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**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:

THURSDAY, MAY 14, 2026, AT 1:00 P.M.

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 PDSHistoric@tucsonaz.gov, no later than Tuesday, May 12, 2026.

Para solicitar materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, María.Gayosso@tucsonaz.gov, a más tardar el 12 de Mayo de 2026.

AGENDA

1. Call to Order / Roll Call

Terry Majewski (Chair)
Andrew Christopher
Blake Houghton
Joel Ireland
Savannah McDonald

2. Review and approval of 4/23/2026 Legal Action Report (LAR)/Mtg Minutes

Action

3. Summary of Public Comments

Informational

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. Wednesday, May 13, 2026. Any comments received will be provided to PRS members in advance of the meeting.

4. Historic Preservation Zone (HPZ) 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-0226-00030/TC-RES-1225-05979

Action

217 E 17th Street (Parcel #117071590)

The proposed project is a 405 SF Accessory Dwelling Unit (ADU). It will have a maximum height of 13' with a decorative parapet with single-sloped galvanized metal roof. Will be built with insulated concrete foam blocks clad in sand-floated plaster in an un-pigmented white Portland cement with natural sand. A new 6'-0" corrugated metal fence is proposed on the north property line, and along the eastern alley side, a 6'-0" wall constructed of Mikey block and clad in lime plaster—matching the materials of the ADU—will extend south from the north property line to a gated entry. Proposed demolition of a rear addition and rehabilitation of the rear porch. The original brick walls on the North and East sides of the residence would be preserved. PRS may recommend approval, approval with conditions, or denial of the project.

Full Review/Armory Park Historic Preservation Zone

Contributing Resource/Rehabilitation Standards

Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner

Estimated time: 30 minutes

5. Courtesy Reviews

a. Santa Rita Park Signage

Courtesy

401 E 22nd Street (Parcel #11709001B)

The Parks and Recreation Department and Historic Preservation Office seek input on proposed interpretive signage for the Santa Rita Bath House and Pool, which will be installed at Santa Rita Park, a public park owned by the City of Tucson.

Courtesy Review/Santa Rita Park

Staff Contact: Desiree Aranda, Historic Preservation Officer

Estimated time: 20 minutes

b. TP-PRE-0426-00094

Courtesy

1742 N Oracle Road (Parcel #115070750)

The proposed redevelopment of the Hacienda Motel, a contributing property on the National Register-listed Miracle Mile Historic District, seeks to maintain almost all of the existing building footprints, maintain the exterior historic look, and convert this property into mercantile/wholesale gem and mineral vendor-oriented lease spaces with an Oracle Road frontage. A new building (building 3) added to the west is intended for entertainment themed use along with the existing pool area for gem and mineral shows and presentations. The project also proposes a new perimeter fence and entry gates, demolition of three buildings at the rear of the parcel, a new one-story addition and decorative rooftop sculpture to Building 7. There will be 4 one-bedroom apartment units on the existing 2nd floor of building 6.

Courtesy Review/Miracle Mile Historic District NRHP

Contributing Resource/Rehabilitation Standards

Staff Contact: Desiree Aranda, Historic Preservation Officer

Estimated time: 30 minutes

c. Section 106 Invitation to Comment as a Consulting Party

Courtesy

9861 N Shannon Road

Verizon Wireless Terracon proposes a 17-foot Monopole Telecommunications Tower and invites the Tucson-Pima County Historical Commission to consult on the effect to historic resources within the project Area of Potential Effects (APE) that are eligible for the National Register of Historic Places. The APE is located within unincorporated Pima County.

Staff Contact: Ian Milliken, Historic Preservation Officer, Pima County

Estimated time: 15 minutes

6. 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.

7. Future Agenda Items for Upcoming Meetings

Next regular meeting is scheduled for May 28, 2026.

8. Adjournment