



2025 Annual Report

WEST UNIVERSITY HISTORIC ZONE ADVISORY BOARD (WUHZAB)

Prepared By: Planning & Development Services Department (PDSD)

REPORT PURPOSE:

The 2025 annual report for WUHZAB is created to give an overview of WUHZAB activities throughout the year 2025.

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.

Member	Role	Classification
James Glock	Member	Special Qualifications
Richard McDonnell	Chairperson	Property Owner
Rachel Serra	Member	Special Qualifications
Damon Turner	Member	Property Owner
Louis Spetnagel	Member	Resident
Greg Stoner	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.

2025 ACCOMPLISHMENTS:

10 Total Meetings. 1 Total Cancellations

#	<u>Meeting Date</u>	<u>Agenda Item(s)</u>	<u>WUHZAB Attendees</u>
1	01/14/2025	➤ SD-0524-00049, 901 N 3 rd Avenue	➤ James Glock, ➤ Richard McDonnell, ➤ Rachel Serra, ➤ Damon Turner, ➤ Louis Spetnagel, ➤ Greg Stoner
2	02/11/2025	➤ SD-1224-00129/TC-COM-1124-02163, 901 N 1 st Avenue ➤ SD-082300090/TC-RES-0923-07805/CE-VIO1124-04627, 717 N 7 th Avenue	➤ James Glock, ➤ Richard McDonnell, ➤ Rachel Serra, ➤ Damon Turner, ➤ Greg Stoner, ➤ Louis Spetnagel

3	03/11/2025	<ul style="list-style-type: none"> ➤ SD-0125-00011/TC-RES-1024-06237, 941 N 6th Avenue ➤ SD-0225-00026/TC-COM-1224-02393, 202 E University ➤ SD-0225-00027/TC-RES-0225-00811, 720 N 6th Avenue ➤ SD-0225-00028/TC-COM-0225-00301, 720 N 6th Avenue ➤ SD-0125-00017/TC-RES-0125-00271, 907 N 5th Avenue ➤ SD-0225-00032/TC-RES-0923-07805, 921 N 2nd Avenue 	<ul style="list-style-type: none"> ➤ James Glock, ➤ Richard McDonnell, ➤ Rachel Serra, ➤ Damon Turner, ➤ Louis Spetnagel, ➤ Greg Stoner
4	04/08/2025	<ul style="list-style-type: none"> ➤ SD-0325-00040/TC-RES-0125-00148, 407 E 2nd Street ➤ SD-0225-00031/TC-RES-0125-00148, 628 E 5th Street 	<ul style="list-style-type: none"> ➤ James Glock, ➤ Richard McDonnell, ➤ Damon Turner, ➤ Greg Stoner, ➤ Louis Spetnagel
5	06/10/2025	<ul style="list-style-type: none"> ➤ SD-0425-00058/TC-RES-0425-01842, 502 E 4th Street ➤ SD-0525-00079/TC-RES-0124-06025, 317 E 1st Street ➤ SD-0823-00090/TC-RES-0923-07805/CE-VIO1124-04627, 717 N 7th Avenue 	<ul style="list-style-type: none"> ➤ James Glock, ➤ Louis Spetnagel, ➤ Greg Stoner, ➤ Rachel Serra, ➤ Damon Turner
6	07/08/2025	<ul style="list-style-type: none"> ➤ SD-0525-00081/TC-RES-0325-01580, 724 N 2nd Avenue ➤ TP-PRE-0525-00102//TC-RES-0124-06025, 502 E 4th Street [Courtesy] 	<ul style="list-style-type: none"> ➤ James Glock, ➤ Richard McDonnell, ➤ Rachel Serra, ➤ Louis Spetnagel, ➤ Greg Stoner
7	09/09/2025	<ul style="list-style-type: none"> ➤ SD-0725-00109/TC-RES-0625-02920, 437 E 1st Street ➤ SD-0725-00107/TC-RES-0725-03447, 528 E 4th Street 	<ul style="list-style-type: none"> ➤ James Glock, ➤ Richard McDonnell, ➤ Rachel Serra, ➤ Greg Stoner, ➤ Louis Spetnagel
8	10/14/2025	<ul style="list-style-type: none"> ➤ SD-0825-00129/TC-RES-0725-03490, 502 E 4th Street 	<ul style="list-style-type: none"> ➤ James Glock, ➤ Richard McDonnell,

		<ul style="list-style-type: none"> ➤ SD-0825-00137/TC-RES-0825-03988, 1047 N 2nd Avenue ➤ SD-0825-00136/TC-RES-0725-03718, 1023 N 1st Avenue 	<ul style="list-style-type: none"> ➤ Louis Spetnagel, ➤ Rachel Serra
9	11/12/2025	<ul style="list-style-type: none"> ➤ SD-0825-00128/TC-MDP-0625-00377, 102 E Speedway ➤ SD-1224-00130/TC-RES-1024-06170, 833 N 4th Avenue 	<ul style="list-style-type: none"> ➤ James Glock, ➤ Rachel Serra, ➤ Louis Spetnagel, ➤ Greg Stoner, ➤ Richard McDonnell
10	12/09/2025	<ul style="list-style-type: none"> ➤ SD-0825-00128/TC-MDP-0625-00377, 102 E Speedway 	<ul style="list-style-type: none"> ➤ Richard McDonnell, ➤ James Glock, ➤ Rachel Serra, ➤ Louis Spetnagel, ➤ Greg Stoner

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.).