



El Presidio Historic Zone Advisory Board
Wednesday, July 30, 2025, at 6:00 PM
Virtual Meeting

DRAFT Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

The meeting was called to order at 6:06 PM.

Members present: Susan Aiken, Ilya Sloan, Anita Rankin, Juhee Evans, Halley Freitas, Alex Oberlick, Chris Evans.

Member(s) Absent/Excused: Siri Beidler Trumble, Christopher Domin.

Guests present: Gene Goldstein and Diego Garcia (135 W Council), Kelly Rehm (261 N Court Ave), and Karena Makomaski (180 N Main).

Staff present: Desiree Aranda (PDSD)

2. Approval of Legal Action Report /Minutes for the Meeting of April 24, 2024.

Motion: Ms. Sloan motioned to approve the LAR for the meeting of April 24, 2025 with one edit: that the spelling of Chris Evans' last name be corrected. Ms. Freitas seconded. The motion passed unanimously by a roll call vote of 6-0 (Beidler, Domin absent).

3. Call to the Audience

None.

4. Reviews

a. SD-0525-00069/TD-DEV-0525-00141, 135 W Council Street

New metal carport
Full Review/RNA/El Presidio Historic Preservation Zone
Non-Contributing Resource/Rehabilitation Standards

HPO Aranda introduced the case. The applicant, Mr. Goldstein, presented the project, noting that the project meets code requirements including setbacks and dimensions. He explained that the project entailed five new covered parking spaces with the covered parking structure to be all steel and painted in an earth tone. The height would not exceed the height of the adjacent buildings.

Discussion was held, questions were asked, and points were clarified. Board members discussed topics such as height of neighboring buildings, precedents and examples in the historic zone, and landscaping,

Motion: Ms. Sloan motioned to accept the proposal as presented with the condition that some appropriate landscaping be used to soften and improve the view from the street. Ms. Freitas seconded. The motion passed unanimously with a vote of 6-0 (Beidler, Domin absent).

b. SD-0525-00080/TD-DEV-0525-00141, 261 N Court Avenue

The BWS Architects PV system will consist of 26 photovoltaic (PV) modules mounted on a new steel parking canopy in an existing paved parking area.
Full Review/El Presidio Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Ms. Aranda introduced the project and the applicant, Ms. Rehm, gave a presentation on the proposed parking canopy and photovoltaic modules to be mounted on top of it. The board discussed the project, noting that they appreciated how the applicant studied the context and precedent. Questions were asked and points were clarified.

Motion: Ms. Sloan motioned to accept the project as presented. Ms. Freitas seconded. The motion passed 6-0 (Beidler, Domin absent).

c. SD-0625-00088/ TC-COM-0325-00483, 180 N Main Avenue

This is an adaptive re-use & historic renovation for the J Knox Corbett House for the Tucson Museum of Art. There's significant repair work from fire damage throughout. Though it remains an A-3 occupancy, it is being updated from an Exhibit to a small event space.
Full Review/El Presidio Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Ms. Aranda introduced the project. The applicant, Karena Makomaski, presented the proposed project on behalf of the Tucson Museum of Art. Ms. Makomaski summarized that the project had previously come to the board as a courtesy review. The early 1900s residence will be used by TMA as an event space. TMA is renovating the building following a dumpster fire that occurred two years ago. The project consists of a new roof, including framing as well as clay tiles at the front portion of the roof and asphalt shingles at the rear portion of the roof. Discussion was held, questions were asked, and points clarified.

Motion: Ms. Sloan motioned to accept the proposal for the stabilization of the roof as proposed. Ms. Aiken seconded. The motion passed unanimously by a vote of 6-0.

5. Staff Updates—Information Only

Ms. Aranda informed the board that a new Historic Preservation Lead Planner, Jason Lilienthal, started the previous week and that the Cultural Resources Compliance Manager would start on August 18, 2025.

Ms. Sloan commented that the board relies on staff to ensure plans are sufficiently ready for review prior to coming to the board, noting the importance of elevations, specific placements, scale, size, and other details. It was suggested to staff that exemplars of application packets be made available to applicants. Ms. Aranda agreed and thanked the board members for their suggestions.

6. Adjournment

The meeting was adjourned at 7:16 PM.