

2026

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

LEGAL ACTION REPORT

Thursday, January 22, 2026

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 1:05 p.m., and per roll call, a quorum was established.

Commissioners Present (all virtual): Teresita Majewski (Chair), Andrew Christopher, Blake Houghton, Joel Ireland, and Savannah McDonald (joined at 1:09 pm).

Absent: None.

Applicants/Public Present (all virtual): Martha Perez Pliego (Pliego Design LLC), Annheliza (studioSAMA), John Burr (member of the public).

Staff Present (all virtual): Desiree Aranda, Jason Lilienthal, Gabriel Sleighter, and Michael Taku (City of Tucson Planning and Development Services Department).

2. Review and approval of 1/8/2026 Legal Action Reports (LAR) and Meeting Minutes.

Motion: Commissioner Houghton moved to approve the Legal Action Report/Minutes for the meeting of 1/8/2026 as presented.

Second: Commissioner Christopher seconded the motion.

Discussion: No discussion.

Vote: Motion passed unanimously 4-0 (Commissioner McDonald absent).

3. Summary of Public Comments (Information Only)

No comments were received by the posted deadline.

[Commissioner McDonald joined the meeting at 1:09 p.m.].

4. Historic Preservation Zone (HPZ) Review Cases

UDC Section 5.8/TSM 9-02.0/Historic District Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

**a. SD-1125-00183/TC-RES-0725-03480 Action
3070 N Binghamton Place (Parcel # 110142350)**

Proposed new art studio totaling 162 sq.ft. at rear of parcel and enclosed by existing wall. PRS may recommend approval, approval with conditions, denial, or may continue the item to a future meeting.

Full Review/Fort Lowell HPZ

Contributing Non-Historic Resource/Rehabilitation Standards

Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner

Staff Lilienthal introduced the case and presenter. The designer, Martha Perez Pliego, presented the project. PRS asked questions and discussed the project.

Motion: Commissioner Christopher moved to recommend approval of the project as submitted.

Second: Commissioner Ireland seconded.

Discussion: None.

Vote: Motion passed unanimously 5-0.

**b. SD-1225-00188/TC-RES-1025-05181 Action
719 S 4th Ave. (Parcel # 117072360)**

The applicant proposes to transform existing four-plex into a single-family home. The project would include exterior alterations to existing contributing buildings (South Building, Unit #1 and Northern Building, Unit #2), including window and door replacements and alterations to window openings. The project also proposes a new entry terrace, kitchen terrace, detached garage, pool cabana, entry gate along 4th Ave, rainwater collector and downspout, and landscaping. The existing garden walls, shade structures, and metallic carport would be demolished. Applicants are requesting setback waivers on the north, south and east lot lines. PRS may recommend approval, approval with conditions, or denial of the project, or may continue the item to the next meeting.

Full Review/Armory Park HPZ

Contributing Resource/Rehabilitation Standards

Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Taku introduced the case and presenter. The designer, Annheliza Jordaan from studioSAMA, presented the project. PRS asked questions and discussed the project.

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

1. Provide downspouts on the 4th Ave. elevation as presented.

2. The modified security bars on the 4th Ave. elevation are acceptable as presented.
3. The modified setbacks are acceptable as follows: North 8'-4" reduced to 5'-0", East reduced to 0'-0", and South 7'-8" reduced to 2'-0".
4. The poured concrete terrace structures are acceptable as presented but are not to set a precedent.

Second: Commissioner Houghton seconded the motion.

Discussion: None.

Vote: Motion passed unanimously 5-0.

5. Courtesy Reviews

**a. 714 N Euclid Av, 708 N Euclid Av Courtesy
(Parcel 124050430, 124050460, 124050450, 124050470, 124050440)**

The applicant seeks a courtesy review of a proposal to combine and develop five parcels of land into a single paid parking lot. Rezoning is required to allow for a parking lot use. Mayor and Council approval will be required for the proposed project. PRS may provide comments on the proposed project.

Vacant lot, Non-Contributing Resource

Staff Contact: Desiree Aranda, Historic Preservation Officer

Motion: Commissioner Ireland moved to continue the item to a future meeting as the applicant was not present.

Second: Commissioner Christopher seconded the motion.

Vote: Motion passed unanimously 5-0.

6. Current Issues for Information/Discussion

a. Minor Reviews

Staff provided an update on recent minor reviews.

b. Appeals

No appeals to report.

c. Zoning Violations

No new violations to report.

d. Review Process Issues

Staff Aranda provided an update on the proposed All Saints Project in Armory Park, noting that federal funding was withdrawn and therefore Section 106 review is no longer required. The applicant is still moving forward with a scaled back project that will include rehabilitation of the historic buildings but will not be pursuing new construction at this time. The applications will be resubmitted and

brought to Armory Park Historic Zone Advisory Board and PRS when they are ready for review.

7. Future Agenda Items for Upcoming Meetings

Staff Aranda shared upcoming agenda items and provided an update on the rehabilitation of the five historic homes in West University that were relocated as part of the Capstone project.

Next regular meeting is scheduled for February 12, 2026.

8. Adjournment

Meeting adjourned at 2:07 p.m.