

2025

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

LEGAL ACTION REPORT/Minutes

Tuesday, July 15, 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://youtu.be/YjIbEc_P830

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): Erik Wiest; Richard Macias, Civil Engineer (AZ Realty Design); John Hucko, landscape architect; Tatyana Bresler; Elizabeth Rojel; and Matt Christman (City of Tucson Parks and Recreation Department).

Staff Present: Desiree Aranda (City Historic Preservation Officer {COT HPO}), City of Tucson Planning and Development Services Department (PDSD).

2. Review and approval of 06/26/2025 Legal Action Report (LAR) and Meeting.

Motion: Commissioner McDonald moved to approve the Legal Action Report/Minutes for the meeting of 06/26/2025 as submitted.

The motion was seconded by Commissioner Christopher.

No discussion was held.

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

3. Summary of Public Comments (Information Only)

No public comments received by the posted deadline

4. Historic Preservation Review Cases

4a. **SD-0823-00090/TC-RES-0923-07805/CE-VIO1124-04627, 717 N 7th Ave.**
Action
Parcel # 117032640

Project Summary: The applicant seeks approval for alterations previously made to a rear duplex structure at 717 North 7th Avenue, including replacement of all doors and windows and application of stucco to exterior brick walls. The project originally involved a structure previously identified as contributing to the West University Historic Zone. However, subsequent research determined that the duplex was constructed outside the district's period of significance, and therefore the State Historic Preservation Office (SHPO) and the National Register's Keeper have both confirmed its status as a non-contributing resource.

This case originated as a code enforcement violation due to work completed without appropriate approvals under the previous owner. The applicant, Eric Wies, now seeks approval for the existing alterations.

Staff Presentation: Desiree Aranda (COT HPO)

Staff explained the project history and clarified that the main house on the parcel remains a contributing structure, but the rear duplex is now confirmed as non-contributing.

Work completed includes:

- Application of medium sand-finish stucco
- Installation of wood double-hung windows
- Installation of painted fiberglass doors
- Replacement of porch tile with corrugated metal roofing

Staff noted that the design package submitted by the previous owner does not fully reflect what was constructed and recommended that it be updated for accurate documentation.

The West University Historic Zone Advisory Board (WUHZAB) recommended approval of the plans as presented, with the following conditions:

- Windows to be metal-clad wood
- Doors to be painted fiberglass

Applicant Presentation: Erik Wiest, current property owner

Mr. Wiest explained that the work was done by the previous owner before his acquisition of the property. He clarified that he is seeking to bring the property into compliance and align approvals with the work already performed.

Mr. Wiest confirmed the materials used and shared images showing the current state of the property, including:

- Painted fiberglass doors
- Corrugated metal porch roofing

- Wood double-hung windows
- Stucco applied to previously deteriorated or partially wood-clad exterior walls

He indicated that design choices aimed to align with the main contributing house and a casita also present on the property.

Commissioner Discussion: Commissioners discussed discrepancies between the original design elevations and the actual construction, particularly the removal of certain porch post details.

PRS members emphasized the importance of updating the design package to accurately reflect the constructed conditions, especially for future reference. It was noted that no new architect had been engaged to revise the plans.

Motion: Commissioner McDonald moved to recommend approval of the project as presented, with the condition that the design package be updated to reflect the actual work constructed.

Commissioner Christopher seconded the motion.

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

**4b. SD-0425-00057/TD-DEV-0225-00044, 1046 E Broadway Blvd.
No Action
Parcel # 124120060, 12412005A**

Project Summary: The applicant seeks PRS comments on a proposed reconfiguration of the parking area at an existing commercial property located at 1046 East Broadway Boulevard. The property includes a contributing structure (an existing smoke shop) within the Sunshine Mile National Register Historic District, and two non-contributing accessory/storage buildings.

The proposed work includes:

- Restriping the parking area to meet current City of Tucson and ADA standards
- Addition of wheel stops, bicycle parking, and ADA-compliant ramps
- Installation of a 5-foot sidewalk along Fremont Avenue, where no sidewalk previously existed
- No changes to building exteriors or pavement removal are proposed

The project falls under full review due to the reconfiguration of parking within a contributing property in a historic district. However, this PRS appearance was conducted as a courtesy review with no formal action required.

Applicant Presentation

Presenter: Richard Macias, Civil Engineer (AZ Realty Design)

The applicant explained that the proposed project is part of an effort to bring the site's parking layout into compliance with zoning and accessibility standards. No structures are to be altered, and the project scope is limited to site work and landscaping improvements.

Mr. Macias presented site plans, elevations, and a landscape plan, confirming:

- The sidewalk addition is being made within the public right-of-way
- A decomposed granite (DG) treatment will be used for dust and erosion control in areas not needed for asphalt
- The landscape materials will align with those used in the Broadway Boulevard Corridor Improvement Project

John Hucko, the project's landscape architect, confirmed that:

- Plantings are drought-tolerant
- DG and landscaping materials will match those already used in the Broadway corridor
- The project received minimal staff comments, none of which were landscape-related

Commissioner Discussion and Comments

- Commissioners acknowledged the limited impact of the proposed parking reconfiguration on the historic character of the site
- Suggestions were made to consider removing excess asphalt along the east edge of the site, and replacing it with landscape or permeable material when possible (e.g., decomposed granite)
- The applicant agreed to use decomposed granite for aesthetic improvement and heat mitigation, WHEN POSSIBLE
- The project team was commended for its organization and alignment with corridor design standards

Motion: No motion was required. The PRS provided general comments and support for the proposed improvements. No objections were raised.

4c. TD-DEV-1223-00473/TC-COM-0724-01365, 401 E 22nd Street No Action

Project Summary: The City of Tucson Parks and Recreation Department returned to the PRS to provide a project update on proposed improvements at Santa Rita Park, following an earlier presentation at the May 8, 2025, PRS meeting.

The proposed improvements include:

- A new splash pad and playground
- Plaza area redevelopment and perimeter multi-use path
- Construction of a new comfort station
- Renovation of multi-purpose fields
- Installation of public art and interpretive elements

This capital improvement project originally included plans to demolish the vacant 1930s-era bathhouse and pool, which had not been previously evaluated for historic significance. Following public concern and outreach by the Tucson Historic Preservation Foundation, the City conducted a historic resource evaluation and a follow-up assessment of potential social significance related to local African American and Mexican American communities. The revised evaluation concluded that the building was not eligible for listing in the National Register of Historic Places.

Despite the demolition moving forward, the City committed to incorporating recommendations from PRS and the Landscape Subcommittee into the design.

Staff Presentation: Desiree Aranda (COT HPO) summarized the background of the project and the sequence of historic review activities. Key points included:

- The bathhouse was not originally evaluated for eligibility during the planning phase.
- Following advocacy efforts, City staff paused demolition to allow for historic review.
- A revised historic and cultural assessment concluded that the building did not meet eligibility criteria for the National Register.
- The City agreed to incorporate interpretive and commemorative elements to reflect the site's history.

Applicant Presentation: Matt Christman, the City's project manager, presented an updated project timeline (2021–2025), and reviewed the extensive public engagement process that informed the master plan:

- 3 virtual and 3 in-person community meetings
- 2 online surveys with over 600 participants
- Playground-specific survey and design development
- Approval of the Master Plan by Mayor and Council in August 2022
- Groundbreaking held in April 2025

Interpretive and commemorative components now included in the project:

- Reconstruction of picnic tables from the original pool area, based on original forms
- An interpretive panel describing the former bathhouse and pool, to be installed along the new walking path
- Commitment to return to PRS for review and input on panel language and design

Public Art Components (in collaboration with the Arts Foundation):

- A mosaic mural reflecting themes of family, sports, and skate culture
- Perimeter tiles created by local youth participants
- Metal benches with silhouettes and themes of generational activity
- Oral history project in partnership with community organizations including Barrio Santa Rita West, Ochoa Neighborhood Association, and the Mexican American Heritage and History Museum

- Oral histories to be accessed via QR code on a plaque near the mosaic

Commissioner Discussion and Comments

- Commissioners Majewski, Christopher, and McDonald expressed support for the added interpretive and oral history components.
- Commissioners emphasized the need for early historic evaluation in capital project planning processes, particularly in City parks, to avoid late-stage heritage conflicts.
- Staff and commissioners acknowledged the positive engagement with the TPDHC Historic Landscapes Subcommittee and the willingness of Parks & Recreation to adapt based on feedback.
- Commissioners encouraged the Parks Department to return for review of the interpretive panel once design begins.
- Commissioners supported institutionalizing early cultural assessments in future planning efforts.

Motion: No motion was required. PRS provided comments and encouragement for interpretive elements and early review processes in future park planning projects. The applicant agreed to return for feedback on interpretive content

5. National Register of Historic Places Nomination

The Arizona Historic Sites Review Committee (HSRC) will review the nomination for [listing on] the National Register of Historic Places (NRHP) [and the Arizona Register of Historic Places] at its July 25, 2025, meeting. As a Certified Local Government (CLG), the City of Tucson is afforded an opportunity to review and comment on the nomination.

5a. Joesler-Loerpable House

306 N Longfellow Ave.

Criterion C/Architecture

Period of Significance: 1936

Chair Majewski explained PRS' task in regard to this National Register Nomination of the Joesler-Loerpable House, which was designed by Josias Joesler in 1936 and was the architect's second residence in Tucson from 1936 to 1939. PRS comments will be incorporated into the comments the COT HPO Desiree Aranda prepares to send in advance of the upcoming HSRC meeting where this will be considered. Chair Majewski also noted the related multiple property listing for this nomination and provided background on its development.

The preparer was not present, but Staff Aranda scrolled through the nomination on the screen as PRS reviewed the various sections. PRS supported nomination of the property under Criterion C and discussed various topics including the addition, the perimeter wall, the boundary for the listing, and the need for a location map.

Motion: Commissioner McDonald moved to support the National Register nomination of the Joseler-Loerpable House under Criterion C with the following comments:

- A current location map to be provided
- A plan diagram of the additions and perimeter wall changes over time to be provided
- Clarify the boundary and justification

Commissioner Christopher seconded the motion.

No further discussion was held.

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

6. Current Issues for Information/Discussion

6a. Minor Reviews:

- Volume & Delays: Staff are behind on minor reviews due to Staff Michael Taku's temporary absence.
- Staffing Changes:
 - A new staff member, Jason Lilienthal, is joining on Monday as a Historic Preservation Lead Planner to assist with reviews and Advisory Board support.
 - Staff Michael Taku will continue in his current role but will now share responsibilities.
- Improvements in Progress:
 - Current focus is on streamlining the minor review process and improving application materials and instructions.
 - Staff Desiree noted recurring applicant confusion and the need for clearer information delivery.
 - Commissioners were invited to participate in a future discussion on pain points in the minor review process.
- Acknowledgment: Staff Aranda praised Commissioner Christopher for his excellent responsiveness and effectiveness in minor reviews.

6b. Appeals

- There are no active appeals at this time.

6c. Zoning Violations

- The case reviewed during the meeting marked significant progress on a longstanding zoning violation.
- Staff Aranda noted that no additional cases are currently being worked on.
- The team is still in the recruitment process for the Cultural Compliance (Archaeologist) position, with hopes to finalize a hire by August.

6d. Review Process Issues

PRS Membership

- Commissioner Majewski is investigating the status of Commissioner Ireland, who has been unresponsive.
- Commissioner Majewski plans to reach out personally to assess whether Commissioner Ireland can continue serving.
- A potential new PRS member is being considered.

Inspection & Permit Coordination

- Commissioner Christopher inquired about integrating historic compliance inspections into building permit workflows.
- Staff Desiree confirmed:
 - An inspector (Rick Saldata) currently assists on a reactive basis.
 - Discussions are underway to establish a formal design-focused inspection process.
 - No implementation yet, but inspections staff are open to collaboration.

Improving the Minor Review Application Process

- Common barriers include confusing application materials, unclear instructions, and difficulty locating relevant information.
- Staff Desiree plans future updates and welcomes feedback from PRS when ready.

Agenda Format

- Commissioner McDonald noted that Public Comments were moved up in the agenda.
- Commissioner Majewski confirmed this was intentional to ensure visibility and avoid missing public input.

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

The next PRS meeting is scheduled for July 22, 2025.

8. **Adjournment**

The meeting was adjourned at 2:49 P.M.