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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, JANUARY 8, 2026, AT 1:00PM**

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](http://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 PDSDHistoric@tucsonaz.gov, no later than Tuesday, January 6, 2026.*

*Para solicitar materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, Maria.Gayosso@tucsonaz.gov, a más tardar el 6 de Enero 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 12/8/2026 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](mailto:PDSDHistoric@tucsonaz.gov), by 5:00 P.M Wednesday, January 7, 2025. 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-0825-00128/TC-MDP-0625-00377** Action  
**102 E Speedway Blvd (Parcel 117021180)**  
Construction of a new duplex model on a vacant lot. PRS may recommend approval, approval with conditions, or denial of the application to the Planning and Development Services (PDSD) Director or may continue the item to a future meeting.  
*Full Review/West University HPZ*  
*Non-Contributing Resource/Rehabilitation Standards*  
*Staff Contact: Michael Taku, Historic Preservation Lead Planner*  
*Estimated time: 25 minutes*
  - b. **SD-1125-00166/TD-DEV-1023-00431** Action  
**135 S 6<sup>th</sup> Ave (Parcel # 11717011A)**  
Addition of new exterior elevator and egress stair to provide full accessibility and code-compliant life safety for the three-story building. 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/Rio Nuevo Area (RNA) and Downtown Tucson National Register Historic District*  
*Contributing Resource/Rehabilitation Standards*  
*Staff Contact: Jason Lilenthal, Historic Preservation Lead Planner*  
*Estimated time: 25 minutes*
5. **Courtesy Reviews**
  - a. **TP-PRE-1225-00278** Courtesy  
**181 W Broadway Blvd (Parcel #11720019C, 11720019B)**  
Proposed new landscape and hardscape features as part of renovations to the HSL Hyatt hotel, formerly the Hotel Arizona. A portion of the project area overlaps with the National Register-listed

Tucson Community Center Historic Landscape. Project includes replacement of glazing systems on all façades. The building is not listed historically but is located within the Rio Nuevo Area (RNA). The Historic Landscapes Subcommittee (HLS) of TPCHC conducted a courtesy review for the project on December 18, 2025. Applicant seeks a courtesy review by PRS.

*Courtesy Review/Rio Nuevo Area (RNA) and Tucson Community Center Historic Landscape National Register Historic District*

*Contributing Resource (Landscape)/Rehabilitation Standards*

*Staff Contact: Desiree Aranda, Historic Preservation Officer*

*Estimated time: 25 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 January 22, 2026.

## **8. Adjournment**