

2025

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

LEGAL ACTION REPORT/Minutes

Thursday, May 08, 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): Michael Becherer (Swaim Associates LTD); Carina Eichorst and Thomas McQuillen (LRD Architects); Scott Harwood (with Oz Development); Mary Lou Fragomeni-Nuttall and Elaine Hill (all current or previous Fort Lowell Historic Zone Advisory Board [FLHZAB] members).

Staff Present: Michael Taku, Desiree Aranda, and Maria Gayosso (City of Tucson [COT]), Planning and Development Services Department [PDSD]); Matthew Christman and Jasmine Chan (COT Parks and Recreation Department); and Alexa Johnson, Rene Arrieta, and Emilie Fisher (COT Housing & Community Development Department).

2. Review and approval of 04/24/2025 Legal Action Report (LAR) and Meeting.

Motion: Commissioner Ireland moved to approve the Legal Action Report/Minutes for the meeting of 04/24/2025 as submitted.

The motion was seconded by Commissioner McDonald.

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

3a. SD-0125-00005, 130 S Scott Avenue
Renovation of the Children Museum's Annex
Full Review/IID/RNA
Contributing Resource/Rehabilitation Standards

Renovation of the Children Museum's Annex (Former Udall Foundation Building) for use as an office and activity Center. Exterior modifications are limited to providing universal accessibility into the building and new asphalt/stripping in the parking area.

Staff Taku presented background on the project noting that a Minor Review was conducted by City staff, a Design Professional, and PRS on 2/13/2025. Approval was recommended for the following scopes of work: remove the existing texture finish (Tuff-Tex) from the building, restore the stucco finish, conduct lead/asbestos compliance, paint all previously painted surfaces, and light fixtures as proposed.

DRB reviewed the project on 5/2/2025 and voted 6-0 to recommended approval to the PDSD Director, finding the project in compliance with RNA standards. There was one condition: to maintain functional outdoor lighting in the existing locations on the east facade of the building for safety and security reasons and to complement the character of the building.

Architect Michael Becherer from SWAIM Associates LTD provided an overview of the project, clarified points, 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 one condition: research the feasibility of rehabilitating the existing outdoor historic light fixtures for reuse.

The motion was seconded by Commissioner Christopher.

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

3b. TP-PRE-0425-00065, 701 W Congress
Congress Street Apartments: New Additions and New 4-Story Building.
Courtesy Review/Downtown Infill Incentive District
Contributing Resource/Rehabilitation Standards

Staff Taku presented background on the project noting that an old auto repair shop, sheds, and a house on Congress/Bonita are proposed for demolition and would be replaced with a new 4-story multi-family apartment building. The

proposed development is located within the Menlo Park National Historic District, which primarily consists of single-family residences.

The IID-DRC reviewed the project on 8/4/2025, requesting the applicant explore (1) Lowering the height of the Congress Apartments and increasing the height of the Linda Apartments instead; (2) Inquire with the State Office of Historic Preservation to find out if the design of the Congress Apartments will impact the designation of Menlo Park on the National Register of Historic Places. Representatives of the Menlo Park Neighborhood Association were present; they requested the applicant lower the height of the Congress Apartments from 4 and 3 stories to 3 and 2 stories, to help with privacy where adjacent to single-family residences.

As a courtesy review, no action was required from PRS.

Architects Thomas McQuillen and Carina Eichorst (from LRD Architects), accompanied by developer Scott Harwood (Oz Development), provided an overview of the project, clarified points, and answered questions during the presentation.

Discussion was held. PRS supports the proposal and concurs that there will be no adverse effect of the proposal on the district.

3c. TD-DEV-1223-00473/TC-COM-0724-01365, 401 E 22nd Street
Santa Rita Park Improvements: new splash pad, playground, plaza area, perimeter multi-use path, comfort station, multipurpose fields, and public art.
Courtesy Review/Capital Improvement Project (CIP)

Staff Aranda presented background on the project, explaining that it came to PRS later in the process. The Tucson Historic Preservation Foundation requested that HLS and PRS review the project. Today's review is a courtesy review. Staff determined that an evaluation of the historic-era pool and pool house not been completed but was warranted for this City project. Staff are awaiting an inventory form and evaluation of the pool house. Additionally, the Tucson Pima County Historical Commission, Historic Landscapes Subcommittee (HLS) reviewed the project on 5/1/2025 and made recommendations but deferred to PRS regarding the pool and pool house (LAR provided to PRS members as part of meeting materials for cases to be discussed at this meeting).

Jasmine Chan and Matt Christian, Parks and Recreation Department, provided an overview of the project, clarified points, and answered questions during the presentation.

Discussion was held. PRS had concerns on the pool and pool house demolition, requesting that the original red clay-roof tile portion of the pool house be retained and utilized for interpretation. No action was taken.

Note: Commissioner McDonald left the meeting at 2:58 P.M.

3c. Fort Lowell Historic Preservation Zone Design Guidelines (FLHPZDG)

Discussion Part 3/Possible Action

Review of the proposed revisions to the FLHPZDG

Fort Lowell Historic Preservation Zone

Staff presented this project as a continuation of the review from the 04-24-2025 PRS meeting. Two current and/or previous members of FLHZAB were present: Mary Lou Fragomeni-Nuttall and Elaine Hill. Elaine Hill led the discussion, and Mary Lou was the note taker for the session. The presentation started with Section 7 Design Criteria. PRS recommends that HLS reviews the section on Landscaping. Commissioner Christopher will review section 7.7 (Texture & Color) and 7.9 (Architectural Details). Staff Taku will provide information on windows and enclosures.

Next meeting will start from section 8.3 (Parking). PRS discussed the possibility of scheduling a special meeting to complete their review of the design guidelines.

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 recently conducted minor reviews: 460 S. 5th Avenue – Fence; 419 S. 5th Avenue – roof/EV Charger (Armory Park); 136 W. Simpson Street – EV Charger (Barrio Historico).

Commissioners Christopher volunteered and assisted with these on-site reviews.

Staff summarized pending reviews: 340 E 13th Street; University; 320 E. Speedway; 848 N. 3rd Avenue – Roof and 29 E. 2nd Street – solar (West University); 822 S. 5th Avenue – solar (Armory Park); 479 S. Convent Avenue – roof (Barrio Historico); and 618 S. Main Avenue – Gutters (Barrio Historico); 5621 E. Fort Lowell Road – solar (Fort Lowell).

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

None

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 May 22, 2025. Staff Taku indicated that the following cases are scheduled for the agenda: 360 E 8th Street-O'Malley Trainshed outdoor patio; 407 E 2nd Street-Second Unit; and 628 E 5th Street -new ADU.

The quorum for 5/22/2025 will include Commissioners Christopher, McDonald, and Ireland. Either Commissioner Christopher or Commission McDonald will chair the meeting, as Chair Majewski will be unable to attend.

8. Adjournment

The meeting was adjourned at 4:02 P.M.