



PRS
P.O. Box 27210
Tucson, Arizona 85726-7210
(520) 791-4213 (Voice)
(520) 791-2639 (TDD)

**TUCSON-PIMA COUNTY HISTORICAL COMMISSION'S
PLANS REVIEW SUBCOMMITTEE (PRS)**

MEETING NOTICE AND AGENDA

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tucson-Pima County Historical Commission and to the general public that the Plans Review Subcommittee (PRS) of the Tucson-Pima County Historical Commission will hold the following virtual special meeting, which will be open to the public on:

TUESDAY, November 18, 2025, AT 1:00PM

If a member of the public wishes to join through the remote format via Zoom on a computer, smart phone, room device, or telephone:

[Click Here to Join Meeting](#)

Meeting ID: 810 5006 8784

To Join by Phone:

One tap mobile

+17193594580,,81050068784# US

Or call in (audio only)

+1 719 359 4580

Meeting ID: 810 5006 8784

Members of the public may also join in online by going to the PRS' website and clicking "Click Here To Join Meeting" at the top of the page. This agenda is also available on the PRS website:

www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Tucson-Pima-County-Historical-Commission-Plans-Review-Subcommittee

For materials in accessible formats, and/or materials in a language other than English, please contact PDSDHistoric@tucsonaz.gov, no later than Monday, November 17, 2025.

Para solicitar materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, Maria.Gayosso@tucsonaz.gov, a más tardar el 17 de Noviembre de 2025.

AGENDA

1. Call to Order / Roll Call

Terry Majewski (Chair)
Savannah McDonald
Joel Ireland
Andrew Christopher

2. Review and approval of 11/13/25 Legal Action Report (LAR)s/Mtg Minutes **Action**

3. Summary of Public Comments (Information Only)

Note: Public comment on any of the items on this agenda or other matters relevant to this subcommittee can be made prior to the meeting by emailing PDSDHistoric@tucsonaz.gov, by 5:00 P.M. Monday, November 17, 2025. Any comments received will be provided to PRS members in advance of the meeting.

4. Historic Preservation Zone 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-0125-00004/TC-RES-1124-06890 **Action**

306 S 3rd Ave. (Parcel #117062680)

Renovation and restorations-Exterior plaster to be repaired/refinished with mud plaster over the unstabilized adobe and repainted. Deteriorated mortar. Restore all exterior exposed wood trimming. Windows and doors shall be repaired and restored. The existing chain-link fence is to be removed and replaced with a corrugated metal fence.

Full Review/Armory Park HPZ

Contributing Resource/Rehabilitation Standards

Estimated time: 20 minutes

b. SD-1025-00156/ TC-RES-0925-04357 **Action**

702 S 3rd Ave. (Parcel #117072280)

Construction of a new 446 sq. ft. detached garage in the rear yard. The garage structure will be a simple gable roof with exposed rafter tails. The structure is wood framed, clad in white stucco, wooden dark gray windows and doors with black shingle roof. There will be demolition of existing shed and shade structures and portions of existing walls and gates. Addition of a 100 sq. ft. driveway for motorcycles.

Full Review/Armory Park HPZ

Contributing Resource/Rehabilitation Standards

Estimated time: 25 minutes

c. TC-COM-1125-02090 **Action**

410, 415, and 435 S. 6th Ave. and 375 S. Stone Ave. (Parcel #s: 117-14-087B, 117-14-087C, 117-14-087D [375 S Stone Ave.]; 117-07-3420, 117-07-3410, 117-07-3400, 117-07-3390, 117-07-3430, 117-07-3440, and 117-07-3450 [415 and 435 South 6th Ave.]; and 117-14-090A [410 South 6th Ave.])

All Saints Apartments, LLLP, an affiliated entity of MC Companies, proposes to construct and redevelop several buildings and parcels within the Armory Park Historic District. All Saints

Apartment will be a 164-unit new construction and adaptive reuse project consisting of new construction, rehabilitation of existing contributing properties, and demolition or partial demolition of existing contributing and non-contributing properties. The proposed project site is a combination of 11 individual parcels on a 1.99 acre scattered site that includes four existing buildings at 410, 415, and 435 S. 6th Avenue and 375 S. Stone Avenue. Each of these buildings has been previously listed as contributing or non-contributing resources to the Armory Park Historic District and are located wholly or partially within the City of Tucson Armory Park Historic Preservation Zone (HPZ). Because this project will be receiving support through the U.S. Department of Housing and Urban Development (HUD), it is considered a federal undertaking, subject to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, 54 USC 306108, and its implementing regulations at 36 CFR 800.

Full Review/Armory Park HPZ

Contributing and Non-contributing Resources/Rehabilitation Standards

Staff Contact: Desiree Aranda, Historic Preservation Officer

Estimated time: 45 minutes

5. Current Issues for Information/Discussion

a. Minor Reviews

Staff will provide an update on recent Minor Reviews.

b. Appeals

Staff will provide an update on any appeals.

c. Zoning Violations

Staff will provide an update on any on-going zoning violations.

d. Review Process Issues

Staff will report on any updates to review process, and Commissioners may discuss any review process issues.

6. Future Agenda Items for Upcoming Meetings

Next regular meeting is scheduled for December 11, 2025.

7. Adjournment