

2025

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

**LEGAL ACTION REPORT/Minutes**

**Thursday, May 22, 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 1:13 P.M., and per roll call, a quorum was established.

Commissioners Present (all virtual): Andrew Christopher (Acting Chair), Savannah McDonald, and Joel Ireland.

Commissioners Absent: Teresita Majewski (Chair).

Applicants/Public Present (all virtual): Richard Wiehe (FORSarchitecture+interiors); Joan Wike (RAS Architecture LLC); and Thomas Hill (applicant, case 3c).

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

**2. Review and approval of 05/08/2025 Legal Action Report (LAR) and Meeting.**

Motion: Commissioner McDonald moved to approve the Legal Action Report/Minutes for the meeting of 05/08/2025 as submitted.

The motion was seconded by Commissioner Ireland.

The motion passed unanimously by a roll call vote of 3-0. (Chair Majewski absent)

**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-1124-00119, 360 E 8<sup>th</sup> Street**

*O'Malley's Trainshed. Outdoor covered and uncovered patio open courtyard space. Change of Use from Trade Service and Repair + Commercial storage for Old Pueblo Trolley to food service and commercial recreation use. No new structures proposed. Full Review/IID/RNA  
Contributing Resource/Rehabilitation Standards*

Staff Taku presented background on the project noting that the City Design Professional reviewed the project and that comments were provided to PRS.

Design Review Board (DRB) was scheduled to review the project on 5/16/2025 but due to lack of a quorum the meeting was canceled. The DRB meeting will be rescheduled. Any major findings by DRB will be provided to PRS.

Architect Richard Wiehe from FORSachitecture+interiors 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.

The motion was seconded by Commissioner Ireland.

The motion passed unanimously by a roll call vote of 3-0. (Chair Majewski absent)

**3b. SD-0325-00040, 407 E 2<sup>nd</sup> Street**

*Demolish the non-contributing garage/storage shed and construct a new Two-Story Second Residence and attached garage on the north end [rear] of the property. 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 April 08, 2025. WUHZAB voted unanimously 4-0 to recommend approval as presented including approval of proposed setbacks.

Architect Joan Wike from RAS Architecture LLC 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 the following conditions: (1) Provide a demolition plan and documentation for the garage structure to be removed; (2) Verify property lines and prevailing setbacks; (3) North setback approved as 0", west setback approved as 0", and east setback approved as 6"; (4) Windows and doors to be metal clad wood; (5) Increase and make consistent exterior inset of all doors and windows;

and (6) Mechanical equipment to be ground-mounted in an area screened from the front yard.

The motion was seconded by Commissioner Ireland.

The motion passed unanimously by a roll call vote of 3-0. (Chair Majewski absent)

**3c. SD-0225-00031, 628 E 5<sup>th</sup> Street**  
*Construction of a new Accessory Dwelling Unit (ADU)*  
*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 April 08, 2025. WUHZAB voted unanimously 4-0 to recommend approval as presented, subject to the following conditions: drawing needs to reflect wood doors instead of fiberglass, demolition of the existing non-contributing shed, and the use of smooth stucco for the finish.

Thomas Hill explained that he would be withdrawing the project due to dramatically increased financial costs.

No discussion was held. 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: 2639 E. Broadway-sign; 2637 E. Broadway-sign; and 130 S. Scott Avenue-Sign.

Commissioner Christopher volunteered and assisted with these reviews via email.

Staff summarized pending reviews: 340 E. 13<sup>th</sup> Street; University; 320 E. Speedway; 848 N. 3<sup>rd</sup> Avenue – Roof; and 29 E. 2<sup>nd</sup> Street – solar (West University); 822 S. 5<sup>th</sup> 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**

Applicants are advised to limit presentations to 10 minutes.

PRS questions should be after presentations.

Minor reviews to be set on specific days.

Commissioners Ireland and Christopher volunteered to assist with these reviews.

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

No public comments were received by the posted deadline.

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

Staff Aranda indicated the following: PRS Special Meeting for the proposed Fox Theatre expansion-related demolition (27 N. Stone Avenue) will occur on June 5, 2025. The next regular PRS meeting is scheduled for June 12, 2025; staff Taku indicated that the following cases are scheduled: 425 N. Court Avenue-New Addition (El Presidio); and 538 W. 17<sup>th</sup> Street-Rear porch (Barrio Historico). Other items to be schedule for PRS include Fort Lowell Design Guidelines and a National Register of Historic Places nomination for the Loerpabel House. HLS review of Himmel Park Splash Pad and the Stone Avenue Youth Transitional Housing project in the former EconoLodge will occur on May 29, 2025.

The quorum for June 12, 2025, will include Commissioners Chair Majewski, Christopher, McDonald, and Ireland.

**8. Adjournment**

The meeting was adjourned at 2:30 P.M.