2026

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

LEGAL ACTION REPORT/Minutes

Thursday, September 24, 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 1:09 p.m., and per roll call, a quorum was established.

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

   Commissioners Absent: Teresita Majewski (Chair)

   Staff Present (all virtual): Ian Milliken and Courtney Rose (Pima County Cultural Resources and Historic Preservation Office), Desiree Aranda (City of Tucson Planning and Development Services Department [PDSD])

   Applicants/Public Present (all virtual): Bill Mackey (architect, 110 E. Congress St.), Demion Clinco (Tucson Historic Preservation Foundation)

2. **Review and approval of 8/27/2026 Legal Action Report (LAR)/Meeting Minutes**

   Action was taken.

   Motion: Commissioner Houghton moved to approve the Legal Action Report/Minutes for the meeting of 8/27/2026 as submitted.

   Commissioner McDonald 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. **Pima County Historic Landmark Nomination Review**
Pima County Zoning Ordinance, Chapter 18.63

a. **7110 N Camino de Fosforo (Parcel #108-05-0960), Celestine Barby II House** **Action**
This is an owner-initiated Historic Landmark nomination. The Celestine Barby II House is recommended eligible for designation as a Pima County Historic Landmark as an exceptional and highly intact example of late Modern residential architecture designed by nationally significant architect Bruce Goff. Designed beginning in 1974 and completed circa 1976 for artist and collector Celestine "Lestie" Barby, the residence is the second completed house Goff designed for Barby and represents the culmination of a client-architect relationship spanning more than a decade. The house retains a high degree of integrity. Staff recommends approval of the Historic Landmark nomination. PRS may recommend approval, approval with conditions, or denial of the nomination.
Pima County Historic Landmark Nomination Review
Staff Contact: Ian Milliken, Historic Preservation Officer

Staff Rose presented the Historic Landmark nomination. Commissioners asked questions and discussed the project.

Action was taken.

Motion: Commissioner McDonald moved that the Plans Review Subcommittee recommend approval of the Historic Landmark designation for the Celestine Barby II House, 7110 N. Camino de Fosforo, finding that the property meets the applicable criteria for designation as a Pima County Historic Landmark, has been determined eligible under Criterion C for listing in the National Register of Historic Places by the Arizona State Historic Preservation Office based on its architectural significance as a highly intact work of master architect Bruce Goff, its distinctive characteristics and high artistic values as an example of late Modern residential architecture, its significant relationship to its Catalina Foothills setting, and its retention of sufficient historic integrity to convey that significance.

Commissioner Houghton seconded the motion.

No discussion was held.

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

6. **Rio Nuevo Area (RNA) Review Cases** *(Item was taken out of order)*
Unified Development Code (UDC) Section 5.12.7/5.8.10/Secretary of the Interior's Standards and Guidelines

a. **SD-0826-00117/TC-COM-0726-01156** **Action**
110 E Congress St (Parcel #117150050)
Façade renovation. Project scope is to modify the existing storefront between grade and the bottom of the existing masonry façade. The window wall and door at the existing bar separating the patio from the interior of the restaurant will be removed and replaced with a clear anodized aluminum storefront and clerestory.
Full Review/Rio Nuevo Area/Downtown Tucson Historic District
Contributing Resource/Rehabilitation Standards
Staff Contact: Desiree Aranda, Historic Preservation Officer

Staff Aranda provided background on the project. Project architect, Bill Mackey, presented 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 3-0. (Chair Majewski absent)

5. **City of Tucson Historic Landmark (HL) Nomination Review** *(Item was taken out of order)*
UDC Section 5.8.5

   a. **2802 S Cottonwood Ln (Parcel #11918012M), Russell-Randolph House** **Action**
   This is an owner-initiated Historic Landmark nomination. The Russell-Randolph House is recommended eligible as a City of Tucson Historic Landmark as a highly intact example of mid-century residential architecture designed by prominent local architect, Judith Chafee. The single-family courtyard residence was built between 1981 [and] 1983 by owner-builder David Russell and Susan Randolph. The house retains the physical characteristics, materials, and setting necessary to convey its significance, contributing to a broader understanding of Tucson's postwar development and artistic heritage. Staff recommends approval of the HL nomination. PRS may recommend approval, approval with conditions, or denial of the nomination.
   City of Tucson Historic Landmark (HL) Nomination Review
   Staff Contact: Desiree Aranda, Historic Preservation Officer

   Staff Aranda presented the Historic Landmark nomination. Commissioners asked questions and discussed the project.

   Action was taken.

   Motion: Commissioner McDonald moved that the Plans Review Subcommittee recommend approval of the Russell-Randolph House for designation as a City of Tucson Historic Landmark. The property meets the stated purpose of the Historic Landmark designation as outlined in the City of Tucson Land Use Code. The Russell-Randolph House contributes to the educational, cultural, economic, and general welfare of the community through its preservation as a significant historic resource. Its designation will ensure the continued protection and appropriate rehabilitation of a property that embodies Tucson's twentieth-century architectural and cultural development. The Russell-Randolph House satisfies the criteria set forth in Section 5.8.5 of the City of Tucson Unified Development Code Standards for Establishing or Amending Historic Landmark designation. The property is a historic building that is individually eligible for listing in the National Register of Historic Places at the local level of significance as part of the oeuvre of Judith Chafee. It is a highly intact example of mid-century residential architecture designed by Judith Chafee; the house retains the physical characteristics, materials, and setting necessary to convey its significance. The Russell-Randolph House remains situated within its original suburban semi-rural context and contributes to a broader understanding of Tucson's postwar development and artistic heritage. Its preservation as a Historic Landmark will ensure that this important cultural resource remains legible within its historic setting

and continues to contribute to the understanding of the community's architectural and cultural history.

Commissioner Houghton seconded the motion.

No discussion was held.

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

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 noted that cases will be brought to PRS when ready.

   d. **Review Process Issues**
   - Staff Aranda shared that the Historic Review Information Guide has been published on the PDSD website.
   - Commissioners asked about the Determination of Eligibility (DOE) requirement for Historic Landmark applications and whether there is a way to make it easier for applicants to fulfill that requirement.

8. **Future Agenda Items for Upcoming Meetings**
   Next regular meeting is scheduled for October 8, 2026.

9. **Adjournment**
   The meeting was adjourned at 2:13 p.m.