

2025

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

LEGAL ACTION REPORT (LAR)/Minutes

Tuesday, July 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 1:01 P.M., and per roll call, a quorum was established.

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

Applicants/Public Present (all virtual): John Burr (member of the public); Angela Gee, Aaron Knepper, and Marco Scandroglio (Dean Allen Architects); Bob Lanning (Lanning Architecture, 528 S. 3rd Ave.); Jennifer Levstik (Westland Resources), Scott O'Mack (Cultural Resources and Historic Preservation Office, Pima County Conservation Lands and Resources); Dave Oldman (owner of 528 S. 3rd Ave.); Joseph Maher and Susan Mulholland (architects for 724 N. 2nd Ave.), Amanda Tronsdal (MC Companies); and Marcel Dabdoub (partner with MC Companies).

Staff Present: Desiree Aranda and Jason Lilienthal (City of Tucson Planning and Development Services Department [PDSD]).

2. Review and approval of 07/15/2025 Legal Action Report (LAR) and Meeting.

Motion: Commissioner Christopher moved to approve the Legal Action Report/Minutes for the meeting of 07/15/2025 as submitted. Commissioner McDonald seconded.

No discussion was held.

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

3. Summary of Public Comments (Information Only)

Staff Aranda mentioned that public comments were received relating to 410 S. 6th Avenue. Chair Majewski advised to postpone discussion of the comments to the point of the agenda when the item would be discussed.

4. 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

**4a. SD-0625-00091/TC-RES-0425-01973, 528 S 3rd Ave. Action
Parcel # 11707097A**

Applicant seeks to demo front porch stairs and infill wall to match existing and install pool in side yard.

Full Review/Contributing Resource to the Armory Park Historic Preservation Zone (HPZ)

Staff Aranda provided background on the case and summarized the recommendation of the Armory Park Historic Zone Advisory Board (APHZAB), which voted to recommend approval of the project as proposed.

The applicant, Bob Lanning, presented the project, answered questions, and clarified points. The property owner, Dave Oldman, was also present and answered questions. Discussion was held.

Motion: Commissioner McDonald moved to recommend approval of the project as presented, with the following conditions:

- Applicant to provide a demolition plan for the proposed removals next to the house of the two sets of stairs and sidewalk along with the new proposed configuration
- The three masonry capped posts shown on the site plan have been removed from the project, and plans are to be updated accordingly

Commissioner Christopher seconded. No additional discussion was held.

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

**4b. SD-0525-00081/TC-RES-0325, 724 N 2nd Ave. Action
Parcel # 117033630**

Mark Evers Historic Existing Residence Interior Renovation & very minor cosmetic exterior elevations revisions with a new garage, porch & disabled ramps additions. Full Review/Contributing Resource to West University HPZ

Staff Aranda presented background on the case and summarized the recommendation of the West University Historic Zone Advisory Board (WUHZAB), which voted to recommend approval with the following conditions:

- Relocate mechanical room at the south façade eastward, to the addition
- Retain the existing door at the south elevation, located under the vent, although the door may be nonfunctional
- Aluminum sliding door proposed for the north façade be wood clad
- Update architectural drawings to reflect what is shown in the renderings, including materials and details
- Correct roofline drawing in the south façade elevation to be consistent with renderings 6. Include a roof plan in the design package

The applicants, architects Joseph Maher and Susan Mulholland, presented the project, answered questions, and clarified points. Discussion was held.

Motion: Commissioner McDonald moved to continue the project and return with updates based on commissioners' comments, including but not limited to the following:

- Provide a demolition plan to distinguish materials preserved and those removed
- Metal clad wood windows to be shown on drawings, not vinyl
- Windows to match original in configuration, typically 9 divided lite over 1, single hung
- Infilled exterior walls to still provide some evidence of the original opening, especially the south porch arched opening
- Provide dimension to north property line on the site plan and extents of the additions to be clarified
- Provide photos of all building elevations
- Doors to be wood and 5 or 6 panel
- Ramp to be shown at 1:12 with a steel handrail instead of solid side wall
- Any gutters/downspouts that might be necessary to be shown
- Address any roof or drainage issues and how they are to be solved
- Provide a detail of the closure strip between the house and garage
- Show proposed screening for condensing units

Commissioner Christopher seconded. No additional discussion was held.

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

5. Reclassification of National Register of Historic Places

The Arizona Historic Sites Review Committee (HSRC) will review the reclassification of historic resources for the National Register of Historic Places (NRHP). As a Certified Local Government (CLG), the City of Tucson is afforded an opportunity to review and comment on the nomination.

5a. Indian Ridge Historic District Reclassification of Eight (8) Resources Pima County

Staff Aranda presented background, noting that the subject properties are in Pima County, outside of City of Tucson limits, and that Scott O'Mack from Cultural

Resources and Historic Preservation Office, Pima County Conservation Lands and Resources was present to participate in the discussion. Commissioners went through each property's proposed reclassification. Discussion was held.

PRS offered the following comments regarding the proposed reclassification of eight properties in the Indian Ridge Historic District:

7060 E. Katchina Court – recommend contributing

6910 E. Soyaluna Place – recommend contributing

2422 N. Indian Ruins Road – No consensus by PRS. It could be a contributor, but the massing of the addition gives pause. The period of significance is 1955–1964. House was built ca. 1957, and assessor's map shows carport was there at that time.

7055 E. Katchina Court – recommend contributing

2645 N. Indian Ridge – recommend noncontributing

6825 E. Kiami Street – recommend noncontributing

6849 E. Opatas Street – recommend noncontributing

6911 E. Acoma Place - recommend noncontributing

Commissioner Majewski advised staff members O'Mack and Aranda to coordinate the submission of comments to the State Historic Preservation Office (SHPO).

5b. Armory Park Historic District Reclassification of 410 S. 6th Ave.

Staff Aranda presented background and summarized public comment received from the Armory Park Historic Zone Advisory Board per Chair Majewski's request. The historic preservation consultant for the project, Jennifer Levstik of Westland Resources, provided additional background. Discussion was held.

PRS offered the following comments regarding the proposed reclassification of 410 S. 6th Ave: PRS deferred to the HSRC, taking into consideration conflicting information received and questions related to the timing of the proposed reclassification within the context of the proposed demolition and whether a district-wide reevaluation is warranted.

6. Current Issues for Information/Discussion

6a. Minor Reviews

Staff Aranda introduced new Historic Preservation Lead Planner Jason Lilienthal, who will be assisting with minor reviews and full reviews moving forward. She also mentioned an upcoming minor review for the Fort Lowell Capital Improvement Project at the Commissary building and Donaldson House.

6b. Appeals

None.

6c. Zoning Violations

None.

6d. Review Process Issues

Chair Majewski asked for the HPZ to be listed on the agenda. She also expressed concern over the use of AI in the creation of LAR/meeting minutes. Staff Aranda shared that she is trying to find administrative support for the creation of LARs/meeting minutes.

6. Future Agenda Items for Upcoming Meetings

The next PRS meeting is scheduled for August 14, 2025, during which the proposed demolition of 27 N. Stone Ave. will be considered as part of an envisioned expansion of the historic Fox Theatre in downtown Tucson.

7. Adjournment

The meeting was adjourned at 3:54 P.M.