#### 2021

#### Tucson-Pima County Historical Commission

Plans Review Subcommittee

**LEGAL ACTION REPORT**

#### Thursday, August 12, 2021

**Pursuant to safe practices during the COVID-19 pandemic, all in-person meetings are cancelled until further notice. This meeting was held virtually to allow for healthy practices and social distancing. The meeting was accessible at provided link to allow for participating virtually and/or calling in.**

1. **Call to Order and Roll Call**

Meeting called to order at 1:02 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski, (Chair), Carol Griffith, Savannah McDonald, Joel Ireland, and Jan Mulder

Commissioners Absent/Excused: Rikki Riojas

Applicants/Public Present: Bill Mackey, Chris Leighton, Thoger Lund, Awilda DiCarlo, and Martha McClements

Staff Present: Michael Taku, Jodie Brown, and Christopher Minniti (PDSD)

1. **Approval of Legal Action Report for the Meeting of 7-22-2021**

**Motion:** It was moved by Commissioner McDonald to approve the Legal Action Report for the meeting of 7-22-2021 as submitted.

Commissioner Griffith seconded the motion.

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

1. **Historic Landmark 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. HPZ 21-044, 822 S. 3rd Avenue (T21CM03933)**

**Amory Park Historic Preservation Zone**

Renovation with addition to an existing accessory structure

Contributing Resource/Rehabilitation Standards

At the request of the applicant/owner, Thoger Lund, case was withdrawn from being reviewed at the meeting.

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No action was taken.

 **3b. HPZ- 21-041, 727 N. 7th Ave./730 N. Echols (T21CM03786)**

**West University Historic Preservation Zone**

Construction of a second rear yard detached dwelling, new carport, and ramada.

Contributing Resource/ New Construction Standards

Staff Brown introduced the project and noted for the record that the WHHZAB reviewed on 7/20/21 and recommended approval as presented.

Bill Mackey, project architect, presented the project.

Discussion was held. Action was taken.

**Motion:** Commissioner Griffith moved to recommend approval with the following conditions:

1.     Corrections presented at the meeting for the project information will be added [on the first page of “project information,” second paragraph, last two lines: “740 N. Echols” should read “730 N. Echols,” and third paragraph, “Ondura Roof Deck” should read “Core 10 Corrugated” rusted steel roof deck].

2.     That the location of the mechanical under the ramada will also be added to the description and drawing; and

3.      The [location] of the electrical overhead at the corner of the ramada on the south side will also be added.

Commissioner Ireland seconded the motion.

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

[delete some of this space]

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

**4a. Discussion on incorporation of the Task Force on Inclusivity report recommendations.**

This will be an ongoing discussion. PRS should look at the example Staff Brown provided from San Diego and move forward on creating a naming policy when time permits. Chair Majewski suggested reviewing the LAR from the PRS meeting of 7-8-2021 for initial discussion on this topic.

No action was taken.

**5. \*Discussion on Cumulative Impacts to a Designated Resource**

**5a. Discussion on multiple changes impact on a contributing property’s historic status.**

Staff Brown discussed a recent case that raised issues of cumulative impacts. She noted that PRS decisions should not be based on aesthetics but on ensuring that proposed work is consistent with the Secretary of Interior’s (SOI) Standards and that a property maintains contributing status. The goal of the SOI Standards is to repair rather than replace, preserve historic character and materials, and understand how everything was designed originally. She reminded PRS to pay attention to cumulative (incremental) changes that have been made to a property and to speak up about these. “Tells” should be used to reflect the history of changes to a property. She also mentioned that we should refer to the SOI Standards when we approve or disapprove of an aspect of a plan. We mostly use the SOI Standards for Rehabilitation in PRS reviews. Commissioner Griffith said that alternatives should be presented by applicants, and the alternative that has the fewest impacts on a historic property should be chosen.

Discussion was held. No action was taken.

**6. Armory Park Historic Preservation Zone (APHPZ) Design Guidelines**

*UDC Section 5.8/TSM 9-02.7.2. A-D/Historic Preservation Zone Design Guidelines/Revised Secretary of the Interior’s Standards and Guidelines*

**6a. Update on the proposed revisions to the existing APHPZ Design Guidelines.**

Staff Brown noted that at the last APHZAB meeting the group discussed using the recently revised West University Historic Zone Advisory Board Design Guidelines as a template. APHZAB will discuss at their next meeting.

No action was taken.

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

**7a. Minor Reviews**

Staff Taku summarized recent minor reviews in which Commissioners Ireland and McDonald participated in the Armory Park Historic Preservation Zone, the West University Historic Preservation Zone, and the Barrio Historico Historic Preservation Zone. Commissioner Mulder will be assisting with a minor review on 8-13-2021, and other minor reviews to be scheduled in the Barrio and West University. Commissioner McDonald spoke about her recent experience with minor reviews.

**7b. Appeals**

Staff Taku noted there are currently no pending appeals.

**7c. Zoning Violations**

Staff Taku noted that there are ongoing and pending cases being worked on for compliance and/or in the review process. They are currently working with applicants on two, one at 624 N. 7th Avenue, and the other at 811 S. 4th Avenue (a wall).

**7d. Review Process Issues**

Staff Brown noted that there has been discussion at a PDSD operations meeting regarding virtual meetings. There have been some in-person meetings recently, but the PDSD director has given direction to go back to virtual meetings due to increased concern regarding rising COVID numbers and the Delta variant.

Staff Brown noted regarding the appeal for the fence at the Children’s Museum – public comments made at a meeting are specific to that meeting. When a series of meetings are held regarding the same project, comments made at one meeting are not passed on to a different body hearing the same case. Commissioner Mulder suggested that more direction be given to the public regarding the comment process.

**8. Summary of Public Comments (Information Only)**

No comments were received by the deadline [but Martha McClements commented that her comments were received by the deadline.] Staff noted that comments received for Historic Zone Advisory Board [HZAB] meetings are not considered part of PRS comments. That public comments intended for PRS meeting [and for any public meeting] must be submitted separately.

**9. Future Agenda Items for Upcoming Meetings**

Staff Brown noted that the Euclid and Speedway project is coming up for a courtesy review on 8-25; and Staff Taku mentioned that 110 E. Speedway may also be on that agenda.

The next scheduled meeting is August 26, 2021. PRS meetings to be conducted virtually until further notice.

**10.** **Adjournment**

Meeting adjourned at 2:30 P.M.