



West University Historic Zone Advisory Board
Tuesday, May 12, 2026, at 6:00PM
Virtual Meeting
Legal Action Report/Meeting Minutes

1. Call to Order/Roll Call

Meeting was called to order at 6:00 pm.

Board Members in Attendance: C. Chavez, C. Domin, J. Glock, P. Rusk, L. Spetnagle

Board Members Absent/Excused: R. McDonnell, G. Stoner

Staff in Attendance: Desiree Aranda, Jason Lilienthal, Carver Struve (Planning & Development Services [PDS])

Guests in Attendance: Mindy Bernstein and Peter Zorilla (945 N 5th Ave), George Zazueta (711 E 6th St), Michael Golec (714 N Euclid Ave)

2. Review and approval of the Legal Action Report/Minutes (LAR) for the Meetings of April 14, 2026 **Action**

Motion: Spetnagle moved to approve the Legal Action Report/Minutes for the meeting of April 14, 2026 as submitted.

The motion was seconded by Rusk.

The motion passed unanimously 5-0. (R. McDonnell, G. Stoner absent).

3. Call to Audience

None.

4. Historic Review Cases

a. **SD-0925-00140/TC-RES-0125-00513** **Action**
711 E 6th St (Parcel #124051090)

Proposed construction of a detached sleeping quarters, 542 sq. ft. situated in the middle of the property. Will be clad in a stucco white cement plaster to match existing structures on property. Have a shed roof with a 1:12 roof pitch using base/play and cap sheets in a white color. Will have a 6' side (East) setback. Entrance door to be a solid rustic door with inset paneling. Windows to be wood, DH, 1-over-1 lite pattern. This item was continued from the April 14, 2026 WUHZAB meeting.

WUHZAB may recommend approval, approval with conditions, or denial of the application.

Full Review/WUHZAB

Contributing Resource/Rehabilitation Standards

Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner

Staff Lilienthal provided project background and introduced the applicant, George Zazueta, who presented the project. The board asked questions and discussed the project. Action was taken.

Motion: Spetnagle moved to recommend approval as presented.

The motion was seconded by Rusk.

Discussion related to the Development Zone, noting the importance of the Development Zone to make decisions and having drawings that are correct.

The motion passed unanimously 5-0. (R. McDonnell, G. Stoner absent).

**b. SD-0226-00019/TC-RES-0126-00227 Action
945 N 5th Ave (Parcel #11702229C)**

Propose to build a garage (480 sq. ft.) at the rear of the contributing structure facing East 1st Street with a new concrete driveway. New addition will be 77 sq. ft. extending off the rear and connecting to the proposed garage. Proposed garage door a series of simulated carriage doors with cross-bracing and divided lite glazing in the upper portion. The addition and garage roofs will be shingles to match existing. The addition and garage stucco will match existing. The North setback will require a variance as the proposal is a 1' 4" setback. Existing porch steps to be removed and replaced with concrete steps. To connect the proposed garage addition to the existing structure, a section of the West wall (where existing window is now) will be removed for access. A section of the North wall – at the rear of the existing structure – will be removed for a new window opening. New window will match existing lite patterns of 12-over-12 using simulated divided lites (or grilles between the glass), DH, wood clad, and inset & recessed to match existing. Additional windows will be replaced on the contributing structure with matching lite patterns using simulated divided lites (or grilles between the glass), DH, wood clad, and inset & recessed. Proposed white picket fence above existing North wall and new 16" columns at front gate entrance. WUHZAB may recommend approval, approval with conditions, or denial of the application; or, the item may be continued to a future meeting if the property owner consents.

Full Review/WUHZAB

Contributing Resource/Rehabilitation Standards

Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner

Staff Lilienthal provided project background and introduced the applicant, Peter Zorilla, who presented the project. The board asked questions and discussed the project.

Action was taken.

Motion: Domin moved to recommend approval in entirety with addition of east elevation showing fence as articulated in the drawing shown during the meeting.

The motion was seconded by Spetnagel.

No discussion.

The motion passed unanimously 5-0 (R. McDonnell, G. Stoner absent).

c. SD-0326-00046/TC-RES-0324-00069* Action

714 N Euclid Ave (Parcel #12405043A)

This is a proposal to amend an existing replacement plan approved by Mayor & Council in 2014 and amended in 2016 and 2019. The existing replacement plan is a multi-story hotel. The new proposal is to install a grounded up asphalt parking lot at the vacant graded dirt lot. Landscaping, including Jojoba bushes and Palo Verde trees, would provide screening for the parking. The West University Historic Zone Advisory Board (WUHZAB) conducted a courtesy review of the proposal on January 20, 2026. WUHZAB may recommend approval, approval with conditions, or denial of the application; or, the item may be continued to a future meeting if the property owner consents.

Full Review/WUHZAB

Contributing Resource/Rehabilitation Standards

Staff Contact: Desiree Aranda, Historic Preservation Officer

Estimated time: 30 minutes

Staff Aranda provided project background and introduced the applicant, Michael Golec, who presented the project. The board asked questions and discussed the project.

HZAB Member Comments/Questions:

- Will there be irrigation for the plants? Applicant responded, "Yes."
- Power will be onsite, on the alley side. There is street lighting already.
- Would a low fence help obscure the lot even more? One more layer of obscuring for the residents directly to the west of you. It would not need to be a solid wall, but a historic picket with landscaping. The layers of visual distraction from the cars would be helpful. Turning the fence towards the east will be helpful. There is precedent all down University Ave. for similar picket fences.
- There will be a single entrance to the lot.

Action was taken.

Motion: Domin moved to recommend approval as presented with addition of historically compatible designed steel picket fence along the west side (Euclid) of the property, as well as south and north side at least halfway into length of property edge.

The motion was seconded by Spetnagle.

No discussion.

The motion passed unanimously 5-0. (R. McDonnell, G. Stoner absent).

5. Code Update

Informational

The purpose of this agenda item is to discuss and receive feedback on a proposed code update package aimed at modernizing and streamlining the City's development codes. This package is intended to address several key areas including removing barriers to housing, promoting adaptive reuse, and simplifying review processes. The proposed amendments include changes to the Unified Development Code, Administrative Manual, Technical Standards Manual, and the Tucson City Code. These amendments are not intended to provide major policy change, but instead are intended to streamline processes and improve code usability.

Staff Struve gave a presentation about CODE Tucson 26, noting the package was initiated by Mayor and Council in December 2025. He provided background, summarized proposed changes, and talked about the community engagement, public hearing, and adoption process.

Domin commented that he's glad to hear about the updates to adaptive reuse section of the code. Glock asked for staff to send email addresses for staff contacts. Other board members indicated they will send in comments related to parking.

6. Staff Updates

Information Only

Staff Aranda mentioned the State Office of Historic Preservation (SHPO) is offering a CLG Training on May 30th and that an email was sent to HZAB members about it.

Glock noted that WUHZAB meetings will be moved to the first Tuesday of the month.

7. Future Agenda Items

Information Only

No discussion.

8. Adjournment

Meeting adjourned at 7:54 p.m.