

2025

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

LEGAL ACTION REPORT/Minutes

Thursday, December 11, 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, Savannah McDonald, and Blake Houghton (joined at 1:04 p.m.).

Applicants/Public Present (all virtual): Mark Ajouz (applicant, 833 N. 4th Ave.), Michael Becherer and Nate Miller (Swaim Associates, architects for Reid Park improvements), John Burr (member of the public), and Luis Esparza (owner, 330 E. 13th St).

Staff Present (all virtual): Desiree Aranda, Jason Lilienthal, and Michael Taku (City of Tucson Planning and Development Services Department) and Joe O'Neill (City of Tucson Parks and Recreation Department).

2. Review and approval of 11/18/25 Legal Action Reports (LAR) and Meeting Minutes.

Motion: Commissioner Christopher moved to approve the Legal Action Report/Minutes for the meeting of 11/18/2025 as submitted.

Commissioner Ireland seconded the motion.

No discussion.

Motion passed unanimously by a 4-0 vote. (Commissioner Houghton absent)

3. Summary of Public Comments (Information Only)

No comments were received by the posted deadline.

[Commissioner Houghton joined the meeting at 1:04 p.m.].

4. Historic Landmark (HL) Nomination Review

UDC Section 5.8.5

a. 255 W Alameda Street, Tucson City Hall (Parcel #117-20-007A) Action

The City of Tucson proposes Historic Landmark (HL) designation of Tucson City Hall, constructed between 1961-1966, and significant under Criterion A in the area of Politics/Government and Criterion C in the area of Architecture. Mayor and Council initiated HL designation of Tucson City Hall on November 5, 2025. PRS may recommend approval, approval with conditions, or denial of the nomination, or may continue the item to a future meeting.

Historic Landmark (HL) Nomination Review

Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner

Staff Lilienthal and Aranda presented background on the proposed Historic Landmark designation. Questions were asked and points clarified. Commissioners offered the following comments:

- Character-defining features to be added or elaborated upon:
 - Cast concrete panels on the first floor
 - Description of windows (second page) could add more specificity and highlight their design strategy (i.e. aluminum frame windows at full height at levels 2 and 10, deeply recessed at other levels, and clerestory at level 1)
 - Copper spandrel panel at each floor level between recessed windows
 - Add first floor details and photos
 - Gold-anodized aluminum decorative screens at levels 2 and 10
- Portico around perimeter of level 1 needs to be emphasized more – the public can approach it from any side
- Interior:
 - Hopefully any future work at the interior will be sensitive to original design
 - Glad interior is documented in the inventory form even if the designating ordinance will exclude the interior
 - Would like to understand mechanics of this designation not including interior if UDC states that significant public interiors are subject to review
- Exterior setting, landscape, hardscape:
 - Where does the boundary of the exterior and interior stop? It is a blurry line between what is outside the building and the greater plaza
 - Elements that were original to the building design should be documented; the essential qualities that make it significant
 - A site visit could be helpful
- Refine the boundary if needed

Action was taken.

Motion: Commissioner Christopher moved to continue this item to a future meeting so that more information can be provided on the questions raised during discussion.

Commissioner McDonald seconded the motion.

No discussion was held.

The motion passed unanimously by a 5-0 vote.

5. 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-1025-00158/TC-RES-0725-03553** **Action**
330 E 13th Street (Parcel #11706270A)
The applicant proposes to extend an existing patio/ramada and cover at the rear of the parcel. PRS may recommend approval, approval with conditions, or denial to the Planning and Development Services (PDSD) Director or may continue the item to a future meeting.
Full Review/Armory Park HPZ
Contributing Resource/Rehabilitation Standards
Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Taku presented background and noted that the proposal also includes the roof exterior but does not include the patio cover. Property owner Louis Esparza presented a summary of the proposed project. Discussion was held. Action was taken.

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

1. All exposed rafter tails are to have a shaped profile to match existing construction.
2. The infill roof is acceptable as presented.
3. Future pier footings are to be removed from the plans.

Commissioner Ireland seconded the motion.

No discussion was held.

Motion passed unanimously by a 5-0 vote.

[Commissioner Ireland left the meeting at 1:56 p.m.]

- b. **SD-1224-00130/TC-RES-1024-06170/CE-VIO0724-02855** **Action**
833 N 4th Avenue (Parcel #117030560)
Remodel of existing guest house (unit #2) located behind a contributing primary residence. Proposed work includes new stucco, doors, and wood windows that will replace vinyl windows installed without Historic approval. There is an open Code Enforcement (CE) case for the vinyl windows. PRS may recommend

approval, approval with conditions, or denial to the Planning and Development Services (PDSD) Director or may continue the item to a future meeting.

Full Review/West University HPZ

Contributing main house/Rehabilitation Standards

Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Taku presented background on the case. The applicant, Mark Ajouz, presented the case. Discussion was held. Action was taken.

Motion: Commissioner McDonald moved to recommend approval of the project as presented, including the owner's option of installing metal-clad wood windows that would be acceptable on secondary structures in West University.

Commissioner Houghton seconded the motion.

No discussion was held.

The motion passed unanimously by a 4-0 vote. (Commissioner Ireland not present)

6. Courtesy Reviews

a. 900 S Randolph Park Way (Parcel #12620001C)

Courtesy

The Georges DeMeester Outdoor Performance Center at Gene C Reid Park is identified in Proposition 407 for renovations including a complete remodel to the backstage area, A/V systems upgrade including a projection system, wrought iron fencing and gates, new seating, and ADA improvements. Proposed improvements include a proscenium to support audio and lighting equipment. The Historic Landscapes Subcommittee of TPCHC conducted a courtesy review for the project on October 30, 2025.

Staff Contact: Desiree Aranda, Historic Preservation Officer

Staff Aranda provided background on the case, noting the park is not listed in local or National Registers but has been identified as potentially eligible for listing by the TPCHC Historic Landscapes Subcommittee (HLS), and that the Parks and Recreation Department is bringing the project forward for a courtesy review. Project architect Michael Becherer presented the project on behalf of the Parks and Recreation Department.

Commissioners offered the following comments:

- Agree with HLS suggestions.
- It will need to be evaluated for eligibility but in the meantime should be reviewed as potentially eligible; would like to see sensitive treatment of the proscenium
- Love improvements on the top of the hill; it will give it a real entrance, which its currently lacking
- Proposed fencing is a need and will make it more accessible to groups with less funding

- Addition of more gates and more openness; glad to hear gates will be locked open when events aren't happening; keeping it as free flowing as possible with the greater context of the park would be great.
- Proscenium:
 - It's a 1980s building but has a good design and has a clear and consistent horizontal datum across the top.
 - Preference to make the extension work so that it is attached within the existing opening and is more rectilinear in shape
 - The trapezoid form is not preferred but the designer states it is required for the acoustic needs.
 - Can we preserve the datum and how the front wall reads as a thick mass with punched openings? If it does need to climb over the top, could it be a lighter, more ephemeral design that maintains some visibility of the original wall?

No action was taken as the item was a courtesy review.

7. 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 zoning violation cases at 145 E. University, 5440 E. Presidio Rd., and 5425 E. Fort Lowell Rd.

d. Review Process Issues

Commissioner Christopher suggested that when there are historic reviews involving code enforcement cases, staff provide original documentation for those code enforcement cases. Staff Aranda agreed with the suggestion.

8. Future Agenda Items for Upcoming Meetings

Next regular meeting is scheduled for January 8, 2026. Staff discussed pending reviews.

9. Adjournment

Meeting adjourned at 2:56 p.m.