courtyard landscape should come back as a minor review.
2. A barrier should be placed around the column base to allow for reversal of the impacts caused by the new concrete ramp in the future.

The motion was seconded by Commissioner Ireland.

The motion passed unanimously by a roll call vote of 3-0. (Commissioner McDonald absent/recused)

3b. SD-0325-00033, 800 N Country Club

Benedictine Monastery: La Rosa: New Restaurant.

Full Review/Sam Hughes National Historic District/ Historic Landmark/ PAD
Contributing Resource/Rehabilitation Standards

Staff Taku provided background on the proposed project, noting that the subcommittee had previously reviewed some proposed rehabilitation of the Benedictine Monastery. Staff stated that a courtesy review was conducted on 9-12-2024 for a proposed adaptive reuse of a space for a new restaurant but that at that time a full review was pending. The project site is outside The Monastery, a city-designated Historic Landmark constructed by Roy Place.

Architect Charles Pifer (PMM) provided an overview of the proposed changes, clarified points, and answered questions during the presentation. The building to be used as a restaurant was not a contributor, thus review would be for compatibility with the adjacent contributing resource.

Discussion was held. Action was taken.

Motion: Commissioner Christopher moved to recommend approval of the project as presented.

The motion was seconded by Commissioner Ireland.

The motion passed unanimously by a roll call vote of 3-0. (Commissioner McDonald absent/recused)

[Note: Commissioner McDonald rejoined the meeting at 1:39 P.M.]

- 3c. **SD-1224-00129/TC-RES-0424-02101, 901 N 1st Avenue**
Remodel pool cabana, laundry and ancillary storage/utility facility, new ADA pool entry, fence, new elevation treatment at stairway.
Full Review/ West University Historic Preservation Zone.
Non-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 February 11, 2025. WUHZAB voted unanimously 6-0 to recommend approval as presented.

Architect Ryan Repucci (RAH Architects, LLC) provided an overview of the site, scope of work, and clarified and answered questions during the presentation.

Discussion was held. Action was taken.

Motion: Commissioner McDonald moved to recommend approval of the project as presented.

The motion was seconded by Commissioner Christopher.

The motion passed unanimously by a roll call vote of 4-0.

3d. **SD-0524-00049/TC-RES-0424-02101, 901 N 3rd Avenue**

Bathroom addition, conversion of existing storage to an Accessory Dwelling Unit (ADU).

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 WUHZAB from the meeting of January 14, 2025. WUHZAB voted unanimously 6-0 to recommend approval as presented, subject to the following conditions: 1) reduced setbacks on the north and west side are approved. 2) east elevation keynotes be updated to reflect exiting window & door and materials. 3) Clarify narrative to reflect the materials (wood) and the removal of the clerestory windows.

Architect Sharayah Jimenez (Cuadro Design Studio, LLC) provided an overview of the site, scope of work, and clarified 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:

- Reduced setbacks on the north and west side as existing (and as presented) are acceptable
- Keynotes are to be updated to reflect the existing east door
- Existing east window to be replaced with wood
- Narrative to be clarified to match proposed elevations including removal of the clerestory windows
- Stucco finish may be sand or other, it does not have to match the primary residence

The motion was seconded by Commissioner Christopher.

The motion passed unanimously by a roll call vote of 4-0

4. **Task Force on Inclusivity Report Recommendations**

4a. **Discussion on Best Practices for Naming of City- and County-Owned Physical Assets**

No update.

5. **Current Issues for Information/Discussion**

5a. **Minor Reviews**

Staff Taku summarized the solar and roof projects reviewed in the Barrio on 03/06/2025: 641 S. Meyer - roof; 326 W. 18th - roof; 510 W. 17th St. - solar and 479 S. Convent - roof. In West University - 202 E. University - roof; 720 N. 6th - roof; and 941 N. 6th Ave. - roof.

Commissioner Christopher volunteered and assisted with these reviews.

Pending reviews: 320 E. Speedway - Fence; 515 E. 1st St. - roof; and 848 N. 3rd Ave. - roof (all in West University); 419 S. 5th Ave. -roof (AP), and 479 S Convent Ave. - Roof (Barrio).

Commissioner Ireland volunteered to assist with these reviews.

5b. Appeals

Staff Taku noted no pending appeal(s).

5c. 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, specifically, 907 N. 5th Avenue (carport) was reviewed by WUHZAB on 3/11/2025; 717 N. 7th Avenue [WUHZAB] for noncompliance with approval conditions will be reviewed by WUHZAB on 04/8/2025 and PRS on 04/27/2025.

5d. Review Process Issues

Discussion and procedure on how to report violations in HPZs.

6. Summary of Public Comments (Information Only)

No public comments were received by the posted deadline.

7. Future Agenda Items for Upcoming Meetings

The next meeting scheduled is March 27, 2025. Staff Taku indicated that the following cases are scheduled for the agenda: Valley of the Moon [HL]; Armory Park [APHPZ]; Dunbar Building [CIP], and 360 E. 8th Street [IID]. PRS requested big projects to be limited to maximum of three (3) cases per agenda.

The quorum for 3/27/2025 will include Commissioners Majewski, Christopher, McDonald, and Ireland.

8. Adjournment

The meeting was adjourned at 2:51 P.M.