

2025

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

**LEGAL ACTION REPORT (LAR)/Minutes**

**Thursday, September 25, 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): Mitch Mackowiak (514 W. 17<sup>th</sup> St.), Rory Juneman (Lazarus & Silvyn PC for 92 W Simpson St.), Mona Treadway (92 W. Simpson St.), Glenn White (92 W, Simpson St.), Gene Goldstein (135 W. Council St.), Mike Culbert ( Swaim Associates for Stone Avenue Youth Transitional Housing Project), Mauro Trejo (TPCHC Commissioner).

Staff Present: Desiree Aranda and Jason Lilienthal (City of Tucson Planning and Development Services Department [PDSD]), Peter J. Lee (City of Tucson Housing and Community Development).

**2. Review and approval of 08/28/2025 Legal Action Report (LAR) and Meeting.**

Action was taken.

**Motion:** Commissioner Christopher moved to approve the Legal Action Report/Minutes for the meeting of 08/28/2025 as submitted. Commissioner Ireland seconded.

No discussion was held.

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

**3. Summary of Public Comments (Information Only)**

No public comments were received.

#### 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

*Item 4b was taken out of order and heard first.*

4b. SD-0525-00069/TD-DEV-0525-00141, 135 W Council St  
Parcel #11710133A

## Action

Full Review/El Presidio Historic Preservation Zone  
Non-Contributing Resource/Rehabilitation Standards  
Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner  
Proposed project: New metal carport.

Staff Lilienthal presented background. Discussion was held, questions were asked, and points were clarified. Action was taken.

**Motion:** Commissioner Christopher moved to recommend approval of the project as presented with the condition that a landscape area with vegetation appropriate to the neighborhood be provided in lieu of the proposed trellis structure with artificial vegetation.

Commissioner Ireland seconded.

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

4a. SD-0125-00006/CIP-1124-00036, 1136 N Stone Av  
Stone Avenue Youth Transitional Housing Project  
Parcel #115080950

## Action

Full Review/Miracle Mile Historic District  
Contributing Resource/Rehabilitation Standards  
Staff Contact: Desiree Aranda, Historic Preservation Officer  
Proposed project: Revisions to a City of Tucson Capital Improvement Project funded in part with federal funds. The project is coming to PRS as part of the City's Section 106 review process. Scope includes rehabilitation of a 49-unit motel (former Econolodge/Travelodge), converting units into kitchenettes and upgrading electrical and mechanical systems. Proposed revisions to previously reviewed plans include return of entry to original location, addition of guardrails, modifications to six doors to accommodate wheelchair access, in-kind stair replacement, added site light poles, new downspouts, filling in of several ground floor openings at south façade which will be blocked by adjacent building, new louver at south face, which will be partially blocked by adjacent building. PRS may recommend approval, approval with conditions, or denial of the application, or may continue the item to a future meeting.

Staff Aranda presented background. Discussion was held, questions were asked, and points were clarified. Action was taken.

**Motion:** Commissioner Christopher moved to recommend approval of the project as presented with the condition that infilled openings have reveals or control joints to indicate original openings.

Commissioner McDonald seconded.

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

- 4c. **SD-0525-00062/TC-RES-0525-02368, 514 W 17th St** **Action**  
**Parcel #117190670**  
Full Review/Barrio Historico Historic Preservation Zone  
Non-Contributing Resource/Rehabilitation Standards  
Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner  
Proposed project: Construction of a new detached Accessory Dwelling Unit (ADU) and landscape wall.

Staff Lilienthal presented background. Discussion was held, questions were asked, and points were clarified. Action was taken:

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

1. Site landscape wall to be limited to 7' height
2. Variance for ADU in the front is acceptable
3. Zero setback at south lot line is acceptable
4. The courtyard grade is to be maintained so that the building height does not exceed 13' as measured from the street at the midpoint of the structure

Commissioner Ireland seconded.

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

*Commissioner McDonald left the meeting at 3:22 P.M.*

- 4d. **SD-0925-00144/TC-RES-1024-05827, 92 W Simpson St** **Action**  
Full Review/Barrio Historico Historic Preservation Zone  
Non-Contributing Resource/Rehabilitation Standards  
Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner  
Proposed project: Applicant is seeking approval for a standing seam metal roof that was installed on the main residence without benefit of a permit. Proposed new scopes of work include restoration of existing steel casement windows, new doors, and a new gate.

Staff Lilienthal presented background. Discussion was held, questions were asked, and points were clarified. Action was taken.

**Motion:** Commissioner Christopher moved to recommend approval of the project as presented with the recommendation that the new exterior doors be painted to help preserve them in the future.

Commissioner Ireland seconded.

Motion passed unanimously by a roll call vote of 3-0 (Commissioner McDonald absent)

## **5. Current Issues for Information/Discussion**

### **5a. Minor Reviews**

Staff Aranda commented on the Fort Lowell Commissary site walls that will be viewed in the near future.

### **5b. Appeals**

None.

### **5c. Zoning Violations**

No new zoning violation updates.

### **5d. Review Process Issues**

Commissioners suggested education for neighborhoods and homeowners is needed to help prevent people from doing work without historic approval. They discussed the need for checklists and asked about the progress of HPZ design guidelines. Commissioner Christopher noted inadequacies of current HPZ design guidelines.

## **6. Future Agenda Items for Upcoming Meetings**

Staff Aranda stated that there will be three items for review for the October 9 PRS meeting, as well as a presentation from Assistant City Manager, Kristina Swallow, regarding the Administrative Directive 1-07-07, "Protection of Archaeological and Historical Resources."

## **7. Adjournment**

The meeting was adjourned at 3:46 P.M.