

2025

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

LEGAL ACTION REPORT/Minutes

Thursday, November 18, 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 1:03 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): Jennifer Levstik (WestLand Resources), Myles Peña (Architect for 702 S. 3rd Ave), Steve Grede (Chair of APHZAB), Amanda Tronsdal (MC Companies, Owner representative for All Saint Apartments), Megan Lucin (dean alan architects pllc, for All Saints Apartments), Aaron Knepper (Architect with dean alan architects pllc, for All Saints Apartments), Gabriel Vargas (GGV Designs, 306 S. 3rd St.), Celia Parks (Project Coordinator with dean alan architects pllc, for All Saints Apartments), Marcel Dabdoub (partner with MC Companies on All Saints Apartments), Marco Scandroglio (Architect with dean alan architects pllc, All Saints Apartments), Angela Gee AIA (Architect of Record for All Saints Apartments), Joy D. Taylor (AZ CMB #0919843, HUD-Consultant /Lender Representative for All Saints Apartments), Lourdes N. Cruz (HUD), Martha McClements (Armory Park resident), Andrew Edelstein (BWE, lender on the All Saints project), John Burr (member of the public).

Staff Present (all virtual): Desiree Aranda, Jason Lilienthal, and Michael Taku (City of Tucson Planning and Development Services Department).

2. Review and approval of 11/13/2025 Legal Action Reports (LAR) and Meeting Minutes.

Motion: Commissioner McDonald moved to approve the Legal Action Report/Minutes for the meeting of 11/13/2025 as submitted.

Commissioner Christopher seconded the motion.

No discussion was held.

Motion passed unanimously by a 4-0 vote.

3. Summary of Public Comments (Information Only)

Staff Aranda shared that the Tucson Historic Preservation Foundation and John Burr submitted comments regarding the All Saints Project. Both included procedural concerns and substantive comments on the project itself. The comments were provided to PRS members ahead 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 306 S 3rd Ave. (Parcel #117062680)	Action
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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

Staff Taku presented background on the case. Architect Gabriel Vargas presented the project and answered questions from PRS members.

Motion: Commissioner McDonald moved to recommend approval of the project as presented with the following notes and comments:

1. The exterior wall scope is clarified to be a re-texture coat on existing stucco, of new lime and sand plaster with dash finish
2. Scope includes a new standing-seam metal roof
3. Work to the existing crack at the window on the west elevation to be addressed per the Vint & Associates' recommendation letter
4. New corrugated fence panel to be a non-shiny finish
5. Exterior doors to be replaced as needed but are to match existing, with the exception and preference of the south door to be a single lite over two panel
6. If window repairs are proposed that don't match existing exactly, modifications to come back as a minor review

Commissioner Christopher seconded the motion.

No discussion was held.

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

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

Staff Taku presented background on the case. Architect Myles Peña presented the project plans and answered questions from PRS members.

Motion: Commissioner Christopher moved to recommend approval as presented with the following conditions:

1. Gable eaves to extend 6–12" in depth from the face of the gable walls.
2. Roof shingle color to match the main house.
3. Any additional fencing or gates required to be added to comply with pool code need not come back as a minor review so long as they are interior to the lot as discussed.

Commissioner McDonald seconded the motion.

No discussion was held.

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

c. TC-COM-1125-02090 **Courtesy**
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 Apartments 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*

Staff Aranda provided background on the case. Jennifer Levstik (WestLand Resources) presented the project on behalf of the applicant. Updates were provided on changes made since the last courtesy review. The applicant is seeking input on the project as part of the Section 106 continuing consultation. Additionally, staff provided an overview of the UDC approvals that will be required for the project. The reviews for those approvals will occur at a later date.

Commissioners discussed the project, asked questions, and provided the following comments:

- **Garage at 375 S. Stone Ave.:** Commissioners asked if proposed demolition of the existing building at 375 S. Stone Ave. would require Historic review. Staff clarified that yes, full demolition review would be required for the existing garage on site per City of Tucson Ordinance 11933. Staff also clarified that Ordinance 11933 requires that any proposed alteration of the existing garage would require review by the Armory Park HPZ Advisory Board and PRS. Commissioners asked questions about why the existing L-shaped garage at 375 S. Stone Ave. needs to be removed for the project. The project sponsor explained that the space was needed for parking to meet HUD requirements. Commissioners noted that they would hate to see the demolition of the structure if there were only 2–3 parking spaces gained from it. Commissioners asked if its removal was required for access to the proposed parking garage and the answer was no, as access would be off the main street. Commissioners asked whether it is possible to keep part of the building and whether there are other alternatives. They are interested in the feasibility of keeping part of the building, so they have a clearer picture of why demolition is needed.
- **Building 1:** Seems like it needs some design response to this special neighborhood. Staff noted that any proposed new construction at 375 S. Stone Ave. must be found compatible with the Armory Park historic district per Ordinance 11933.
- **Building 2:** The architecture looks and feels like a motel due to the exterior walkways on all sides. The Mission Revival components feel glued on, almost like a different building. The roof form is compatible. The north elevation of Building 2 with the exterior walkway does not seem compatible with the neighborhood. The last time it came to PRS as a courtesy review, there was a one-story portion at the street side; quite different from the last time they saw it several years ago.
- **Building 4:** Commissioners are interested to see where it goes since SHPO is in alignment with the applicant's plans. There is particular interest in knowing if there is any information revealed if the additions are removed. Make sure that PRS is part of the process and understands the decision making.
- **Building 5:** For the existing historic buildings, the Commissioners' preference is to keep original religious iconography because it is character defining to the

building, related to its significance, and integral to the architecture of the building. It could be considered an adverse effect to remove all religious iconography. There are other examples of recent adaptive reuse projects for housing in Tucson involving religious buildings where religious iconography was retained, including Marist College and the Benedictine.

- **Accessibility:** Commissioners asked whether any significant accessibility challenges are foreseen and whether any exterior stairs or elevators would be added. The project sponsor did not foresee any big challenges and is not proposing new exterior stairs or elevators.
- **General comments/project materials:** Complicated project lacking a comprehensive site plan that tells the story. Recommend providing one that includes the following to better understand the project:
 - The boundaries of the HPZ and specific development zones for individual parcels.
 - Clarification of the proposed demolished structures, their dates, and showing what is contributing and non-contributing.
 - Clarification about proposed heights of all new buildings/structures in comparison to the heights of existing buildings in the area.

Staff Aranda provided an overview of the UDC approvals that will be required for the project. The reviews for those approvals will occur at a later date. She noted that each parcel will require a separate building permit application and associated historic review.

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 provided an update on a zoning violation case at 833 N 4th Ave.

d. Review Process Issues

No discussion.

6. Future Agenda Items for Upcoming Meetings

Next regular meeting is scheduled for December 11, 2025. Staff discussed pending reviews.

7. Adjournment

Meeting adjourned at 3:11 p.m.