

2025

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

LEGAL ACTION REPORT/Minutes

Thursday, April 10, 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 1:05 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): Ben Siewert (Property Owner); Bob Lanning and Stephen Curti (Lanning Architecture); Margo Sackheim, Elaine Hill, Daniel Hill (all current or previous FLHZAB members); and Tiffany Russell.

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

2. Review and approval of 03/27/2025 Legal Action Report (LAR) and Meeting.

Motion: Commissioner McDonald moved to approve the Legal Action Report/Minutes for the meeting of 03/27/2025, as submitted.

The motion was seconded by Commissioner Ireland.

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

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-0125-00017/TC-RES-0125-00271/ CE-VIO0824-03393, 907 N 5th Avenue

Demolition of a damaged carport and construction of a new carport at the same location in the rear yard. Relocated HVAC Condenser unit. New wall/Fence repairs [without permits]

Full Review/ West University Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

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 March 11, 2025. WUHZAB voted unanimously 6-0 to recommend approval as presented, subject to the following conditions: the additional requirement that the alley facing side of the project be stuccoed to the gate of the adjacent property to the north.

Benjamin Siewert, property owner, provided an overview of the violation and proposed carport, clarified points, and answered questions during the presentation.

Discussion was held. Action was taken.

Motion: Commissioner McDonald recommend approval of the project as presented, including waiver of the setback and the changes done including new wall, carport, and HVAC relocation.

The motion was seconded by Commissioner Christopher.

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

3b. SD-0225-00032/ TC-RES-0923-07805, 921 N 2nd Avenue

Construction of a new Accessory Dwelling Unit (ADU) in the rear yard.
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 March 11, 2025. WUHZAB voted unanimously 6-0 to recommend approval as presented, subject to the following conditions: the addition of the following notes to the drawings:

- 1) Finish, material and heights of 3 new walls on the north of the parking, the low west wall, and the porch wall be specified
- 2) That the material and design of the 2 new gates be called out
- 3) That the existing shed be specifically called out for demolition
- 4) That the setbacks are approved as presented

Architects Bob Lanning and Stephen Curti, from Lanning Architecture, provided an overview of the proposed changes, clarified points, and answered questions during the presentation.

Discussion was held. Action was taken.

Motion: Commissioner Christopher to recommend approval of the project as presented today, including the reduced west setback along North Bean Avenue.

The motion was seconded by Commissioner McDonald.

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

3c. Fort Lowell Historic Preservation Zone Design Guidelines [FLHPZDG]

Review of the proposed revisions to the FLHPZDG.
Fort Lowell Historic Preservation Zone.

Staff reported that the FLHZAB had worked on these guidelines for a long time, and that these guidelines are presented for input and discussion by the PRS. Three current and/or previous members of the FLHZAB were present, Margo Sackheim, Elaine Hill and Daniel Hill. Elaine Hill led the discussion. Discussion was held. PRS noted the unusual scenarios in Fort Lowell, especially the period of significance not clearly determined, thus, impacting the review process and the Development Zone. Next review will start from Section#5 (Development Zone). FLHZAB representatives took notes on PRS members' comments for incorporation and will return at a future meeting to complete PRS review. No action was taken.

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 conducted minor reviews: 582 S. Main Ave. – gutters/downspouts; and 510 W. 17th Street - solar (all in Barrio Historico Historic Preservation Zone).

Commissioner Christopher volunteered to assist with these reviews

Staff summarized pending reviews: 320 E. Speedway - Fence; 515 E. 1st St. – roof and 848 N. 3rd Ave. - roof (both in the West University Historic Preservation Zone); 419 S. 5th Ave. - roof (Armory Park Historic Preservation Zone); and 479 S. Convent Ave – roof (Barrio Historico Historic Preservation Zone); and the Fox Theatre in Downtown.

Commissioners Ireland and Christopher 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.

5d. Review Process Issues

Staff Taku shared the issue of delay in permitting brought up at WUHZAB meeting 4/8/2025. WUHZAB requested a presentation from the permit or IT person. PRS noted the lack of a Building Inspector with knowledge of Historic Preservation impacting reviews and accounting for approval of some projects not being duly reviewed.

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 24, 2025. Staff Taku indicated that the following cases are scheduled for the agenda: Pima County Rillito Racetrack; Rehabilitation [CDBG project] Menlo Park; and Fort Lowell Historic Preservation Zone Revised Design Guidelines Discussion [Continued Discussion/Possible Action]. PRS requested big projects to be limited to a maximum of three (3) cases per agenda.

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

8. Adjournment

The meeting was adjourned at 2:56 P.M.