

2026

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

LEGAL ACTION REPORT/APPROVED Meeting Minutes

Thursday, July 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): Savannah McDonald [Acting Chair], Andrew Christopher, and Blake Houghton

Commissioners Absent: Teresita Majewski (Chair)

Staff Present (all virtual): Michael Taku and Jonathan Knighton-Wisor (City of Tucson Planning and Development Services Department [PDSD])

Applicants/Public Present (all virtual): David Killick (Property Owner, 1042 N. 5th Avenue), Shawn Burke (owner, 614 N. 3rd Avenue), Rachel Serra (RAS Architecture, 614 N. 3rd Avenue), Demion Clinco, applicant- The Tucson Historic Preservation Foundation (THPF), 5111 E. Citrus Street.

2. Review and approval of 6/25/2026 Legal Action Report (LAR)/ Meeting Minutes

Action was taken.

Motion: Commissioner Christopher moved to approve the Legal Action Report/Minutes for the meeting of 6/25/2026 as submitted.

Commissioner Houghton seconded the motion.

No discussion was held.

The motion passed unanimously 3-0. (Chair Majewski absent)

3. Summary of Public Comments (Information Only)

No public 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-0526-00083/TC-DMO-0126-00017 Action
1042 N 5th Avenue (Parcel #117020790)**

The proposal is to demolish a detached garage at the rear of the property, along Herbert Avenue. The garage is not a contributing building to the HPZ, but the main residence on the lot is a contributing building. The garage is constructed of stacked and unreinforced flue blocks covered with plaster.

Full Review/West University HPZ

Contributor/Rehabilitation Standards

Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Taku provided background on the project. The property owner, David Killick, 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.

Commissioner Houghton seconded the motion.

No discussion was held.

The motion passed unanimously 3-0. (Chair Majewski absent)

**b. SD-0526-00082/TC-RES-0526-02740 Action
614 N 3rd Avenue (Parcel #117040330)**

The proposed project includes demolition of an enclosed rear porch at the existing historic residence and a new 1,113 SF addition. A small breezeway would connect the existing home to the new construction. The existing enclosed rear porch covered three original openings, which would be restored as part of the project. Other work proposed for the main historic building includes: (1) repairing and repointing any stone and brick work along the two existing chimneys and the foundation; (2) stucco repairs, patching and painting to match the existing textures, particularly along the east façade where the porch is to be removed; (3) door and window replacements; and (4) a new concrete stair along the southern edge of the front porch to match the adjacent front concrete stairs.

Full Review/West University HPZ

Contributor/Rehabilitation Standards

Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Taku provided background on the project. The applicant, Rachel Serra along with Shawn Burke, presented the project. Commissioners asked questions and discussed the project.

Action was taken.

Motion: Commissioner Christopher moved to recommend approval with the following conditions:

1. The proposed setbacks of 0'-0" on the south side, and 0'-4.5" on the east side are acceptable.
2. The proposed materials, roof form, and size of the addition are compatible due to their sensitive integration with the contributing structure, and the addition's massing and positioning on-site.
3. Provide documentation of the porch to be demolished.
4. Mechanical equipment shall be shown on the plan to indicate it is screened from view.

Commissioner Houghton seconded the motion.

No discussion was held.

The motion passed unanimously 3-0. (Chair Majewski absent)

5. Historic Landmark (HL) Cases

Action

UDC Section 5.8.5

a. 5111 E Citrus St (Parcel # 121092000), Bondante House

The Tucson Historic Preservation Foundation (THPF) proposes Historic Landmark (HL) designation of the Bondante House, a single-family residence constructed in 1956 significant as the most intact known residential work of prominent local artist Charles Alfred Clement and a rare local example of a unified artistic and architectural composition designed in the mid-century modern style. It is also recommended eligible for its association with postwar suburban development in Tucson.

Historic Landmark (HL) Nomination Review

Staff Contact: Desiree Aranda, Historic Preservation Officer

Staff Knighton-Wisor introduced the applicant. The applicant, Demion Clinco, presented the project. Commissioners asked questions and discussed the project.

Action was taken.

Motion: Commissioner Christopher moved to recommend approval of the nomination of Bondante House for Tucson Historic Landmark designation pursuant to the following criteria as defined in the UDC:

- 1.) Bondante House is from a significant period in Tucson's history: Post-World War II Development (1945–1975) and is a distinct architectural style that is at least 50 years old: Modern Movement, Suburban Ranch House.
- 2.) Bondante House is an outstanding example of mid-century-modern residential and artist design architecture and is associated with significant historic events that have made a significant contribution to the broad patterns of our history.
- 3.) Bondante House exemplifies the architectural period in which it was built and has distinguishing characteristics of an architectural style and is the notable work of a master designer and architect whose individual genius influenced his age: Charles Clement.
- 4.) Bondante House contributes historic, cultural, and social importance relating to the heritage of the Tucson community; and
- 5.) Bondante House relates positively to buildings in its immediate vicinity in terms of scale, size, massing, etc., such that its removal would be an irreparable loss to the setting and a diminishment to the architectural heritage of Tucson.

Commissioner Houghton seconded the motion.

No discussion was held.

The motion passed unanimously 3-0. (Chair Majewski absent)

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

Staff Taku reported that the Historic Preservation Office is continuing with lot of service improvements for better review outcomes. That the recruitment of another Historic Preservation Lead Planner is under review.

7. Future Agenda Items for Upcoming Meetings

Next regular meeting is scheduled for July 23, 2026.

8. Adjournment

The meeting was adjourned at 2:31 p.m.