

2025

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

LEGAL ACTION REPORT/Minutes

Thursday, June 12, 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, and Savannah McDonald.

Commissioners Absent: Joel Ireland.

Applicants/Public Present (all virtual): Gary Grizzle (WLB Group), Gustavo Silva (Silva+Havens), Alex Golden (Studio Golden), Elaine Hill and Mary Lou Fragomeni (Fort Lowell Historic Zone Advisory Board).

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

2. Review and approval of 05/22/2025 Legal Action Report (LAR) and Meeting.

Motion: Commissioner Christopher moved to approve the Legal Action Report/Minutes for the meeting of 05/22/2025 as submitted.

The motion was seconded by Commissioner McDonald.

No discussion was held.

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

3. Historic Preservation Review Cases

UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines

3c. CIP-0225-00002, 1000 N Tucson Blvd, Himmel Park Splash Pad

New splash pad, pump equipment building, and shade canopy at Himmel Park located immediately north of the existing wading pool. The splash pad will have separated access from the pool and add a concrete sidewalk for access to existing restroom in the park. This project is identified in the Proposition 407 Tucson Delivers Parks and Connections Bond.

Courtesy Review/Sam Hughes Residential Historic District (National Register of Historic Places).

Himmel Park is located within the district; the pool house and pump house are contributors.

Item 3c was taken out of order at the request of Parks staff. Staff Aranda introduced Parks Staff Chan, who gave an overview of the project, sharing that outreach has been done with the Sam Hughes Neighborhood Association. The landscape architect for the project, Gary Grizzle of WLB Group, presented the project. He noted that the TPCHC Historic Landscapes Subcommittee (HLS) reviewed the project as a Courtesy Review on May 29, 2025, and that the committee's comments were incorporated into the plans presented. HLS recommendations included changing the proposed artificial turf to natural turf.

Discussion was held, and comments were provided to Parks staff. Commissioners thanked Parks staff for incorporating HLS's recommendations into their plans and noted they thought the project complemented the existing park features. PRS commissioners agreed that while they were not making a motion, they recommended approval of the project as presented.

3a. SD-0425-00056/TC-RES-0924-05594, 538 W 17th Street

Compliance review for an existing attached rear porch built without permits.
Full Review/Barrio Historico Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Taku presented background on the project noting that the Barrio Historico Historic Zone Advisory Board reviewed the proposed project on May 12, 2025, recommending approval as presented.

Silva presented the project history and proposal.

Discussion was held. Action was taken.

Motion: Commissioner Christopher made a motion to recommend approval of the project as presented.

Commissioner McDonald seconded the motion.

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

3b. SD-0225-00030/TC-RES-0624-03625, 425 N Court Avenue

Construction of a new 262 sq. ft. detached home-office and storage building designed in a territorial Sonoran style. The new building would replace an existing on-site parking space.

Full Review / RNA/El Presidio Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Taku presented background on the project, noting that the project went before the El Presidio Historic Zone Advisory Board (EPHZAB) on February 26, 2025, as a Courtesy Review and on April 24, 2025, as a Full Review. He also noted that the LAR was provided to PRS, showing that the EPHZAB recommended approval of the project with the following conditions: 1) add door and window materials on the plans; 2) add location of drainage on the plans; and 3) waive setback requirements to allow for zero setbacks at the west and south lot lines.

Architect Axel Golden 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, which incorporates the recommendations from EPHZAB.

The motion was seconded by Commissioner Christopher.

The motion passed unanimously by a roll call vote of 3-0.

4. Fort Lowell Historic Zone Design Guidelines

Elaine Hill presented updates proposed to the draft design guidelines, including an improved map and clarification or addition of periods of significance, definitions for key terms, descriptions of architectural styles, considerations when working with adobe, and sections addressing architectural details, windows, landscaping, historic landscape features, and cultural, ecological, and environmental features. Ms. Hill explained that the draft guidelines were presented to HLS, which provided useful information that has since been incorporated into the draft guidelines.

Discussion was held, questions were asked, and points were clarified. Specific comments for follow-up and next steps included:

1. Clarification on whether modifications in the right-of-way would come to the TPCHC, PRS.
2. Further investigation of the language inserted into the draft regarding the review process for walls and fences (page 20) as it relates to Minor and Courtesy Reviews.
3. Chair Majewski will assist with copy edits to the final draft. She will send them to Ms. Hill with a copy to PDSD staff.
4. PDSD staff will complete a final review prior to recommending approval to the PDSD Director. If staff has any substantive comments, they will inform the FLHZAB and PRS.
5. If the PDSD Director recommends approval of the final draft guidelines, she will send to the City Manager for consideration to recommend to Mayor and Council for approval.

Motion: On the matter of the Fort Lowell Historic Preservation Zone Design Guidelines draft 10 as presented June 12, 2025, Commissioner Christopher moved to recommend approval of the guidelines as presented and that any substantive changes made by PDSD come back to PRS for further review.

The motion was seconded by Commissioner McDonald.

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

5. Task Force on Inclusivity Report Recommendations

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

No update.

6. Current Issues for Information/Discussion

6a. Minor Reviews

Staff Taku summarized recent cases, reported that there are several Minor Reviews to complete, and discussed Commissioner Christopher's availability to assist with upcoming reviews.

6b. Appeals

Staff Taku noted no pending appeal(s).

6c. Zoning Violations

Staff Taku noted that there are ongoing and pending cases being worked on for compliance and/or in the review process but had no specific updates.

6d. Review Process Issues

Chair Majewski noted that she thought advising presenters at the beginning of the meetings to limit presentations to 10 minutes was a good idea. She emphasized the importance of commissioner attendance at PRS meetings, and Commissioners discussed the possibility of recruiting new members to PRS.

7. Summary of Public Comments (Information Only)

No public comments were received by the posted deadline.

8. Future Agenda Items for Upcoming Meetings

The next PRS meeting is scheduled for June 26, 2025. The main item on the agenda will be the proposed demolition of 17, 25, and 27 N. Stone Avenue as part of the proposed expansion of the Fox Theatre. Future agenda items to be discussed in July include a National Register nomination.

9. Adjournment

The meeting was adjourned at 3:03 P.M.