

2026

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

**LEGAL ACTION REPORT/Minutes**

Thursday, March 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 1:03 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

Commissioners Absent: None

Applicants/Public Present (all virtual): Jude Cook and Wendy E. Martin (Cook & Company Sign Makers, 2445 N. Oracle), Ross Valenzuela (CORE Construction, 925 Jacobus Ave.), Lee Shaw (Lee Shaw Architecture, LLC, 5491 E. Placita del Mesquite)

Staff Present (all virtual): Desiree Aranda and Jason Lienthal (City of Tucson Planning and Development Services Department), Johanna Hernandez (City of Tucson Housing and Community Development Department [HCD])

**2. Review and approval of 2/26/2026 Legal Action Reports (LAR) and Meeting Minutes**  
Action was taken.

Motion: Commissioner McDonald moved to approve the Legal Action Report/Minutes for the meeting of 2/26/2026 as submitted.

Commissioner Houghton seconded the motion.

No discussion was held.

The motion passed unanimously 5-0.

**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-0226-00023/TS-PRM-0126-00027/TC-COM-0326-00316** **Action**  
**2445 N Oracle Road (Parcel 10709049C)**

The proposed signs and awning have been designed and are being installed as part of mitigation for the approved Memorandum of Agreement with the State Historic Preservation Office (SHPO) for the adaptive reuse/new construction of Milagro on Oracle. These are not intended to be historical replicas, restorations, or reconstructions but rather evocative or commemorative reconstructions. In collaboration with SHPO, they were designed to honor the original historic properties (Don Motel and De Anza Motel) with representative font, color, style, and lighting, but with language modified to more accurately reflect the current use.

*Full Review/Miracle Mile Historic District and UOD-2 (GRID Urban Overlay District)  
Contributing Resource/Rehabilitation Standards  
Staff Contact: Desiree Aranda, Historic Preservation Officer*

Staff Aranda provided background and introduced the applicants, Johanna Hernandez (HCD) and Jude Cook (Cook & Company Sign Makers), who presented the project. Commissioners asked questions and discussed the project.

Action was taken.

Motion: Commissioner McDonald moved to recommend approval as presented.

Commissioner Christopher seconded the motion.

No discussion was held.

The motion passed unanimously 5-0.

b. **SD-0225-00018/TC-RES-0423-04425** **Action**  
**746 S Osborne Avenue (Parcel #11714383G, 11714383C, 11714383E)**

Garage and 2nd dwelling addition, existing buildings renovation. This item was continued from the August 28, 2025, PRS meeting.

*Full Review/Barrio Historico HPZ  
Contributing Resource/Rehabilitation Standards  
Staff Contact: Desiree Aranda, Historic Preservation Officer*

Staff Aranda requested the item be continued to the next meeting, as the applicant was not available to present this day.

Action was taken.

Motion: Commissioner Christopher moved to continue the item to the next meeting.

Commissioner Ireland seconded the motion.

No discussion was held.

The motion passed unanimously 5-0.

*Commissioner Ireland recused himself from the following item and left the meeting at 1:25 p.m.*

**c. 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 old 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. This item was continued from the February 12, 2026, meeting.

*Full Review/West University HPZ*

*Contributing Resource/Rehabilitation Standards*

*Staff Contact: Desiree Aranda, Historic Preservation Officer*

Staff Aranda provided background and introduced the applicant, Ross Valenzuela (CORE Construction), who presented the project. Commissioners asked questions and discussed the project.

Action was taken.

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

1. Update the plans to show no new window on the west elevation at the infill wall.
2. Update the new window elevations to show a new sill to match the house standard, and sill and head heights aligned with existing.
3. Provide an elevation of the new wood door on the west elevation in the existing opening.

Commissioner McDonald seconded the motion.

No discussion was held.

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

*Commissioner Ireland returned to the meeting at 1:47 p.m.*

**d. SD-0126-00008/TC-RES-1125-005718** **Action**  
**5491 E Placita del Mesquite (Parcel # 110093940)**

Propose to enclose a portion of the rear porch into conditioned space. Rear porch roof to be modified in pitch and material. Height of rear chimney and parapet to be modified. On East elevation, existing kitchen window opening altered for a door opening. Two new skylights to be installed on roof over kitchen.

*Full Review/Fort Lowell HPZ*

*Contributing Non-Historic Resource/Rehabilitation Standards*

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

Staff Lilienthal provided background and introduced the applicant, Lee Shaw, who presented the project. Commissioners asked questions and discussed the project.

Action was taken.

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

1. French doors with fixed sidelites should be substituted for the proposed sliding glass doors.
2. The existing wood beam should be left exposed if serving as the lintel to the new window and door assemblies.

Commissioner McDonald seconded the motion.

No discussion was held.

The motion passed unanimously 5-0.

**5. National Register Nominations** **Courtesy**

*The following items have been forwarded to the City of Tucson for comment from the Arizona State Historic Preservation Office ahead of the March 27, 2026, Historic Sites Review Committee (HSRC) meeting.*

**a. Sam Hughes Neighborhood Historic District (Additional Documentation)**

Reclassification of four properties to Noncontributing:

2427 East 1st Street, Tucson

2025 East 5th Street, Tucson

2221 East 5th Street, Tucson

2327 East 6th Street, Tucson

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

Staff Lilienthal provided background. Commissioners provided comments and concurred with SHPO's recommendation that all four properties should be reclassified to noncontributing due to the inappropriate alterations made to each.

**b. San Rafael Estates Historic District (Additional Documentation)**

Reclassification of 6338 East Calle De San Alberto, Tucson, to Contributing.

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

Staff Lilienthal provided background. Commissioners provided comments, concurred with SHPO's finding of the property as contributing, and commended the owners for undertaking the restoration work.

**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**

Staff reported on recent zoning violations and noted that cases will be brought to PRS when ready.

**d. Review Process Issues**

PRS members and staff discussed strategies for educating applicants about the historic review process, including the idea for preapplication meetings to go over the process with applicants.

**7. Future Agenda Items for Upcoming Meetings**

Staff Aranda shared upcoming agenda items and reported that the next regular meeting is scheduled for March 26, 2026.

**8. Adjournment**

The meeting was adjourned at 2:43 p.m.