

2025

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

DRAFT LEGAL ACTION REPORT/Minutes

Thursday, August 28, 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 1:01 p.m., and per roll call, a quorum was established.

Commissioners Present (all virtual): Teresita Majewski (Chair), Andrew Christopher, Joel Ireland, and Savannah McDonald.

Commissioners Absent: None.

Applicants/Public Present (all virtual): Scott O'Mack (Cultural Resources & Historic Preservation office, Conservation Lands & Resources Department, Pima County), Drew Cook (Poster Mirto McDonald [PMM]), Demion Clinco (Tucson Historic Preservation Foundation [THPF]), Herb Stratford (Stratford Art Works), Will Robinette (property owner 250 E. 17th St.), Roman Sainz (project manager, Casa de Otero 746 S Osborne Ave)

Staff Present (all virtual): Desiree Aranda, Jason Lilienthal, and Michael Taku (City of Tucson Planning and Development Services Department [PDSD]), Jasmine Chan and Matt Christman (Parks and Recreation Department [Parks]), Kristina Swallow (City Manager's Office [CMO])

2. Review and approval of 08/12/2025 Legal Action Report (LAR) and Meeting.

Motion: Commissioner Andrew moved to approve the Legal Action Report/Minutes for the meeting of 08/12/2025, as submitted.

The motion was seconded by Commissioner McDonald.

No discussion was held.

The motion passed unanimously by a roll call vote of 4-0.

3. Summary of Public Comments (Information Only)

No public comments were received by the deadline. However, Chair Majewski called on Demion Clinco to speak on the Santa Rita Park item during the no-action update, Item 4d.

4. 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

Items for this meeting were heard out of order: 4d, 4c, 4a, and 4b.

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|--|-------------------------|
| 4d. TD-DEV-1223-00473/TC-COM-0724-01365
401 E 22nd St, Santa Rita Pool & Bath House
Parcel #11709001B, 11709001A, 11709158B | Update/No Action |
|--|-------------------------|
- Update on the recent State Historic Preservation Office (SHPO) determination of eligibility (DOE) for the Santa Rita Pool & Bath House. The City of Tucson Parks & Recreation Department will discuss project updates. The proposed project consists of updates to Santa Rita Park including: New splash pad, playground, plaza area, perimeter multi-use path, comfort station, multipurpose fields, and public art. The project would include demolition of the Santa Rita Pool & Bath House
- Staff Aranda provided background on the proposed demolition of Santa Rita Bath House and Pool, which SHPO recently identified as eligible for the National Register of Historic Places, which reversed an earlier not eligible determination. Staff Chan (Parks) added information about mitigation and interpretation.
- Chair Majewski called on Demion Clinco of THPF to provide comment. Mr. Clinco stated that the building should have been surveyed and identified earlier in the process and expressed disappointment in the process.
- Commissioner Christopher expressed disappointment that eligible historic resources owned by the City are being demolished. He presented a conceptual site plan to show how the bath house building could be retained.
- Commissioner McDonald expressed disappointment with the design of the project, noting that it appeared possible to save the bath house without losing any of the updated items. However, she appreciated that the item was put on the agenda to update PRS with the new information about the eligibility of the bath house.
- Chair Majewski expressed concern that the demolition would set a bad precedent. She asked that the City Manager's Office return to PRS to explain the justification for demolishing the bath house and to explain how the City applies the Administrative Directive concerning historic and archaeological resources. Kristina Swallow (CMO) agreed to return to PRS to provide such a presentation.

Commissioner McDonald recused from Item 4c and left the meeting at 1:32 p.m.

4c. TP-PRE-0825-00163, 380 S Meyer Ave Parcel #117140150 **Courtesy Review/No Action**

Courtesy Review/Barrio Historico HPZ

Contributing/Rehabilitation Standards

The applicant seeks input on the proposed ticket booth and entry doors at Teatro Carmen.

Staff Lilienthal provided background on the case. The applicants, Herb Stratford and Drew Cook presented the plans. Discussion took place, questions were asked, and points were clarified.

The Commissioners approved of the proposed design and thanked the applicants for coming to PRS for a courtesy review.

Commissioner McDonald returned to the meeting at 1:44 p.m.

Commissioner Christopher left the meeting at 1:44 p.m.

4a. SD-0725-00105/TC-RES-0625-03257, 250 E 17th St Parcel # 117-12-033A **Action**

Full Review/Armory Park HPZ

Non-Contributing/Rehabilitation Standards

Construction of a new 1,692 sq. ft. single family residence on vacant lot. An existing wrought-iron fence will be retained at the 17th St. façade. A drive is proposed facing Herbert Ave. with (1) off-street parking space. Corrugated metal fencing is proposed along a portion of Herbert Ave. to conceal utility services and mechanical equipment as well as at the rear and side yards for privacy.

Staff Taku provided background on the item, informing PRS members that the Armory Park Historic Zone Advisory Board recommended approval of the project with the recommendation that the corrugated metal fencing, awning, and scuppers be nonreflective, rusty, or painted.

The applicant, Will Robinette, presented the plans, requesting variances to required setbacks. He stated he planned to use a nonreflective, galvanized metal for the fence, awning, and scuppers.

Commissioners discussed the project and asked questions. Following the commissioners' deliberations, action was taken.

Motion: Commissioner McDonald moved to recommend approval of the project as presented, with the following conditions:

1. Shade posts on south property line are acceptable
2. The east 7'-6" setback, the north 8'-0" setback, and west 6'-0" setback are acceptable
3. Corrugated metal to be a nonreflective finish wherever it is proposed

Commissioner Ireland seconded the motion.

The motion passed unanimously by a roll call vote of 3-0. (Commissioner Christopher absent)

- 4b. **SD-0225-00018/TC-RES-0423-04425, 746 S Osborne Ave** **Action**
Parcel # 11714383G, 11714383C, 11714383E
Full Review/Barrio Historico HPZ
Contributing/Rehabilitation Standards
Garage and 2nd Dwelling Addition, Existing Buildings Renovation.

Staff Taku provided background on the item, informing PRS members that the Barrio Historico Zone Advisory Board recommended approval of the item with the condition that the architectural features at the pool house match the new house and that the fire-rated extended wall on the north side of the pool house be eliminated.

The applicant, Roman Sainz, presented the project.

Discussion took place, questions were asked, and points were clarified. Commissioners had no issue with the proposed addition other than to clarify materials proposed.

Commissioners expressed concern over the treatment of the carriage house, particularly the proposal to enclose it in a CMU wall, which hides its adobe expression. Suggested rehabbing it from the inside; to enclose it is not a good preservation technique. Suggested looking at precedents of adobe structures in town and working with qualified professional engineers and adobe specialists to rehabilitate the building. Suggested to put a pause on the adobe building in terms of its current design – PRS would like to see it come back after making suggested changes.

Commissioner Christopher returned to the meeting at 2:37 p.m.

Motion: Commissioner McDonald moved to recommend PARTIAL approval of the project as presented, with the following conditions:

1. The applicant is to work with an adobe specialist and an experienced structural engineer to come up with a preservation plan for rehabilitation and reuse that maintains the integrity and contributing status of the adobe structure
2. The adobe structure proposed as a bathhouse/casita portion of the project is not approved, and PRS would like to see this portion come back for review
3. Second dwelling unit and garage are approved with the following comments:
 - a. The north 3'-6" setback is acceptable
 - b. Windows and doors are to be clarified on the plans to be metal-clad wood
 - c. Awnings to be clarified on the plans to be corrugated metal and wood

- d. The applicant is to update the plans as needed to reflect the final decision, including removal of the transoms

Commissioner Ireland seconded.

No discussion.

Motion passed 4-0.

5. Task Force on Inclusivity Report Recommendations

5a. Discussion on Best Practices for Naming of City-and County-Owner Physical Assets

No report.

6. Current Issues for Information/Discussion

6a. Minor Reviews

Staff Taku and Lilienthal gave an update on minor reviews.

6b. Appeals

No updates.

6c. Zoning Violations

No updates. Staff is working with PDSD inspector Rick Saldate to investigate complaints.

6d. Review Process Issues

Staff Aranda reported that Historic Preservation Office staff are working on process improvements, including development of a revamped application checklist and a template for staff executive summary reports. Staff is also looking to introduce a preapplication meeting for applicants with larger projects. She said PRS would have an opportunity to see a draft staff executive summary report template and check list at a future meeting.

7. Future Agenda Items for Upcoming Meetings

Next regular meeting is scheduled for September 11, 2025.

8. Adjournment

The meeting was adjourned at 3:25 p.m.