



West University Historic Zone Advisory Board  
Tuesday, May 17, 2022, at 6:00PM  
Virtual Meeting  
**Meeting Minutes/Legal Action Report**

**1. Call to Order/Roll Call**

Meeting Opened 6:02 pm

Meeting Secretary: Hazelbaker

Board Members Attending: Besenick-Larson, Darci Hazelbaker, McDonnell, Serra, and Turner

Board Member Absent: Birkinbine, and Fajardo,

Guests: Jodie Brown [Left at 6:19 PM for APHZAB review], Michael Taku, Robert Knodle, David Weinman, Peter Weinman, Bob Vint, Bahar, and Dale Lopez

**2. Approval of Minutes –April 19, 2022**

It was moved by Turner to approve the LAR/Minutes for the meeting April 19, 2022, as submitted.

Serra seconded the motion.

The motion passed unanimously by a roll call vote of 4-0. (Hazelbaker, abstained was not present at April meeting; Birkinbine, and Fajardo absent).

**3. Call to Audience – nothing from the audience**

**4. Tucson Pima County Historical Commission Separation Update**

Jodie Brown, City of Tucson Historic Preservation Officer (HPO) provided a status summary of meetings held so far concerning the split of the current Tucson Pima County Historical Commission. HPO discussed consultations with stakeholders and current Commission as well as staff reviews with Consultant, Michael Baker International. HPO noted that some recommendations will be considered by The Planning Commission and Mayor and Council. Best Practices from other jurisdictions are being used as a guide. Finally, there will be Code changes and discussions are on-going about the composition of the City Historic Commission and its review authority. Per HPO nothing is finalized yet.

**5. Reviews**

**a. HPZ 22-026, 616 E 5th Street (T22SA00222/T22CM01358)**

Construction of additional bedrooms, presentation by Bob Vint

Presentation of existing neighborhood conditions. Proposed addition consists of a bathroom and two bedrooms. Elevations are consistent with the original form. New double hung painted wood windows, smooth stucco finish to differentiate the addition from existing, rolled roofing at addition to match existing. New masonry pillar fence would be 4'-0" high and the galvanized fencing would be 6'-0" high. Board noted a discrepancy between presented drawings and drawings that were given prior to

meeting. Changes include West and East Elevation windows, new door at the addition courtyard with the washer and dryer, and plan changes.

Hazelbaker made a motion to recommend approval of the drawings as presented with the inclusion of the new masonry and galvanized fencing to call out materials and dimensions. Utility door at utility closet at Washer and Dryer courtyard to also have material and dimensions.

Serra seconded. Motion passed unanimously 5-0 (Birkinbine, and Fajardo absent, did not vote)

**b. HPZ 22-029, 721 N 3rd Avenue (T22SA00224/T21CM06430)**

Construction of studio/storage and carport addition. Presented by David and Peter Weinman.

Conversation about setbacks in historic neighborhood and that if the Owners would like to consider the 2-car carport vs the single carport. Discussion around resubmission with desired changes vs being able to present as submitted. Board mentioned that this should shift to a courtesy review – board will need to see specifics about windows – type, material, dimensions, etc. All elevations need to have heights on the buildings. Need to be able to see the existing vs new, historic vs not at next review.

With the consent of the applicant/owner, it was motioned by Serra to treat the review as a courtesy review and that the applicant will return for a formal review in the future. Turner seconded the motion. Motion passed unanimously 5-0 (Birkinbine, and Fajardo absent, did not vote)

**c. HPZ 22-042, 825 N 3rd Avenue (T22CM01665)**

Replace window with door, renovate chimney and relocate water heater. Presented by Robert Knodle.

Presentation showing proposal of a new door in an existing window opening. Board needs to see the proposed material and dimensions in the drawings. Owner provided a photo of the door in the submission packet. Board is ok with the proposed door. Chimney is in poor condition. Owner would like to rebuild the Chimney out of a frame stucco to imply the historic character that once existed. Board feels that chimney is not a significant feature of the house, and the chimney could be removed, and feel that rebuilding it with no fireplace below feels Faux Historic.

Turner motion to recommend approval drawings as presented with the inclusion of the existing HVAC and that the existing steel door be replaced with a wood door. Hazelbaker seconded. Motion approved unanimously 5-0 (Birkinbine, and Fajardo absent, did not vote).

**6. West University Historic Preservation Zone (WUHPZ) Design Guidelines**

a. Discussion on revisions to the existing WUHPZ Design Guidelines. Board will look at comments provided by the HPO and be ready for a discussion at next meeting.

**7. Staff Updates—Information Only**

**8. Future Agenda Items**

Board has expressed that they would like to go back to in person meetings. Zoom meetings feel impersonal – applicants have trouble presenting online, sharing screens and we are noticing reviews that are less entailed are taking the same amount of time as more complex applications. Board would like to be back in the community meeting vis-à-vis with the neighborhood. The consensus among the board is unanimous for in person meetings.

Staff Taku stated the no direction has been given to staff by Boards and Commissions (BCC) to schedule in-person meetings after the COVID-19 pandemic.

**9. Adjournment**

McDonnell motioned to adjourn. Serra seconded.  
Motion passed unanimously by roll call, 5-0 (Birkinbine, and Fajardo absent, did not vote).  
Meeting adjourned at 8:24 pm.

Rick McDonnell, Chair / Darci Hazelbaker, Secretary