



WUHZAB
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WEST UNIVERSITY HISTORIC ZONE ADVISORY BOARD

MEETING NOTICE AND AGENDA-REVISED*

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the West University Historic Zone Advisory Board (WUHZAB) and to the general public that the Board will hold the following virtual meeting via Zoom, which will be open to the public on:

TUESDAY, MAY 12, 2026, AT 6:00PM

If a member of the public wishes to join through the remote format on a computer, smart phone, room device, or telephone:

[Click Here to Join Meeting](#)
Meeting ID: 831 2757 9496

To Join by Phone:

One tap mobile

+13462487799,,83127579496# US

+16694449171,,83127579496# US

Or call in (audio only)

+1 346 248 7799

Meeting ID: 831 2757 9496

Members of the public may also join in online by going to the WUHZAB's website and clicking "Click Here To Join Meeting" at the top of the page. This agenda and agenda materials are also available on the WUHZAB's website:

www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/West-University-Historic-Zone-Advisory-Board

For materials in accessible formats, and/or materials in a language other than English, please contact the Historic Preservation Office at PDSHistoric@tucsonaz.gov, no later than Friday, May 8, 2026.

Para solicitar materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, PDSHistoric@tucsonaz.gov, a más tardar el viernes 8 de Mayo de 2026.

AGENDA – Revised*

1. Call to Order/Roll Call

Rick McDonnell (Chair)

Paul Rusk

Cecelia Chavez

James Glock

Louis Spetnagel

Greg Stoner

2. Review and Approval of Legal Action Report/Meeting Minutes of April 14, 2026 **Action**

3. Call to the Audience

Note: Public comment on any of the items on this agenda or other matters relevant to this Advisory Board can be made prior to the meeting by emailing PDSHistoric@tucsonaz.gov by 5:00 P.M. on May 8, 2026. Comments will be provided to Board members in advance of the meeting.

4. Reviews

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. This item was continued from the April 14, 2026 WUHZAB meeting. WUHZAB may recommend approval, approval with conditions, or denial of the application.

Full Review/WUHZAB

Contributing Resource/Rehabilitation Standards

Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner

Estimated time: 20 minutes

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.

WUHZAB may recommend approval, approval with conditions, or denial of the application; or, the item may be continued to a future meeting if the property owner consents.

Full Review/WUHZAB

Contributing Resource/Rehabilitation Standards

Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner

Estimated time: 20 minutes

**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. WUHZAB may recommend approval, approval with conditions, or denial of the application; or, the item may be continued to a future meeting if the property owner consents.

Full Review/WUHZAB

Contributing Resource/Rehabilitation Standards

Staff Contact: Desiree Aranda, Historic Preservation Officer

Estimated time: 30 minutes

5. Code Update Informational

The purpose of this agenda item is to discuss and receive feedback on a proposed code update package aimed at modernizing and streamlining the City’s development codes. This package is intended to address several key areas including removing barriers to housing, promoting adaptive reuse, and simplifying review processes. The proposed amendments include changes to the Unified Development Code, Administrative Manual, Technical Standards Manual, and the Tucson City Code. These amendments are not intended to provide major policy change, but instead are intended to streamline processes and improve code usability.

6. Staff Updates Information Only

7. Future Agenda Items Information Only

8. Adjournment