



Design Review Board
P.O. Box 27210
Tucson, Arizona 85726-7210
Phone: (520) 791-4213
TDD: (520) 791-2639

Legal Action Report – Meeting Minutes Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

Date and Time: Friday, March 6, 2026, 8:30 AM

Location: Meeting was held virtually using Microsoft Teams

1. Call to Order / Roll Call, 8:32 AM

Members Present:

Paige Anthony

Rosemary Bright (Vice Chair)

Cade Hayes

Daniel Maher – Left meeting at 9:00 AM; quorum was maintained

Grace Schau

Chris Stebe (Chair)

Members Absent:

Caryl Clement

A quorum was established.

2. Review and Approval of the 2/20/2026 Draft LAR and Meeting Minutes

Action Taken

A motion was made by Chair Stebe to approve the February 20, 2026, Meeting Minutes and the Legal Action Report. The motion was duly seconded by Vice Chair Bright. Motion passed unanimously 6-0.

3. Call to the Audience

No speakers came forward.

4. SD-0226-00027 – Tucson Warehouse & Transfer Co. Design Center (Benjamin Supply Site)

Related Activity #: TD-DEV-0425-00121, TC-COM-0925-01698

Address: 440 N 7TH AV

Parcel #: 11705056C

Zoning: I-1, C-3

Rio Nuevo Area (RNA) Review

Action Taken

Staff Clarifications

Staff introduced the project and explained that the proposal had previously received a courtesy review from the DRB on February 20, 2026. Staff informed the Board that the Tucson-Pima County Historical Commission's Plans Review Subcommittee (PRS) reviewed the proposal on February 26, 2026 and recommended approval read the PRS' conditions. Staff clarified that if modifications required by the DRB significantly alter the project, the proposal may need to return to PRS and the DRB for additional review.

Applicant's Presentation

The applicant presented the proposed rehabilitation and adaptive reuse of the buildings, describing the intent to restore historic façades, activate upper floors for retail and design uses, improve pedestrian connectivity, reconstruct the parking area, and add landscaping improvements.

The applicant also described updates made in response to PRS feedback, including revised elevations showing historic cornice details, maintaining original window openings and proportions, and continued coordination with the City Historic Preservation Officer and the State Historic Preservation Office regarding glazing treatments and historic preservation considerations.

DRB Discussion

Board members discussed several aspects of the proposal, including the treatment of historic window openings, the relationship between historic and new façade elements, pedestrian connectivity and activation of the ground floor, landscape improvements, and the project's overall compatibility with the historic character of the surrounding district.

Members noted that activating the upper floors and introducing additional transparency would improve the building's functionality and visibility while supporting adaptive reuse of the historic structures. Discussion focused particularly on the proposed divided-light windows shown in revised elevations and whether those elements should remain as part of the historic façade composition.

Board members expressed concern that retaining the divided-light windows on upper floors could conflict with the overall architectural direction of the project and potentially dilute the clarity between historic and contemporary interventions. The Board discussed the importance of preserving the overall historic vocabulary of the façade while allowing flexibility in design solutions that support adaptive reuse of the building.

Motion

Motion was made by Vice Chair Bright to recommend approval, finding the project in compliance with the design standards set forth in UDC Section 5.12.7.C.1-15 and 5.12.7.D, with the following recommendation: 1) With respect to SHPO and PRS, this Board finds that the overall character and vocabulary of the historic design of the building's façade is being preserved without the need to maintain divided-light windows recommended on the second, third, and fourth floors. The motion was duly seconded by Chair Stebe. Motion passed unanimously 5-0.

5. Staff Announcements

Staff informed the Board that several projects are anticipated for upcoming meetings, including:

- Rehabilitation of the former Arizona Hotel building on Broadway, which includes modifications to the historic Eckbo landscape area and will undergo Historic Landscape Subcommittee and PRS review before returning to the DRB. The DRB requested staff to ask applicant to present the project to the DRB for a

courtesy review prior to formal review. Staff informed the DRB applicant has already submitted the RNA Design Package, but will convey the request to the applicant. DRB also requested staff the proposal be the only item on the agenda for formal review.

- A proposal involving solar carports at the historic Udall building site on Scott Avenue.
- A proposal involving storage containers associated with a single-family residence in the RNA.

6. Adjournment

The meeting adjourned at 9:38 AM.