

2025

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

LEGAL ACTION REPORT/Minutes

Thursday, June 26, 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 1:00 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): Michael Becherer, Erik Fike, Nicholas Montano, and Merle (SWAIM Associates Architects); Jennifer Levstick (Westland); Bonnie Schock, Jeff Rodenkirch, Jonathon Crider, Emily Pratt, Mark Hoover, and Marisa Acosta (Fox Theatre staff); Bruce Dusenberry, Andy McWhirter, Andrew Varecka, David Volk, Nancy March, Catherine "Renee" Morton, and Sherry Downer (Fox Theatre Board of Directors); Ian Milliken and Scott O'Mack (Pima County),

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

2. Review and approval of 06/12/2025 Legal Action Report (LAR) and Meeting.

Motion: Commissioner Christopher moved to approve the Legal Action Report/Minutes for the meeting of 06/12/2025 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/
Revised Secretary of the Interior's Standards and Guidelines*

3a. TC-DMO-0525-00089, 17 N Stone/25 N Stone Ave/27 N Stone Ave Parcel # 117-12-033A Action

The applicant seeks a Commercial Demolition Permit for the full demolition of the existing building on site, addressed 17, 25 and 27 N Stone Avenue, a contributing resource to the Downtown Tucson National Register Historic District, located within the Rio Nuevo Area Overlay Zone (RNA). Per UDC Section 5.8.10, applications to demolish contributing buildings to National Register Historic Districts within the RNA require review by TPCHC, PRS. A reasonable economic use analysis and a replacement plan are included as part of the application, as required by the UDC. Final action is determined by Mayor and Council. TPCHC, PRS may recommend approval, approval with conditions, or denial of the Commercial Demolition Permit, or may continue the item to a future meeting.

Full Review/RNA
Contributing Resource/Rehabilitation Standards

Staff Aranda introduced the project, explained the application contents and review process, and summarized public comments. The Department received 12 emails and/or letters regarding this item, which included six in support and six opposed to the project. Fox Theatre Executive Director Bonnie Schock presented an overview of the project goals and history. Project architect Michael Becherer of SWAIM Associates presented the proposed replacement project, including its current and previous iterations, as well as the economic use analysis.

Commissioners asked questions and discussion was held. PRS members requested that Tucson's Department of Transportation and Mobility advise on future changes that might impact historic property decisions. Action was taken.

Motion: Commissioner Christopher made a motion to continue the item to a future meeting and requested the following actions: 1) the applicant prepare an economic analysis focused on the proposed use as a pre-function space with retention or preservation of the façade; 2) Historic Preservation Officer to discuss with State Historic Preservation Office the potential for maintaining contributing status if the façade is retained as part of a new building.

Commissioner McDonald seconded the motion.

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

4. Summary of Public Comments (Information Only)

Public comments were discussed under Item No. 3a, during the staff report. Staff Aranda noted that any additional public comments received on that item would be posted on the PDSD website ahead of the next meeting.

5. Future Agenda Items for Upcoming Meetings

The next PRS meeting is scheduled for July 10, 2025. Future agenda items to be discussed include cases at 717 N. 7th Avenue and 1046 E. Broadway, as well as two National Register nominations.

6. Adjournment

The meeting was adjourned at 3:08 P.M.