

2024

Tucson-Pima County Historical Commission

Plans Review Subcommittee (PRS)

LEGAL ACTION REPORT/Minutes

Thursday, March 28, 2024

This was a hybrid meeting. The meeting was accessible at the provided link 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 1:00 P.M., and per roll call, a quorum was established.

Commissioners Present: Teresita Majewski (Chair), Joel Ireland, Andrew Christopher Savannah McDonald (virtual), Rikki Riojas and Jan Mulder (in-person)

Commissioners Absent: None

Applicants/Public Present: Kevin Volk, John Burr, Andres Herrera (virtual), Herb Stratford and Caelin Norgood (in-person)

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

2. Approval of the Legal Action Report/Minutes for the Meeting of March 14, 2024

Motion: Commissioner McDonald moved to approve the Legal Action Report/Minutes for the meeting of March 14, 2024, as submitted.

The motion was seconded by Commissioner Mulder.

The motion passed unanimously by a roll call vote of 6-0.

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-1123-00119, 443 S Stone

Replace windows, doors and recessed entrance projection.

Full Review/Armory Park Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Brown provided background on the proposed project, noting that it had been reviewed by the Armory Park Historic Zone Advisory Board (APHZAB) on February 20, 2024, and had been recommended for approval with conditions.

The property owner, Caelin Norgood, presented the project.

Discussion was held. Action was taken.

Motion: McDonald made a motion to recommend approval of the project as presented with the following conditions:

- No awnings to be added to existing adobe, southwest one is acceptable.
- Finish of rods and corrugated panel to be as presented and the fascia awning to be painted to match the window frames.
- The street-facing doors to be replaced with consistent multi-panel wood doors.
- Replace the window glass with single-pane low E within the existing window frames.
- Remove iron window bars.
- Plans revised to accurately reflect everything that is proposed.

The motion was seconded by Commissioner Christopher.

An amendment was proposed by Mulder to add that the doors be wood. The mover (Commissioner McDonald) and seconder (Commissioner Christopher) agreed with the revision to the motion. The motion passed with a roll call vote of 6-0.

3b. SD-0324-00024, 343 S Scott Avenue

Change of exterior wall, replacement of 8 windows and install brick pavers.
Full Review/Armory Park Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Brown provided background on the proposed project, noting that it had been reviewed by the Armory Park Historic Zone Advisory Board (APHZAB) on March 19, 2024, and had been recommended for approval with conditions.

Kevin Volk, property owner, presented the project.

Discussion was held. Action was taken.

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

- Single brick cap on the walls and columns.
- Come back for a minor review for lights, gate hardware, and brick (pavers).

The motion was seconded by Commissioner Mulder. The motion passed with a roll call vote of 6-0.

4. Informational Item

4a. Presentation on the Previous Rehabilitation of the Fox Theatre

Herb Stratford made a presentation on the previous rehabilitation of the Fox Theatre. All commissioners asked questions and thanked him for the informative summary of past work. No action was taken.

5. Task Force on Inclusivity Report Recommendations

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

No report was given.

6. Current Issues for Information/Discussion

6a. Minor Reviews

Staff Brown noted that there had been no recent minor reviews.

6b. Appeals

Staff Brown noted no pending appeal(s).

6c. Zoning Violations

Staff Brown 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.

6d. Review Process Issues

The subcommittee discussed developing a “cheat sheet” for applicants that would provide information on what to expect during the PRS review.

7. Summary of Public Comments (Information Only)

No public comment was received by the posted deadline.

8. Future Agenda Items for Upcoming Meetings

The next scheduled meeting is April 11, 2024. Staff Brown noted that a courtesy review for the Fort Lowell Commissary Building and a full review for the Amazon Motel would be on the agenda.

9. Adjournment

The meeting was adjourned at 3:06 P.M.