

2026

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

LEGAL ACTION REPORT/Minutes

Thursday, June 25, 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 1:04 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

Staff Present (all virtual): Desiree Aranda and Michael Taku (City of Tucson Planning and Development Services Department [PDSD])

Applicants/Public Present (all virtual): Paul Dominguez (Desert Home Drafting, 424 E. 16th Street), Stewart Rafalo (owner, 424 E 16th Street), Robert Lanning and Serena Wahl (Lanning Architecture, 330 S. 3rd Avenue)

2. Review and approval of 6/11/2026 Legal Action Report (LAR)/ Meeting Minutes

Action was taken.

Motion: Commissioner Christopher moved to approve the Legal Action Report/Minutes for the meeting of 6/11/2026 as submitted.

Commissioner McDonald seconded the motion.

No discussion was held.

The motion passed unanimously 3-0. (Commissioner Houghton absent)

3. Summary of Public Comments (Information Only)

None.

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-1125-00180/TC-RES-0925-04525 Action
424 E 16th St (Parcel # 117071050)**

The project was completed by previous owners. Current owners are seeking approval post hoc for conversion of contributing garage into a studio. The alteration occurred between 2022 and 2025. Existing studio is an enlarged footprint of the original garage.

Full Review/Armory Park HPZ

Contributing Resource/Rehabilitation Standards

Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Taku provided background on the project. The applicant, Paul Dominguez, presented the project. Commissioners asked questions and discussed the project.

Action was taken.

Motion: McDonald moved to recommend approval of the project as presented, including:

1. The clarification that the project is a demolition of a contributing garage and new build, not a conversion. The new structure is no longer a contributor.
2. If the DDO is not completed, we recommend approval of the 10" setback on the east.
3. Applicant is to update the plans to match the existing doors as built.

Commissioner Christopher seconded the motion.

No discussion was held.

The motion passed unanimously 3-0. (Commissioner Houghton absent)

**b. SD-0526-00071/TC-RES-0426-01972 Action
330 S 3rd Ave (Parcel # 117062770)**

The proposed project is to demolish a contributing garage at the rear of the lot and construct a new 2-bay carport (468 sq. ft.) and ADU (440 sq. ft.). Both buildings would be located behind the main contributing single-family residence. The carport and ADU will be connected by an open breezeway 8' wide. A West courtyard wall will be constructed in front of the ADU made of breeze block situated between four stuccoed finish square columns. A section of the rear (West) fence will replace the existing chain link fence with corrugated steel to match the remaining West fence enclosure.

Full Review/Armory Park HPZ

Contributing Resource/Rehabilitation Standards

Staff Contact: Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Taku provided background on the project. The applicant, Bob Lanning, presented the project. Applicant noted that the proposed accessory structure will be a workshop, not an ADU. Commissioners asked questions and discussed the project.

Action was taken.

Motion: Commissioner Christopher moved to recommend approval of the demolition and proposed replacement plan as presented with the following conditions:

1. The demolition of the contributing historic accessory structure is acceptable, and documentation should be provided per UDC requirements for staff review.
2. The proposed breeze block on the west elevation should be replaced with a more appropriate material, such as red clay brick with a skip pattern to allow air movement.
3. Clarify the doors and windows to be metal-clad wood.
4. The upper east side carport ventilation openings should be left open without metal screening.
5. Update the plans to indicate the roofing material of the storage popouts.

Commissioner McDonald seconded the motion.

No discussion was held.

The motion passed unanimously 3-0. (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

Commissioner Christopher brought up Mayor and Council demolition approvals and the associated appeal process in relation to the two cases we heard today, and if it differs from projects like Fox Theatre.

6. Future Agenda Items for Upcoming Meetings

Next regular meeting is scheduled for July 9, 2026.

7. Adjournment

The meeting was adjourned at 2:16 p.m.