

2025

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

LEGAL ACTION REPORT/Minutes

Thursday, March 27, 2025

This was a virtual 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 1:02 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]), Michael Becherer (Swaim Associates), Eric Barrett (ARC Studios, Inc.), Jenni Sunshine (Valley of the Moon), and Katherine Len Yee Mitchell.

Staff Present: Michael Taku, Desiree Aranda and Dan Bursuck (City of Tucson [COT], Planning and Development Services Department [PDSD]); Elliot Welch (COT Parks and Recreation Department).

2. Review and approval of 03/13/2025 Legal Action Report (LAR) and Meeting.

Motion: Commissioner Ireland moved to approve the Legal Action Report/Minutes for the meeting of 03/13/2025, as submitted.

The motion was seconded by Commissioner McDonald.

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

Chair Majewski, on behalf of PRS, welcomed the new Historic Preservation Officer, Desiree Aranda, to the position and noted that the commission and PRS look forward to working with her.

[Note: Commissioner McDonald recused items 3a 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
Revised Secretary of the Interior's Standards and Guidelines*

3a. TC-COM-0225-00389, 325 W 2nd Street.

Dunbar Building 1 Renovations-Repair to a few windows; replacement of one exterior door; tuckpointing of a masonry crack at the exterior; installation of helical piers to stabilize differential settlement at NE corner and modification of +/- 100sf of paving to improve access.

Full Review/John Spring National Historic District/CIP/HCD Project.

Individually Listed Resource/Rehabilitation Standards

Staff Taku provided background on the proposed project, noting that courtesy reviews by PRS had been undertaken for an emergency roof repair and maintenance of cracked stucco.

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.

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 1:27 P.M.]

3b. SD-0325-00034, 2544 E Allen Road

Repairs on Historic Landmark's Wizard Tower, a garden structure with 2 rooms, Full Review/Valley of the Moon Historic District/HL

Contributing Resource/Rehabilitation Standards

Staff Taku provided background on the proposed project, noting that the Valley of the Moon is a city-designated Historic Landmark (HL). The applicant seeks repair and stabilization of the Wizard Tower for the safety of visitors and preservation of the historic structure. As an HL, the review would be for compatibility with the adjacent contributing resource.

Jenni Sunshine, Board President, Valley of the Moon, provided an overview of the proposed changes, clarified points, and answered questions during the presentation.

Discussion was held. Action was taken.

Motion: Commissioner Ireland 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.

3c. SD-0924-00098, 222 S 5th Avenue

Final review for the addition of dog park, park lighting, colors, and pavement surfaces.

Full Review/ CIP Project/Armory Park Historic Preservation Zone.

Contributing Resource/ Rehabilitation Standards.

Staff Taku presented background on the Armory Park Improvement project noting that it has been presented to APHZAB (Courtesy/full), Historic Landscape Subcommittee (HLS) and PRS (Courtesy/full). Staff read into the record the action taken by the Armory Park Historic Zone Advisory Board (APHZAB) from the meeting of March 18, 2025. APHZAB voted unanimously 4-0 to recommend approval as presented, subject to the following conditions: (1) that the color of lighting be any shade of brown; (2) the seat to be dark rock rather than smooth; and (3) add a memorial tree in the park. Staff noted that applicants need action on the following: Dog park with a bronze color fence; site succession planting plan; site hardscape and pavilion improvements and access; infrastructure improvements; lighting enhancements and associated improvements; public restroom enhancements and improvements; irrigation and minor associated site improvements.

Architects Michael Becherer (Swaim Associates) and Eric Barrett (ARC Studios, Inc.), provided an overview of the pavilion and overall site improvements, 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 condition: seat stem wall to be split face integral color CMU.

The motion was seconded by Commissioner McDonald.

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 pending reviews: 320 E. Speedway - Fence; 515 E. 1st St. - roof and 848 N. 3rd Ave. - roof (all in West University Historic Preservation Zone); 419 S. 5th Ave. - roof (Armory Park Historic Preservation Zone); and 479 S. Convent Ave - roof, 582 S. Main Ave. - Gutters, and 510 W. 17th Street - solar (all in Barrio Historico Historic Preservation Zone).

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 is to be reviewed for a carport violation in West University.

5d. Review Process Issues

Subcommittee members were unable to access the review materials. Dan Bursuck, PDSD Planning Administrator, was notified and provided a pdf version of the materials on chat. Even with that member could still not download some of the review files. Staff will notify the PDSD Website Team of this issue for future uploads.

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 April 10, 2025. Staff Taku indicated that the following cases are scheduled for the agenda: 907 N. 5th Avenue - ZV/Carport; 921 N. 2nd Avenue-ADU [West University Historic Preservation Zone]; and Fort Lowell Historic Preservation Zone Revised Design Guidelines. PRS requested big projects to be limited to a maximum of three (3) cases per agenda.

The quorum for 4/10 and 4/24/2025 will include Chair Majewski and Commissioners Christopher, McDonald, and Ireland.

8. Adjournment

The meeting was adjourned at 2:44 P.M.