



WUHZAB
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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, FEBRUARY 10, 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 PDSDHistoric@tucsonaz.gov, no later than Friday, February 6, 2026.

Para solicitar materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, PDSDHistoric@tucsonaz.gov, a más tardar el viernes 6 de Febrero de 2026.

AGENDA

1. Call to Order/Roll Call

Rick McDonnell (Chair)
James Glock
Louis Spetnagel
Greg Stoner

2. Review and Approval of Legal Action Report/ Meeting Minutes of December 9, 2025 and January 20, 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 PDSDHistoric@tucsonaz.gov by 5:00 P.M. on February 9, 2026. Comments will be provided to Board members in advance of the meeting.

4. Reviews

a. SD-0723-00076/TC-RES-0825-04240 Action

925 N Jacobus Avenue (formerly 818 E Speedway)

This is a request to revise a previously approved design package. Revised plans would include replacing existing damaged wood siding at north, south, and west facades with stucco to match that of the existing house. The wood siding is not salvageable due to severe water damage. Stucco joints would be utilized and placed to the define areas where new stucco meets new. Windows along the north (secondary) façade would be replaced and non-original window openings would be modified. A revision to the plan for the east façade is also proposed. Instead of removing the original second entry door as previously approved, the applicant proposes to retain the original entry and repair/restore it.

Full Review/Contributing Resource

Staff Contact: Michael Taku, Historic Preservation Lead Planner

Estimated time: 20 minutes

b. SD-0725-00102/TC-RES-0325-01651/CE-VIO0325-01045. Action

605E 4th Street/710 N 2nd Avenue (Parcel # 117033640)

The review is to comply with a pending Code Violation for repairs to the duplexes (Unit 1, 605 E 4th Street and Unit 2, 710 N 2nd Avenue). The applicant replaced all windows with vinyl sliding windows and altered the window opening sizes, staircase on the back patio, and wood fencing without prior historic review and approval. Stucco repair and exterior painting were also carried out and are part of this review. The applicant is also proposing to demolish an existing garage and construct a new one-story 787 SF Accessory Dwelling Unit (ADU) at the rear of the property. The proposed ADU will require setback waivers on the east and north property boundaries. WUHZAB may recommend approval, approval with conditions, or denial of the application, or may continue the item to the next meeting.

Full Review/Contributing Resource

Staff Contact: Michael Taku, Historic Preservation Lead Planner

Estimated time: 30 minutes

c. **TP-PRE-0226-00031** Courtesy
641 N 3rd Avenue (Parcel # 117071200)
This is an informational presentation for feedback on a proposed rehabilitation of an existing 595 SF contributing main house and a proposed 859 SF addition. The applicant also proposes demolition of an existing rear porch and construction of a breezeway between the new addition and the main house along the east property line. WUHZAB may provide comments on the project, but no action is required from the board at this time.
Courtesy Review/Contributing Resource
Staff Contact: Michael Taku, Historic Preservation Lead Planner
Estimated time: 20 minutes

5. Staff Updates Information Only

6. Future Agenda Items Information Only

7. Adjournment