

2026

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

LEGAL ACTION REPORT/Draft Meeting Minutes

Thursday, July 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 1:01 p.m., and per roll call, a quorum was established.

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

Commissioners Absent: None

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

Applicants/Public Present (all virtual): Ade Anast (243 E University Bl, property owner), Michael Becherer (Swaim Architects), Bonnie Schock (Fox Theatre), Ken Scoville (member of the public), Andy McWhirter (member of the public)

2. Review and approval of 7/9/2026 Legal Action Report (LAR)/Meeting Minutes

Action was taken.

Motion: Commissioner McDonald moved to approve the Legal Action Report/Minutes for the meeting of 7/9/2026 as submitted.

Commissioner Houghton seconded the motion.

No discussion was held.

The motion passed unanimously 4-0.

3. Summary of Public Comments (Information Only)

Public comments were received from Ken Scoville regarding the Courtesy Review for Item 4b on the agenda, the proposed Fox Theatre expansion. The Chair noted comments would be read into the record during Item 4b.

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-0526-00081/TC-RES-0526-02710 Action
243 E University Bl (Parcel #117030740)**

The proposed project includes construction of two (2) new ramadas. Ramada "A" in the rear courtyard would measure 12' x 12'. Ramada "B" in the east side yard would measure 8' x 10'. The ramadas will be made of rusted metal on 4x4 post with a flat corrugated roof. A fire pit and BBQ area are also proposed.

Full Review/West University HPZ

Contributor/Rehabilitation Standards

Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Aranda provided background on the project. The property owner, Ade Anast, 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 Houghton seconded the motion.

No discussion was held.

The motion passed unanimously 4-0.

**b. TP-PRE-0726-00153 Courtesy
17, 25, 27 N Stone Avenue (Parcel #11712033A)
17 W Congress Street (Parcel #11712037A)**

At the end of 2025, Mayor and Council approved a conditional demolition application for the existing buildings to the east of (and adjoining) the Fox Theatre along Stone Avenue [17, 25 and 27 N Stone Avenue and 1 W Congress Street]. This informational presentation is for the current design concept of the Fox Theatre expansion modifications. The goal of this expansion is three-fold. First, to improve the patron experience at the Fox Theatre with more space to socialize and enjoy refreshments. Second, to provide a smaller venue next to the Fox Theatre for community events and local artists. And third, to ensure the future financial stability of the Fox Theatre. The design team is presenting the current design concept to the TPCHC PRS for comment, specifically in reference to the Secretary of Interior's Standards for Historic Preservation. PRS will be providing courtesy comments on the compatibility of the current design for the modification with the adjacent, individually listed historic Fox Theatre.

*Courtesy Review/Downtown Tucson Historic District/IID/RNA
Individually Listed/Rehabilitation Standards
Staff Contact: Desiree Aranda, Historic Preservation Officer*

Project architect Michael Becherer (Swaim Architects) and Fox Theatre executive director Bonnie Schock presented project updates. PRS members discussed the project and offered comments.

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

Staff Aranda noted that staff is working on an informational guide for historic preservation applications and would appreciate input from PRS members. The item can be briefly discussed at the next PRS meeting.

6. Future Agenda Items for Upcoming Meetings

Next regular meeting is scheduled for August 13, 2026.

7. Adjournment

The meeting was adjourned at 2:14 p.m.