



West University Historic Zone Advisory Board  
Tuesday, April 08, 2025, at 6:00PM  
Virtual Meeting  
**Meeting Minutes/Legal Action Report**

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

Meeting Opened at 6:02 pm

Board Members Attending: McDonnell, Spetnagle (left at 6:40pm), Glock, Stoner, and Turner

Board Members Absent/Excused: Serra

Guests: Michael Taku, Desiree Aranda, Ed Wiest, Erik Wiest, Joan Wike, Greg Clark, Thomas Hill

### **2. Review and Approval of Legal Action Report/Minutes of March 11, 2025.**

Glock motions to approve. Turner seconds. Approved by roll call vote 5-0.

### **3. Call to Audience**

Mr. Greg Clark submitted a call to the audience regarding the issues associated with obtaining a courtesy review. Mr. Clark's written comments were received and read by every member of the board. This is a follow-on discussion from the discussion in item 7 of our last board meeting.

### **4. Reviews**

#### **a. SD-0325-00040/TC-RES-0125-00148, 407 E 2<sup>nd</sup> Street.**

Joan Wike presenting. Demolition of a non-contributing shed and construction of a new residence.

Discussion around the shed demolition included verifying that it was non-contributing but also likely older than 50 years. The applicant was tasked with submitting required historic documentation of shed before demolition.

Discussion regarding the height of the proposed ADU. The board decision was that the location of the building on the parcel and the way its height was stepped back meant that it could not be seen from the street and therefore would not dominate or distract from contributing main house.

Discussion regarding the proposed setbacks for the new structure. The board decision was that the setbacks were acceptable but that the language in the package did not use appropriate

precedents in the development zones and would need to be revised before going to the TPCHC PRS for review.

Turner motions to accept project as presented including approval of setbacks. Glock enthusiastically for seconds. Motion passes 4-0 (Spetnagle had left the meeting during this presentation).

**b. SD-0225-00031/TC-RES-0124-06025, 628 E 5<sup>th</sup> Street.**

Thomas Hill presenting. Project includes demolition of non-contributing shed and construction of a new ADU.

ADU design presented will be based upon one of the winning casita designs from the City of Tucson.

The plan needs to be updated to reflect demolition of the non-contributing shed. The door schedule needs to be amended to reflect a wood door, not fiberglass.

Discussion of features that differentiate the new home from the existing contributing structure. New home to have stucco finish vs brick of contributing.

Turner motions to approve with following exceptions: drawing needs to reflect wood doors vs fiberglass, demolition of the existing non-contributing shed, and the use of smooth stucco for the finish. Glock seconds. Board approves 4-0

## **5. WUHZAB Design Guidelines**

Discussion deferred to next meeting due to time constraints.

## **6. Staff Updates**

Introduction and welcome of new HPO, Desiree Aranda. Taku let the board know the future minor reviews were in the works.

## **7. Future Agenda Items**

No future agenda items yet.

## **8. Adjournment**

Meeting adjourned at 7:51 pm.

-Rick McDonnell (Acting Secretary)

