

2026

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

LEGAL ACTION REPORT/Minutes

Thursday, April 23, 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 1:10 p.m., and per roll call, a quorum was established.

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

Commissioners Absent: Blake Houghton and Joel Ireland

Applicants/Public Present (all virtual): Susan Aiken (owner, 433 N. Main Avenue), Angel Nieblas (A Pro Restoration, 433 N. Main Avenue), Demion Clinco (CEO, Tucson Historic Preservation Foundation [THPF]), Alex Enoch (Cadman Designs, 605 E. 4th Street/710 N. 2nd Avenue)

Staff Present (all virtual): Desiree Aranda, Jason Lilienthal, and Jonathan Knighton-Wisor (City of Tucson Planning and Development Services Department [PDSD]), Courtney Rose (Pima County Cultural Resources & Historic Preservation Office)

2. Review and approval of 4/9/2026 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 4/9/2026 as submitted.

Commissioner Christopher seconded the motion.

No discussion was held.

The motion passed unanimously 3-0. (Commissioners Houghton and Ireland absent)

3. Summary of Public Comments (Information Only)

No comments were received by the posted deadline.

Item 4 was taken out of order. See below.

5. 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-1125-00184/TC-RES-1025-05321/CE-VIO-0625-02562 Action
433 N Main Avenue (Parcel #117100030)**

New carport at rear of parcel as well as alterations to an existing, non-contributing storage structure. PRS may recommend approval, approval with conditions, or denial of the project, or may continue the item to the next meeting.

Full Review/El Presidio HPZ

Non-contributing Resource/New Construction & Rehabilitation Standards

Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner

Staff Lilienthal provided background and introduced the applicant, Angel Nieblas, 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 with the following conditions:

1. Setback variance is acceptable
2. The wood to be painted to match existing historic structure
3. All new proposed windows are to be wood

Commissioner Christopher seconded the motion.

No discussion was held.

The motion passed unanimously 3-0. (Commissioners Houghton and Ireland absent)

Item 5b was taken out of order. See below.

**6. Pima County Historic Landmark Designation of the Charles E. Cox House (taken out of order)
4239 N Pontatoc Rd, Tucson AZ 85718 (Parcel #109-16-027D) Action Item**

On behalf of the owner, James Reed, the Tucson Historic Preservation Foundation is submitting an application for a Pima County Historic Landmark designation for the Charles E. Cox House. Requesting a recommendation for approval for HL designation to Pima County's Historic Zone Overlay. The PRS recommendation will be included along with a Pima County staff report.

Staff Courtney Rose from Pima County Cultural Resources & Historic Preservation Office provided background on the nomination. The applicant, Demino Clinco (THPF), provided additional remarks. Commissioners asked questions and discussed the project.

Action was taken.

Motion: Commissioner Christopher moved to recommend approval of the Charles E. Cox House, located at 4239 N. Pontatoc Road, Tucson, Arizona, for Pima County Landmark designation and finds that the application meets and exceeds the Pima County application criteria and [that the property] meets National Register Criterion C.

Commissioner McDonald seconded the motion.

No discussion was held.

The motion passed unanimously 3-0 (Commissioners Houghton and Ireland absent).

5b. SD-0725-00102/TC-RES-0325-01651/TC-RES-0425-01872/CE-VIO0325-01045 Action 605 E 4th Street/710 N 2nd Ave (Parcel #117033640)

The review is to comply with a Code Enforcement case at 605 E 4th St due to the installation of sliding windows that did not fit existing window openings. The applicant proposes to replace the sliding windows with aluminum clad wood windows, replace stairs at the back patio, repair stucco, and repaint the exterior of the existing home at 605 E 4th St. A new 45" wrought iron fence is proposed along a portion of the west property line. The project also includes demolition of an existing non-contributing garage and construction of a new one-story detached 787 sq. ft. Accessory Dwelling Unit (ADU) at the rear of the property. The proposed ADU will have an address of 710 N 2nd Ave. This item was continued from the February 10, 2026, West University Historic Zone Advisory Board (WUHZAB) meeting. PRS may recommend approval, approval with conditions, or denial of the application.

Full Review/West University HPZ

Contributing Resource/Rehabilitation Standards

Staff Contact: Desiree Aranda, Historic Preservation Lead Planner

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 McDonald moved to recommend approval of the project as presented with the following conditions:

1. For the primary residence, ensure the upper half of the double-hung windows to have divided lites to match the originals in configuration
2. For the ADU, the proposed north setback of 1' is acceptable
3. The applicant is to provide photo-documentation of the development zone
4. The proposal should move the parking area to the east side of the property (alley access) by shifting the ADU to the west so that parking is not directly in front of the 2nd Avenue side of the building

5. Remove the belt line pop-outs of the ADU

Commissioner Christopher seconded the motion.

No discussion was held.

The motion passed unanimously 3-0. (Commissioners Houghton and Ireland absent)

4. **Programmatic Agreement**

Courtesy Review

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, the City of Tucson is developing a Programmatic Agreement (PA) with the State Historic Preservation Office (SHPO) regarding U.S. Department of Housing and Urban Development (HUD) funded program activities. The City of Tucson Historic Preservation Office and City of Tucson Housing and Community Development Department have been working closely with SHPO to develop this PA, which is intended to streamline the Section 106 process.

Staff Contact: Jonathon Knighton-Wisor, Cultural Compliance Manager

Staff Knighton-Wisor presented the proposed revised PA. Questions were asked and points clarified. Commissioner comments included the following:

- The section about properties previously identified as ineligible should include a caveat that some properties may need to be reevaluated for eligibility. Sometimes properties that were previously deemed ineligible become eligible due to age, restoration[/rehabilitation], or other factors. Such reevaluation would only be necessary if the proposed action contemplates modification or removal of items that would cause ineligibility.
- When we submit batch reports on PA results to SHPO, provide TPCHC with this information or consider an annual report-out to the TPCHC on the PA results.
- Recommendation to present this to the full TPCHC

PRS supports the revised PA with these comments.

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

d. Review Process Issues

Staff Aranda shared she would have more updates related to process improvements and clarifications at a future meeting.

8. Future Agenda Items for Upcoming Meetings

Staff Aranda shared upcoming agenda items and reported that the next regular meeting is scheduled for May 14, 2026.

9. Adjournment

The meeting was adjourned at 3:08 p.m.