

2026

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

LEGAL ACTION REPORT/Minutes

Thursday, February 26, 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 9:02 a.m., and per roll call, a quorum was established.

Commissioners Present (all virtual): Teresita Majewski (Chair), Andrew Christopher, Blake Houghton, and Savannah McDonald

Commissioners Absent: Joel Ireland

Applicants/Public Present (all virtual): Shane Dean, Rick McClain, and Page Repp (Repp + McClain Design and Construction; 440 N. 7th Ave.), Lee Shaw (member of the public)

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 2/12/2026 Legal Action Reports (LAR) and Meeting Minutes

Action was taken.

Motion: Commissioner Houghton moved to approve the Legal Action Report/Minutes for the meeting of 2/12/2026 as submitted.

Commissioner McDonald seconded the motion.

No discussion was held.

The motion passed unanimously 4-0. (Commissioner Ireland 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-0226-00027/TD-DEV-0425-00121/TC-COM-0925-01698** **Action**
440 N 7th Ave (Parcel #11705064B, 11705056B, 11705056C)

The Benjamin Supply project is an adaptive reuse and revitalization of a historic three-building commercial complex in Downtown Tucson, consisting of the Deco showroom building, the four-story concrete tower, and the adjacent warehouse structure. Benjamin Supply has long occupied the Deco building as its primary showroom. This project would expand showroom functions into the historic tower, activating all four levels while preserving its defining concrete structural grid and interior mushroom columns. The deteriorated non-structural infill panels at the tower are proposed to be replaced with a high-performance wall system that maintains the original structural rhythm while clearly distinguishing new materials from historic construction. The warehouse building would be rehabilitated through removal of non-historic 1990s façade alterations, restoring the original brick exterior and divided-light windows. The space will be leased to complementary design-oriented businesses, creating a cohesive design center environment that supports Downtown commercial vitality. No additional square footage, height, or building footprint is proposed. Proposed improvements include façade repair and restoration, parking lot reconfiguration to current standards, enhanced pedestrian circulation, added landscaping and shade, and upgraded lighting.

Full Review/Tucson Warehouse Historic District (NRHP) and Rio Nuevo Area

Contributing Resource/Rehabilitation Standards

Staff Contact: Desiree Aranda, Historic Preservation Officer

Staff Aranda provided background and introduced the applicant, Rick McClain, who presented the project. Commissioners asked questions and discussed the project.

Action was taken.

Motion: Commissioner Christopher moved to recommend approval with conditions:

1. Existing cornice detail and evidence of carriage door opening should be shown on northeast and northwest corners, and revised elevations should be provided for minor review.
2. PRS is generally supportive of the new glazing system and infill walls, but the extent of new glazing is cause for concern that contributing status may be lost.
3. The applicant is encouraged to further discuss the glazing and infill strategy with the City Historic Preservation Officer and the State Historic Preservation Officer to ensure contributing status is maintained.
4. The historic rooftop sign location should be thoroughly documented before removal so that it can be reinstalled in the future after restoration.

Commissioner McDonald seconded the motion.

No discussion was held.

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

5. Historic Landmark (HL) Nomination Review
UDC Section 5.8.5

a. TC-COM-0226-00203 **Action**

255 W Alameda St (Parcel # 11720007A), Tucson City Hall

The City of Tucson proposes Historic Landmark (HL) designation of Tucson City Hall, constructed between 1961 and 1966, and significant under Criterion A in the area of Politics/Government and Criterion C in the area of Architecture. Mayor and Council initiated HL designation of Tucson City Hall on November 5, 2025. PRS continued the item from its December 11, 2025, meeting. PRS may recommend approval, approval with conditions, or denial of the nomination.

Historic Landmark (HL) Nomination Review

Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner

Staff Lilienthal presented the project background, answered questions, and clarified points.

Action was taken.

Motion: Commissioner McDonald moved to recommend approval of the Historic Landmark Nomination of Tucson City Hall as presented, commending it for the well-documented research and [well-]deserved project, noting it is [appropriate] under Criterion A and Criterion C with a period of significance of 1961–1966.

Commissioner Houghton seconded the motion.

No discussion was held.

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

6. Informational Item

a. Fort Lowell Day Adobe Demonstration and Repair **Informational**

Staff Aranda reported that the City of Tucson Historic Preservation Office is organizing a hands-on adobe preservation activity at Fort Lowell Day on March 28, from 10 A.M. to 2 P.M. The focus will be on the portions of the Fort Lowell Hospital that are outside of the protective roof. Basal stabilization and wall surface repair will be conducted, in addition to the application of protective mud caps. The work will conform to the Secretary of Interior Standards for the Treatment of Historic Properties and will be overseen by a qualified Historic Preservation Specialist with experience in Southwestern earthen architecture.

Commissioners expressed support and appreciation for the adobe demonstration and repair workshop.

No action was taken.

7. 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

No discussion.

8. Future Agenda Items for Upcoming Meetings

Staff Aranda shared upcoming agenda items and reported that the next regular meeting is scheduled for March 12, 2026.

9. Adjournment

The meeting was adjourned at 10:45 a.m.