

WEST UNIVERSITY HISTORIC ZONE ADVISORY BOARD
Board Meeting
Tuesday, March 17, 2015, at 6:00 p.m.
Trinity Presbyterian Church – Fellowship Hall
400 E. University Blvd.
Tucson, Arizona

Legal Action Report

1. Sign in – Board Members and Guests

Meeting Chairperson: **Robert Fleming**

Meeting **Opened 6:05 pm.**

Board Members Attending: **Robert Fleming, Chris Gans, Val Little, and Marcellus Rusk**

Guest were **Sandy Schwoebel, Spencer McCleave, Valerie Lane, Rob Paulus, Kenneth Lowe, John Patterson and Johnny Birkenbine.**

2. Approval of minutes from February 17, 2015.

Approved. Motion made by Chris Gans, seconded by Val Little.

Approved 4-0 (voice vote).

3. HPZ-15-24 – 925 N. 3th Ave. – Lane/Sandy Schwoebel – Pueblo Services LLC – Detached carport

Valerie Lane presented a proposal to remove an existing, non-contributing shed, moving an existing fence 17 feet to the property line and constructing a one vehicle carport with storage. Motion to approve as presented, made by Val Little, seconded by Marcellus Rusk. Approved 3-1 (voice vote).

4. HPZ-15-23 – 876 E. University – Lowe/D&F Holdings LLC – Renovations/Re-purposing/New Restaurant

Rob Paulus and Kenneth Lowe of Rob Paulus Architects presented proposed changes to two-story former clothing store (originally single family home and later boarding house). Architects propose to repair existing structure and attempt to restore appearance to earlier state, as documented with historical photographs. Proposed addition at rear of building of two story restroom block, separated from historic structure by minimally structured glass corridor, and exterior steel stairs and small deck. At street elevation, proposed change from windows to doors at second floor and addition of handrails to existing porch roof to use space as a second floor deck. Proposed addition of steel, free-standing deck at second floor elevation, to be connected by short steel bridge. Motion: Reject proposal as presented due to concerns that the proposed deck and change from windows to doors on street elevation will endanger the historic status of the building. Project must consult SHPO for an

**opinion. Motion made by Val Little, seconded by Robert Fleming.
Approved 4-0 (voice vote).**

5. Announcements / discussion

**Val Little updated the board on recent minor reviews.
Next WUHZAB meeting: April 21, 2015**

6. Call to the Public

No comments.

7. Adjournment

Meeting adjourned at 7:30 PM.

Marcellus Rusk, Secretary
Robert Fleming, Acting Chair
622-0400