



West University Historic Zone Advisory Board  
Tuesday, June 21, 2022, at 6:00PM  
Virtual Meeting  
**Meeting Minutes/Legal Action Report**

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

Meeting Opened 6:00 pm

Meeting Secretary: McDonnell acting for Hazelbaker

Board Members Attending: Birkinbine, McDonnell, Serra, and Turner

Guests: Jodie Brown, David Weinman, and Peter Weinman

**2. Approval of Minutes – May 17, 2022**

Approved 3-0-1 by roll call with Birkinbine abstaining due to not being present at last meeting.

**3. Call to Audience**

None

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

Jodie Brown provided an update to the board on the status of ongoing working group meetings. There was a brief overview of the makeup of the existing commission. Informed the board that the current discussions have included incorporating the function of the existing advisory boards into the new COT commission. Said that there has been many comments and expressions of concern about the appeal process. Some Q&A back and forth from the board members but no further material comments. Working group meeting are ongoing and no final framework has been determined.

**5. Reviews**

**a. HPZ 22-029, 721 N 3<sup>rd</sup> Avenue (Continued, T22SA00222/T22CM01358)**

Construction of studio/storage and carport addition.

Full Review/Contributing Resource

David Weinman presenting.

- Turner discussed window detail wrought iron on the security screens. Noted that the scrollwork in the presented design was not consistent with the existing main house or the design guidelines. Asked that they be removed from the proposed design.

- Same discussion/comments with respect to the scrollwork for the security door.
- General discussion regarding the setback of the carport from the south property line. Board agreed that a zero-lot line setback was appropriate for this development zone, but that the drip line of the carport had to be within that setback.

Motion was made by Serra to approve as presented with the clarification that the carport dripline has to be within the lot line and that the scroll work on the security windows and door be removed. Motion carried by roll call vote 4-0.

**5. Election of Advisory Board Officers**

Turner nominated McDonnell as Chair for the coming year. Serra seconded. Motion passed unanimously by a roll call vote 6-0.

Birkinbine nominated Hazelbaker to serve again as secretary. McDonnell seconded. Motion unanimously by a roll call vote 6-0.

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

**a. Discussion on revisions to the existing WUHPZ Design Guidelines**

Jodie Brown reviewed her comments to the draft working document with the board. Discussion resulted in numerous comments to be incorporated that were captured the document comments section. McDonnell will make a pass at a revised version of the document.

**7. Staff Updates - Information Only**

No updates at this time

**8. Future Agenda Items**

Jodie stated that Capstone was returning to the board in the near future.

**9. Adjournment**

Motion made and seconded to adjourn.  
Motion approved unanimously, 4-0. Meeting adjourned at 8:10 pm.

Rick McDonnell, Chair / Darci Hazelbaker, Secretary