

2026

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

LEGAL ACTION REPORT/Minutes

Thursday, August 27, 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 (left at 1:51 p.m.), and Savannah McDonald

Commissioners Absent: None

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

Applicants/Public Present (all virtual): Raymond Rash and Francisco Fernandez (DESA Architecture), Robert Pitts (owner, 829 N. 5th Av), Peter Zorilla (architect, 829 N. 5th Av), and Amyth Mehrotra (member of the public)

2. Review and approval of 8/13/2026 Legal Action Report (LAR)/Meeting Minutes

Action was taken.

Motion: Commissioner Houghton moved to approve the Legal Action Report/Minutes for the meeting of 8/13/2026 as submitted.

Commissioner McDonald seconded the motion.

No discussion was held.

The motion passed unanimously 4-0.

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-0726-00105/TC-COM-0626-00962

Action

747 S 6th Ave (Parcel #11707226B)

The Baffert at 5 Points Patio cover: This project proposes the addition of a permanent shade cover over an existing outdoor seating patio. The goal of the proposed shade cover is to allow the client to better utilize the existing patio as outdoor seating. Site enhancements will be introduced, including moveable planters with integrated vertical screens, a barbecue with an associated prep area, and a dry bar located in front of the outdoor kitchen. No new cuts or additional parking will be required for these modifications.

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 project architect, Raymond Rash of DESA Architecture, 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 4-0.

b. SD-0426-00059/TC-RES-0326-01222

Action

829 N 5th Av (Parcel #11703069B)

The proposed project includes addition of a concrete driveway and a wrought iron fence at the front yard of an existing contributing residence.

Full Review/WUHZAB

Contributing Resource/Rehabilitation Standards

Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Taku provided background on the project. The owner and applicant, Robert Pitts, 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. No pillars on top of the existing historic front lava-stone retaining rock wall
2. At the front gate, remove columns and install a wrought-iron fence behind the existing lava-stone retaining wall
3. All vertical faces associated with the retaining walls for the driveway to be clad with salvaged lava-rock material
4. The existing fence on the north to be converted into a gate and hinged appropriately for screening of parked vehicles
5. The proposed gate and fence modifications on the east elevation to undergo minor review

Commissioner Houghton seconded the motion.

No discussion was held.

The motion passed unanimously 4-0.

[Commissioner Houghton left the meeting at 1:51 p.m.]

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 shared that work to update the Historic Review Information Guide continues.
- Commissioner McDonald asked if the signage for Santa Rita Park would be returning to PRS. Staff Aranda shared that the item will be presented at PRS' next meeting in September.
- Commissioner Christopher shared that he attended a webinar hosted by the National Alliance of Preservation Commissions (NAPC) about the proposed changes to the National Historic Preservation Act Section 106 Regulations and that the speakers encouraged local commissions to amplify process-improvement efforts to protect local preservation efforts.
- Commissioner Majewski shared that Joel Ireland, a former TPCHC Commissioner and former member of PRS, recently passed away. She recognized Mr. Ireland for his service.

6. Future Agenda Items for Upcoming Meetings

Next regular meeting is scheduled for September 10, 2026.

7. Adjournment

The meeting was adjourned at 2:05 p.m.