

2026

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

LEGAL ACTION REPORT/Minutes

Thursday, June 11, 2026

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, and Savannah McDonald

Commissioners Absent: Blake Houghton

Staff Present (all virtual): Desiree Aranda and Michael Taku (City of Tucson Planning and Development Services Department [PDSD])

Applicants/Public Present (all virtual): George Zazueta (applicant, 711 E. 6th St.), Mindy Bernstein (owner, 945 N. 5th Ave.), and Peter Zorilla (contractor, Tamarron Homes, Inc., 945 N. 5th Ave.), Mike Golec (owner, 714 N. Euclid Ave.), and Jonathan Homan (applicant, proposed El Encanto Estates Annex Historic District)

2. Review and approval of 5/14/2026 Legal Action Report (LAR)/ Meeting Minutes

Action was taken.

Motion: Commissioner McDonald moved to approve the Legal Action Report/Minutes for the meeting of 5/14/2026 as submitted.

Commissioner Christopher seconded the motion.

No discussion was held.

The motion passed unanimously 3-0. (Commissioner Houghton absent)

3. Summary of Public Comments (Information Only)

None.

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-0925-00140/TC-RES-0125-00513

Action

711 E 6th St (Parcel #124051090)

Proposed construction of a detached sleeping quarters, 542 sq. ft. situated in the middle of the property. Will be clad in a stucco white cement plaster to match existing structures on property. Have a shed roof with a 1:12 roof pitch using base/play and cap sheets in a white color. Will have a 6' side (East) setback. Entrance door to be a solid rustic door with inset paneling. Windows to be wood, DH, 1-over-1 lite pattern.

Full Review/WUHZAB

Contributing Resource/Rehabilitation Standards

Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Taku provided background on the project. The applicant, George Zazueta, presented the project. Commissioners asked questions and discussed the project.

Action was taken.

Motion: McDonald moved to recommend approval of the project as presented.

Commissioner Christopher seconded the motion.

No discussion was held.

The motion passed unanimously 3-0. (Commissioner Houghton absent)

b. SD-0226-00019/TC-RES-0126-00227

Action

945 N 5th Ave (Parcel #11702229C)

Propose to build a garage (480 sq. ft.) at the rear of the contributing structure facing East 1st Street with a new concrete driveway. New addition will be 77 sq. ft. extending off the rear and connecting to the proposed garage. Proposed garage door a series of simulated carriage doors with cross-bracing and divided lite glazing in the upper portion. The addition and garage roofs will be shingles to match existing. The addition and garage stucco will match existing. The North setback will require a variance as the proposal is a 1' 4" setback. Existing porch steps to be removed and replaced with concrete steps. To connect the proposed garage addition to the existing structure, a section of the West wall (where existing window is now) will be removed for access. A section of the North wall – at the rear of the existing structure – will be removed for a new window opening. New window will match existing lite patterns of 12-over-12 using simulated divided lites (or grilles between the glass), DH, wood clad, and inset & recessed to match existing. Additional windows will be replaced on the contributing structure with matching lite patterns using simulated

divided lites (or grilles between the glass), DH, wood clad, and inset & recessed. Proposed white picket fence above existing North wall and new 16" columns at front gate entrance.

Full Review/WUHZAB

Contributing Resource/Rehabilitation Standards

Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Taku provided background on the project. The applicant, Peter Zorilla, presented the project. The owner, Mindy Bernstein, provided additional comments. Commissioners asked questions and discussed the project.

Action was taken.

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

1. The reduced garage street setback of 1'-4" is acceptable.
2. Any future gutters or water-harvesting features are to be submitted for minor review.

Commissioner McDonald seconded the motion.

No discussion was held.

The motion passed unanimously 3-0 (Commissioner Houghton absent).

c. SD-0326-00046/TC-RES-0324-00069

Action

714 N Euclid Ave (Parcel #12405043A)

This is a proposal to amend an existing replacement plan approved by Mayor & Council in 2014 and amended in 2016 and 2019. The existing replacement plan is a multi-story hotel. The new proposal is to install a grounded up asphalt parking lot at the vacant graded dirt lot. Landscaping, including Jojoba bushes and Palo Verde trees, would provide screening for the parking. The West University Historic Zone Advisory Board (WUHZAB) conducted a courtesy review of the proposal on January 20, 2026.

Full Review/WUHZAB

Contributing Resource/Rehabilitation Standards

Staff Contact: Desiree Aranda, Historic Preservation Officer

Staff Aranda provided background on the project. The applicant, Mike Golec, presented the project. Commissioners asked questions and discussed the project.

Motion: Commissioner Christopher moved to recommend approval of the proposed replacement plan with the following condition:

1. A 3' high wrought-iron picket fence with a regular decorative pattern compliant with West University HPZ Design Guidelines shall be shown on the final package as discussed.

Commissioner McDonald seconded the motion.

No discussion was held.

The motion passed unanimously 3-0. (Commissioner Houghton absent)

5. National Register Nominations

The following items have been forwarded to the City of Tucson for comment from the Arizona State Historic Preservation Office ahead of the July 10, 2026, Historic Sites Review Committee (HSRC) meeting.

- a. **El Encanto Estates Annex Historic District** **Courtesy**
3135, 3145, 3155, 3165, and 3175 East 5th Street, Tucson, Pima County
Staff Contact: Desiree Aranda, Historic Preservation Officer

Staff Aranda provided background on the proposed nomination. The nomination sponsor, Jonathan Homan, presented the nomination. Commissioners asked questions and discussed the nomination.

Summary of comments: PRS supports this National Register nomination. While the walls do obscure the visibility to a certain extent, the buildings still have a high degree of integrity and are able to convey their architectural significance. Additionally, there is some precedent in Tucson for approving walls along major streets, and these walls are reversible. PRS also believe that Criterion C, architecture, is the most strongly defended criterion. Criterion A may need additional information to make the case for significance under that criterion, but it could be deleted as a stated criterion with information presented for a Criterion A nomination integrated into the nomination, as appropriate.

- b. **Sam Hughes Neighborhood Historic District (Additional Documentation)**
Reclassification of 2340 East 8th Street, Tucson, Pima County, to Non-contributing; Classification of 2326, 2332, 2338/40, 2344, 2350, 2356 East 8th Street, Tucson, to Noncontributing; Reclassification of 3033 East 3rd Street to Non-contributing
Staff Contact: Desiree Aranda, Historic Preservation Officer

Staff Aranda provided background. Commissioners asked questions and discussed the proposed reclassifications. PRS supports the reclassifications as proposed by the State Historic Preservation Office.

6. 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 reported on recent zoning violations and noted that cases will be brought to PRS when ready.

d. Review Process Issues

Chair Majewski stated that she and the other commissioners appreciate the staff reports and recommended that staff provide reasons or justification in the report when they find that a certain element of the project does not meet standards.

7. Future Agenda Items for Upcoming Meetings

Next regular meeting is scheduled for June 25, 2026.

8. Adjournment

The meeting was adjourned at 3:00 p.m.