

2025

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

LEGAL ACTION REPORT (LAR)/Minutes

Tuesday, August 12, 2025

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, Joel Ireland, and Savannah McDonald.

Applicants/Public Present (all virtual): Rachel Serra (RAS Architecture), Kelly Rehm (TFS), Thomas McQuillen and Carina Eichorst (Lizard Rock Designs), Lianne Evans and Kevin Hall (Rick Engineering), Scott Harwood and Steve Ruf (Oz Development), Ivan Valencia and Eric Leon (Pima Pools), Kylie Walzak (Menlo Park Neighborhood Association), Mary Lou Fragomeni (Fort Lowell Historic Zone Advisory Board), John Burr and Elaine Hill (members of the public).

Staff Present: Desiree Aranda, Maria Gayosso, Jason Lilienthal, and Michael Taku (City of Tucson Planning and Development Services Department [PDSD]).

2. Review and approval of 7/22/2025 Legal Action Report (LAR) and Meeting.

LAR was not yet ready for review and will be approved at a future meeting. No action was taken.

3. Historic Preservation Review Cases

UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines/ Revised Secretary of the Interior's Standards and Guidelines

- 3a. SD-0525-00079, 317 E 1ST ST** **Action**
Removal of an existing porch and carport. Construction of a new garage in place of the carport, with a 2nd story bedroom and deck addition. Reconstruct kitchen and bathroom of guest house affected by collapse of a tree during storm.
Full Review/Contributing Resource

Staff Aranda provided background on the case, noting that the West University Historic Zone Advisory Board (WUHZAB) voted to recommend approval of the project as presented excluding the 8' wall. She explained that the WUHZAB noted the lack of supporting documentation showing existing 8' walls in the development zone and stated PRS's input on that would be useful in this case.

The project architect, Rachel Serra, presented the project. Questions were asked and points clarified. Discussion was held. Action was taken.

Motion: Commissioner McDonald moved to approve the project as presented with the following conditions and comments: (1) proposed setback variance of zero feet on west side is acceptable, (2) 8-foot wall is acceptable, limited to portion shown on plans, (3) the stone and wood north site wall and wood gate are acceptable as described, with staff to review final elevation, and (4) plans be clarified to show that windows are metal clad wood windows as requested instead of wood windows as shown on plans.

Commissioner Christopher seconded the motion. The motion passed unanimously with a roll-call vote of 4-0.

3b. SD-0525-00075, 701 W Congress St.

Action

Congress Street Apartments: New 3 and 4-Story Building
Downtown Infill Incentive District
Non-contributing Resource/Rehabilitation Standards

Staff Aranda provided background on the project and noted a typo in the agenda and that the subject parcel is non-contributing to the Menlo Park National Register Historic District. She also noted that project came to PRS for a Courtesy Review on May 8, 2025, and at that time, PRS noted their finding that the proposed development would not result in an adverse effect to the historic district. Staff Gayoso shared that the IID reviewed the project as a courtesy review as well but that no formal reviews of the project have taken place yet.

Architect Tom McQuillen presented the project, responding to comments provided during PRS's prior courtesy review of the project. Commissioners asked questions, and points were clarified. Public comment was also taken on the item. Kylie Walzak commented that the MPNA still has issues with proposed height of four stories. Discussion was held. Action was taken.

Motion: Commissioner Christopher moved to recommend approval of the project as submitted, including granting the variances to setback requirements on the north and west sides as requested.

Commissioner McDonald seconded the motion. The motion passed unanimously with a roll-call vote of 4-0.

- 3c. SD-0525-00080/TD-DEV-0525-00141, 261 N Court Ave** **Action**
The BWS Architects PV system will consist of 26 photovoltaic (PV) modules mounted on a new steel parking canopy in an existing paved parking area.
Full Review/El Presidio Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Aranda presented background on the project, noting that the El Presidio Historic Zone Advisory Board (EPHZAB) recommended approval of the project as proposed.

Kelly Rehm of TSF presented the project, noting a request for a reduced setback of 7'9" from the street-facing property line at the east. Commissioners asked questions, and points were clarified. Discussion was held. Action was taken.

Motion: Commissioner McDonald moved to recommend approval of the project as presented, including approval of the reduced setback on the east to 7'9".

Commissioner Christopher seconded. The motion passed unanimously with a vote of 4-0.

- 3d. SD-0525-00072/TC-RES-0125-00386, 5259 E Fort Lowell Road** **Action**
New residential pool at open-centered rear courtyard and new wall enclosing the pool.
Full Review/Fort Lowell Historic Preservation Zone
Contributing Resource/Rehabilitation Standards

Staff Aranda presented background on the project, noting that the subject property is located within the Fort Lowell HPZ and contains the ruins of a former school at the front of the parcel as well as a newly constructed single-family home, which is still being completed under a separate permit and associated historic review case, HPZ-22-079. Additionally, approval of that original case was completed through Ordinance No. 12120 adopted by Mayor and Council on August 27, 2024. FLHZAB reviewed the project at its July 28, 2025, meeting and voted to disapprove the project as presented. Ms. Aranda reported that there was one email received as part of public comment for this item, which was included as part of the meeting materials and which she summarized at the request of Chair Majewski.

TPCHC, PRS discussed the project. Questions were asked, and points were clarified. Discussion was held. Action was taken.

Motion: Commissioner Christopher moved to recommend approval of the project as presented, with the following conditions: (1) that any pool equipment visible from the street shall be screened with a stuccoed screen wall similar to those already in the approved plans.

Commissioner Ireland seconded the motion. The motion passed unanimously with a vote of 4-0.

4. Current Issues for Information/Discussion

4a. Minor Reviews

No discussion.

4b. Appeals

No discussion.

4c. Zoning Violations

No discussion.

4d. Review Process Issues

Chair Majewski mentioned that she would like to discuss the idea of requesting all participants utilize the chat to provide their name and affiliation. Commissioner McDonald noted that PRS previously agreed on the public comment item being put at the beginning of the agenda rather than the end of the agenda. Chair Majewski noted that they took the item out of order and always have the ability to do so. Staff Aranda said she would update the template to place the Public Comment section before the Historic Preservation Review Cases.

5. Summary of Public Comments (Information Only)

Public comments were heard during each item. Staff Aranda reported that the department received only one formal submission of public comments, which came from Elaine Hill regarding item 3d on the agenda for case SD-0525-00072/TC-RES-0125-00386, 5259 E Fort Lowell Road, and that comments were discussed earlier in the meeting, during the item review.

6. Future Agenda Items for Upcoming Meetings

Staff Aranda noted that the next PRS meeting is scheduled for August 14, 2025, during which the proposed demolition of 27 N. Stone Ave. will be considered as part of an envisioned expansion of the historic Fox Theatre in downtown Tucson.

7. Adjournment

The meeting was adjourned at 2:57 PM.