



WUHZAB
P.O. Box 27210
Tucson, Arizona 85726-7210
(520) 791-4213 (Voice)
(520) 791-2639 (TDD)

WEST UNIVERSITY HISTORIC ZONE ADVISORY BOARD
MEETING NOTICE AND AGENDA

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, JUNE 09, 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, June 5, 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 5 de Junio de 2026.

AGENDA

1. Call to Order/Roll Call

Rick McDonnell (Chair)

Paul Rusk

Cecelia Chavez

James Glock

Hally Sablosky

Louis Spetnagel

Greg Stoner

2. Review and Approval of Legal Action Report/Meeting Minutes of May 12, 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 June 8, 2026. Comments will be provided to Board members in advance of the meeting.

4. Reviews

a. SD-0526-00083/TC-DMO-0126-00017 Action

1042 N 5th Avenue (Parcel #117020790)

The proposal is to demolish a detached garage at the rear of the property, along Herbert Avenue. The garage is not a contributing building to the HPZ, but the main residence on the lot is a contributing building. The garage is constructed of stacked and unreinforced flue blocks covered with plaster. WUHZAB may recommend approval, approval with conditions, or denial of the application; or the item may be continued to a future meeting if the applicant consents.

Full Review/WUHZAB

Non-Contributing Resource/Rehabilitation Standards

Staff Contact: Michael Taku, Historic Preservation Lead Planner

Estimated time: 20 minutes

b. SD-0526-00082/TC-RES-0526-02740 Action

614 N 3rd Avenue (Parcel #117040330)

The proposed project includes demolition of an enclosed rear porch at the existing historic residence and a new 1,113 SF addition. A small breezeway would connect the existing home to the new construction. The existing enclosed rear porch covered three original openings, which would be restored as part of the project. Other work proposed for the main historic building includes: (1) repairing and repointing any stone and brick work along the two existing chimneys and the foundation; (2) stucco repairs, patching and painting to match the existing textures, particularly along the east façade where the porch is to be removed; (3) door and window replacements; and (4) a new concrete stair along the southern edge of the front porch to match the adjacent front concrete stairs. WUHZAB may recommend approval, approval with conditions, or denial of the application; or the item may be continued to a future meeting if the applicant consents.

Full Review/WUHZAB

Contributing Resource/Rehabilitation Standards

Staff Contact: Michael Taku, Historic Preservation Lead Planner

Estimated time: 25 minutes

c. TP-PRE-0426-00085

Courtesy

48 E 1st Street (Parcel #117021950)

This is an informational presentation for feedback on a proposed basement remodel. The basement would be transformed into a music and entertainment room with a bar and bedroom. The project scope includes enlarging two existing windows and providing a window well to meet code required emergency egress and removal of one existing non-functioning chimney. Construction of a new detached single car garage is also proposed. The new garage would be minimum of 6" from the existing contributing building. WUHZAB may provide comments on the project, but no action is required from the board at this time.

Courtesy Review/West University HPZ

Contributing Resource/Rehabilitation Standards

Staff Contact: Staff Contact: Michael Taku, Historic Preservation Lead Planner

Estimated time: 25 minutes

- | | | |
|-----------|----------------------------|-------------------------|
| 5. | Staff Updates | Information Only |
| 6. | Future Agenda Items | Information Only |
| 7. | Adjournment | |