

2026

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

LEGAL ACTION REPORT/Minutes

Thursday, April 9, 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 1:02 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): Alex Enoch (designer, 102 E. Speedway), Joe Alitiem (Advanced Electric and Solar LLC, 130 S. Scott Avenue), Bob Lanning and Stephen Curti, (architects, Lanning Architecture, 5440 E. Fort Lowell Road), Anne Jordan (owner, 5440 E. Fort Lowell), Zachary Myles Peña (architect, Western Office Architecture PLLC, 720 S. 3rd Ave Unit 2), Gary M. Thomas (graduate student, Arizona State University Public History Certificate Program), Elaine Hill (Fort Lowell resident/Fort Lowell Historic Zone Advisory Board)

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

2. Review and approval of 3/26/2026 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 3/26/2026 as submitted.

Commissioner McDonald 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-0326-00045/TC-COM-0226-00166 Action
130 S Scott Avenue (Parcel #117130400)**

Advanced Electric & Solar, on behalf of Tucson Children's Museum Inc., is proposing a new 2,351 square-foot solar carport in the parking lot. PRS may recommend approval, approval with conditions, or denial of the project, or may continue the item to the next meeting.

*Full Review/Rio Nuevo Area (RNA), Armory Park Historic Residential District (NRHP)
Contributing Resource/Rehabilitation Standards*

Staff Contact: Desiree Aranda, Historic Preservation Officer

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

Action was taken.

Motion: Commissioner Christopher moved to recommend approval with conditions:

1. An alternative design should be explored that allows the height of the structure to be reduced.
2. All new exposed conduits to be painted to match adjacent column or wall surface.
3. The proposed setback reduction on Jackson Street from 20' to 0' is acceptable.

Commissioner McDonald seconded the motion.

No discussion was held.

The motion passed unanimously 5-0.

**b. SD-0326-00043/TC-RES-0126-00462 Action
5440 E Fort Lowell Road (Parcel #11009037A)**

Propose to construct a ramada behind main building and install a driveway gate. PRS may recommend approval, approval with conditions, or denial of the project, or may continue the item to the next meeting.

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, Bob Lanning, who presented the project. Commissioners asked questions and discussed the project.

Public comments were heard. Elaine Hill, a resident of the Fort Lowell neighborhood and a member of the Old Fort Lowell Neighborhood Association, provided comments.

Action was taken.

Motion: Commissioner McDonald moved to recommend approval of the project as presented.

Commissioner Houghton seconded the motion.

No discussion was held.

The motion passed unanimously 5-0.

**c. SD-0326-00038/TC-RES-0326-01098 Action
720 S 3rd Avenue (Parcel #11707234A)**

The proposed project is an 801 SF Accessory Dwelling Unit (ADU). The proposed design is a simple gable roof with exposed rafter tails. The structure is to be wood framed and clad in white stucco. Wood windows and doors and a grey standing seam metal roof are proposed. Solar devices to be installed the southern roof pane. 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 and Non-contributing Resources/Rehabilitation Standards

Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner

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

Action was taken.

Motion: Commissioner McDonald moved to recommend approval of the project as presented.

Commissioner Christopher seconded the motion.

No discussion was held.

The motion passed unanimously 5-0.

[Commissioner Houghton left the meeting at 2:52 p.m.]

**d. SD-0825-00128/TC-MDP-0625-00377 Action
102 E Speedway (Parcel #117021180)**

Construction of a new duplex model on a vacant lot. PRS may recommend approval, approval with conditions, or denial of the project, or may continue the item to the next meeting.

Full Review/West University HPZ

Non-Contributing Vacant Lot/Rehabilitation Standards
Staff Contact: Desiree Aranda, Historic Preservation Officer

Staff Aranda provided background and introduced the applicant, Alex Enoch, 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. The CMU walls are to have a painted stucco finish.
2. The metal fence is to have a regular decorative pattern such as finials or alternating picket heights that extend above the top rail.
3. The rooftop mechanical equipment is to be moved further to the rear of the structure as permitted by the IRC [International Residential Code].
4. The 6' solid wall is acceptable on the north side due to the unique security and noise concerns [being adjacent to Speedway Boulevard] and does not set a precedent.
5. Add protruding sills to the architectural details to match those shown on the elevations.

Commissioner Ireland seconded the motion.

No discussion was held.

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

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

d. Review Process Issues

Chair Majewski raised concern about projects being revised mid-stream following review by the Historic Zone Advisory Boards (HZABs). Commissioners stated that PRS would prefer to see the original proposal and if the project is revised in between review by the HZAB and PRS, that PRS is fully informed of those changes. Staff noted they would get clarity from the City Attorney's Office on the proper review process and communicate back out to the HZABs and PRS once the process is clarified.

Commissioner Christopher raised the topic of recommendations or approvals that vary from design guidelines, suggesting that in those unique cases, the justification for those recommendations and motions are made abundantly clear and do not set precedent for future reviews.

[Commissioner McDonald left at 3:13 p.m.]

6. Future Agenda Items for Upcoming Meetings

Staff Aranda shared upcoming agenda items and reported that the next regular meeting is scheduled for April 23, 2026.

7. Adjournment

The meeting was adjourned at 3:17 p.m.