

2026

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

**LEGAL ACTION REPORT/Minutes**

**Thursday, February 12, 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 1:04 p.m., and per roll call, a quorum was established.

Commissioners Present (all virtual): Teresita Majewski (Chair), Andrew Christopher, Blake Houghton (joined at 1:23 p.m.), Joel Ireland (left the meeting from 1:49 to 2:15 p.m.), and Savannah McDonald.

Commissioners Absent: None.

Applicants/Public Present (all virtual): Mike Golec (714 N. Euclid Avenue), Gene Goldstein and Diego Garcia (Bramic Design Group).

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

**2. Review and approval of 1/22/2026 Legal Action Reports (LAR) and Meeting Minutes.**

Motion: Commissioner Christopher moved to approve the Legal Action Report/Minutes for the meeting of 1/22/2026 as submitted.

Commissioner McDonald seconded the motion.

No discussion was held.

The motion passed unanimously 4-0. (Commissioner Houghton absent)

**3. Summary of Public Comments (Information Only)**

No comments were received by the posted deadline.

**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-1125-00170/TD-DEV-1124-00315/TD-DEV-1124-00316 Action  
2330 E Broadway BL (Parcels # 12901013A, 12901011A, 12901012A)**

Propose to rehabilitate buildings 2330, 2354, & 2360 E Broadway Blvd for mixed commercial and restaurant use with parking in the rear. The exteriors will be retained with the exception of 2360 E Broadway which will be restored to the 1950's Photocenter facade. Required parking will be developed behind the storefronts. PRS may recommend approval, approval with conditions, denial, or may continue the item to a future meeting.

*Full Review/Sunshine Mile District*

*Contributing Resources/Rehabilitation Standards*

*Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner*

Staff Lilienthal introduced the case and presenter. The applicants, Gene Goldstein and Diego Garcia of Bramic Design Group, presented the project. PRS members asked questions and discussed the project. Action was taken.

*[Commissioner Houghton joined the meeting at 1:23 p.m.]*

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

1. Provide relief or joint at infilled windows to clearly delineate the extent of the original openings.
2. The thru-wall A/C opening including wood header, and any other miscellaneous non-original openings, may be infilled to blend with the adjacent brick wall.

Commissioner McDonald seconded.

No discussion was held.

The motion passed unanimously 5-0.

**b. SD-0226-00017/SD-0723-00076/TC-RES-0825-04240/TD-DEV-0723-00304\*  
Action**

**925 N Jacobus Avenue, formerly 818 E Speedway (Parcel 11702294A)**

This is a request to revise a previously approved design package. Revised plans would include replacing existing damaged wood siding at north, south, and west facades with stucco to match that of the existing house. The wood siding is not salvageable due to severe water damage. Stucco joints would be utilized and placed to define areas where new stucco meets new. Windows along the north (secondary) façade would be replaced and non-original window openings would be modified. A revision to the plan for the east façade is also proposed. Instead of removing the original

second entry door as previously approved, the applicant proposes to retain the original entry and repair/restore it.

*Full Review/Contributing Resource*

*Staff Contact: Desiree Aranda, Historic Preservation Officer*

Staff Aranda shared that the item is still being reviewed by the WUHZAB and that they will be conducting a site visit. She recommended PRS continue the item to allow WUHZAB to complete their review.

Motion: Commissioner McDonald moved to continue the case to a future meeting so that the HZAB could complete its review.

Commissioner Houghton seconded.

No discussion was held.

The motion passed unanimously 5-0.

## 2. 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. The item was continued from the January 22, 2026, PRS meeting.

*Courtesy Review/Non-Contributing Resource*

*Staff Contact: Desiree Aranda, Historic Preservation Officer*

Staff Aranda introduced the project. Property owner Mike Golec presented the project. Discussion was held. No action was taken.

Commissioner comments:

- Appreciate the number of trees
- Recommend alternatives to asphalt such as decomposed granite
  - The applicant noted the proposed surface treatment is impervious recycled asphalt
- Asked for a landscape plan and clarity on required and proposed landscape buffer
- Commissioners asked for clarification about the proposed zoning.
  - The applicant noted that current zoning is HO-CR-2 and HR-3; they are proposing to rezone the two HR-3 parcels to HO-CR-2
- Commissioner Christopher noted that surface parking lots are discouraged within the West University HPZ and that it would not be the preferred plan here. He also asked about UDC Section 4.11, which talks about temporary uses/zoning, but the applicant and staff Aranda indicated they had already explored the possibility of temporary uses, and temporary uses are not permitted.

## **5. 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**

Staff reported that zoning violations are being addressed by the PDSD team and will be brought to PRS when ready.

### **d. Review Process Issues**

Staff Aranda noted the new Staff Executive Summary prepared by staff, which was implemented for the first time in the materials posted for Item 4. Commissioner McDonald asked for clarification about the review sequence of demolition applications and replacement plans, noting that we want to avoid loopholes.

## **6. Future Agenda Items for Upcoming Meetings**

Staff Aranda shared upcoming agenda items.

Next regular meeting is scheduled for February 26, 2026.

## **7. Adjournment**

Meeting adjourned at 2:34 p.m.