

2026

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

LEGAL ACTION REPORT/Minutes

Thursday, January 8, 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 1:03 p.m., and per roll call, a quorum was established.

Commissioners Present (all virtual): Andrew Christopher, Joel Ireland (joined at 1:04 p.m.), Savannah McDonald (acting chair), and Blake Houghton.

Absent: Teresita Majewski (chair)

Applicants/Public Present (all virtual): Eric Barrett (ARC Studios Inc.), Alex Enoch (CadMan Designs), Phil Swaim and Tim Smith (Swaim Associates Architects), Teresa Vasquez (HSL Properties), Kent Heli and Rick McClain (Repp+McLain, Odd Fellows Hall).

Staff Present (all virtual): Desiree Aranda, Maria Gayosso, Jason Lilienthal, and Michael Taku (City of Tucson Planning and Development Services Department).

2. Review and approval of 12/11/2025 Legal Action Reports (LAR) and Meeting Minutes.

Motion: Commissioner Christopher moved to approve the Legal Action Report/Minutes for the meeting of 12/11/2025 with the condition that date be corrected from 12/8/2026 to 12/11/2025, due to typographical errors.

Commissioner Houghton seconded the motion.

No discussion.

Motion passed unanimously by a 3-0 vote. (Commissioners Majewski and Ireland absent)

3. Summary of Public Comments (Information Only)

No comments were received by the posted deadline.

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

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 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. <i>Full Review/West University HPZ</i> <i>Non-Contributing Resource/Rehabilitation Standards</i> <i>Staff Contact: Michael Taku, Historic Preservation Lead Planner</i>	Action
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Staff Taku presented background on the project. The applicant, Alex Enoch, presented the project. Discussion was held. Action was taken.

Motion: Commissioner Christopher moved to continue the item with following comments:

1. Add front porch to each unit consistent with development zone and design guidelines.
2. Locate HVAC units to rear of roof to screen from the front.
3. Correct window lintel/header heights to be consistent all around the building.
4. Add protruding window sills and consider adding expressed lintels at all openings consistent with development zone.
5. Provide elevations of proposed fencing.

Commissioner Ireland seconded the motion.

No discussion was held.

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

b. SD-1125-00166/TD-DEV-1023-00431 135 S 6th 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. <i>Full Review/Rio Nuevo Area (RNA) and Downtown Tucson National Register Historic District</i> <i>Contributing Resource/Rehabilitation Standards</i> <i>Staff Contact: Jason Lilenthal, Historic Preservation Lead Planner</i>	Action
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Staff Lilienthal presented background on the project. The applicant, Rick McLain, presented the project. Discussion was held. Action was taken.

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

Commissioner Houghton seconded the motion.

No discussion was held.

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

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.	
<i>Courtesy Review/Rio Nuevo Area (RNA) and Tucson Community Center Historic Landscape National Register Historic District Contributing Resource (Landscape)/Rehabilitation Standards</i>	

Staff Aranda introduced the applicant. Phil Swaim, Eric Barrett, and Tim Smith presented the project. Discussion was held, questions were asked and answered, and feedback was provided.

Commissioner comments:

- Support the idea of replacing the existing oleander along Broadway with a different plant species that will be conducive to growing north of the building due to shade
- Support the idea to differentiate new guardrails
- Support the idea to carry design language of paving, including the scoring pattern, to new areas
- Support the idea of doing something simple and deferential for the proposed pedestrian bridge that would connect the hotel area to the Tucson Community Center (TCC), and recommend looking to existing pedestrian buildings in the TCC as precedent; pedestrian bridges are unique to this part of downtown so they need careful consideration in their design language
- For submittal, a map showing the parcels boundaries and the boundaries of the National Register Historic District would be helpful.

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

No new violations to report.

d. Review Process Issues

Staff Aranda shared a status update on the new Staff Executive Summary that will be implemented starting in early 2026.

7. Future Agenda Items for Upcoming Meetings

Next regular meeting is scheduled for January 22, 2026.

8. Adjournment

Meeting adjourned at 2:56 p.m.