



2023 Annual Report

WEST UNIVERSITY HISTORIC ZONE ADVISORY BOARD (WUHZAB)

Prepared By: Planning & Development Services Department (PDSD)

REPORT PURPOSE:

The 2023 annual report for WUHZAB is created to give an overview of WUHZAB activities throughout the year 2023.

HISTORIC PRESERVATION ZONE ADVISORY BOARD DETAILS: (Per UDC § 2.2.8.)

APPOINTMENT: (UDC Section 2.2.8.A.1.)

Members of each HPZ advisory board are appointed by the Mayor and Council.

QUALIFICATIONS: (UDC Section 2.2.8.A.2.)

For each HPZ advisory board, approximately one-third of the voting members must be residents within the historic zone; approximately one-third of the voting members must be property owners within the historic zone; and approximately one-third of the voting members must have special qualifications in such areas as archaeology, architecture, architectural history, local history, historic preservation law, landscape architecture, planning, construction, or other related field. The application information for all prospective members must be accompanied by a statement of interest, including the category in which they would serve. The information for members having special qualifications shall also reference the individuals' educational and professional experience. The PDSD Director, the Historic Preservation Officer, and a member of the Tucson-Pima County Historical Commission Plans Review Subcommittee shall review the information for applicants in the special qualifications category and make recommendations prior to the nomination being forwarded to the Mayor and Council for consideration. Members serve without compensation.

WUHZAB MEMBERSHIP: (UDC Section 2.2.8.A.3.)

Each HPZ advisory board shall consist of at least six, but not more than 15, members. Members may be either voting or non-voting advisory members.

<u>Member</u>	<u>Role</u>	<u>Classification</u>
Sarah Fajardo	Member	Property Owner
James Glock	Member	Special Qualifications
Richard McDonnell	Chairperson	Property Owner
Rachel Serra	Member	Special Qualifications
Damon Turner	Member	Property Owner
Darci Hazelbaker	Member	Special Qualifications
Betsy Besenick-Larson	Member	Resident

WUHZAB POWERS & DUTIES: (UDC Section 2.2.8.C.1. - Section 2.2.8.C.4)

Each HPZ advisory board shall perform the following duties.

1. Establishment of Historic Preservation Zone

Upon receipt of a request to establish an HPZ, the Mayor and Council may establish an HPZ advisory board for the proposed historic zone to evaluate and make recommendations on the proposed establishment of the HPZ in accordance with Section [5.8.3, Establishment and Amendment to Historic Preservation Zones](#). As part of the review, the HPZ advisory board makes recommendations on the boundaries of the HPZ and which sites or structures are to be designated "Contributing Properties" and "Noncontributing Properties."

2. Historic District Amendments

Each HPZ advisory board shall make written recommendations to the PDSO Director and to the Mayor and Council concerning amendments to the boundaries of its HPZ and the addition or deletion of designated sites and structures by Section [5.8.3, Establishment and Amendment to Historic Preservation Zones](#).

3. Historic Preservation

Each HPZ advisory board shall review and make written recommendations to the PDSO Director on applications involving new construction, additions, alterations, and moving or demolition of existing structures located within its HPZ for compliance with the purpose and intent of the HPZ and all applicable provisions and standards.

4. Permitted Uses

The HPZ advisory board shall review applications for resident artisan uses and make recommendations to the PDSO Director.

2023 ACCOMPLISHMENTS:

9 Total Meetings.

#	Meeting Date	Agenda Item(s)	WUHZAB Attendees
1	02/22/2023	<ul style="list-style-type: none"> ➤ 22CM06466, 502 E University ➤ SD-1222-00010, 620 N 6th Avenue 	<ul style="list-style-type: none"> ➤ Sarah Fajardo ➤ James Glock ➤ Richard McDonnell ➤ Rachel Serra ➤ Damon Turner ➤ Darci Hazelbaker ➤ Betsy Besenick-Larson
2	03/21/2023	<ul style="list-style-type: none"> ➤ TS-PRM-0323-00219, 444 E University ➤ SD-0323-00033, 903 N 5th Avenue 	<ul style="list-style-type: none"> ➤ James Glock ➤ Richard McDonnell ➤ Rachel Serra ➤ Damon Turner ➤ Darci Hazelbaker ➤ Betsy Besenick-Larson
3	04/18/2023	<ul style="list-style-type: none"> ➤ SD-1222-00010, 620 N 6th Avenue, 645 E 1st Street (Courtesy) 	<ul style="list-style-type: none"> ➤ Sarah Fajardo ➤ James Glock ➤ Richard McDonnell ➤ Rachel Serra ➤ Damon Turner ➤ Betsy Besenick-Larson

4	05/16/2023	➤ TC-COM-0423-01043, 1000 N Stone	➤ Sarah Fajardo ➤ James Glock ➤ Richard McDonnell ➤ Rachel Serra ➤ Damon Turner ➤ Darci Hazelbaker
5	07/26/2023	➤ SD-0523-00059, 713 E 5th Street	➤ James Glock ➤ Richard McDonnell ➤ Rachel Serra ➤ Darci Hazelbaker ➤ Betsy Besenick-Larson
6	08/15/2023	➤ SD-0523-00059, 713 E 5th Street ➤ SD-0823-00086, 629 N 7th Avenue	➤ James Glock ➤ Richard McDonnell ➤ Rachel Serra ➤ Damon Turner ➤ Darci Hazelbaker
7	09/19/2023	➤ SD-1222-00010, 620 N 6th Avenue ➤ SD-0623-00071, 220 E Speedway	➤ James Glock ➤ Richard McDonnell ➤ Rachel Serra ➤ Damon Turner
8	10/17/2023	➤ T22CM06466, 502 E University ➤ SD-0923-00104, 826 N 7th Avenue ➤ SD-0923-00096, 826 N 7th Avenue ➤ SD-0823-00090, 717 N 7th Avenue (Not Heard)	➤ Sarah Fajardo ➤ James Glock ➤ Richard McDonnell ➤ Damon Turner ➤ Darci Hazelbaker ➤ Betsy Besenick-Larson
9	11/21/2023	➤ SD-0823-00090, 717 N 7th Avenue ➤ SD-0923-00099, 728 E 4th Street	➤ James Glock ➤ Rachel Serra ➤ Damon Turner ➤ Darci Hazelbaker ➤ Betsy Besenick-Larson

AN ONGOING BOARD:

WUHZAB membership and activities remain important to the Tucson Community and will continue to operate indefinitely under UDC pursuant to the powers granted by the Arizona Revised Statutes (A.R.S.).