

Fort Lowell Historic Zone Advisory Board

Minutes Approved 3/24/15

The Fort Lowell Historic Zone Advisory Board (FLHZAB) held the following meeting on Tuesday, 2/24/15 at 7:00 pm ,at 5425 E Fort Lowell Road Tucson, Arizona. 270-0830

1. Call to Order and Roll Call

Members: Bob Brisley, Mary Lou Nuttall, Barry Spicer, Michael Bell, Minnette Burges, Margo Sackheim

Also: Elaine Hill, Kirsten Korosec, Adrian Korosec

2. Consent Agenda

a. Approval of Minutes

b. Finance update

Moved and approved

3. New Business

a. Review of proposed home owner plans HPZ-15-14 Kirsten Korosec

Address 2920 N. Beverly

The Korosecs have purchased the adjacent vacant lot and recombined the parcel to 0.25 acres. Proposal is for a 880 sf guest house and porch to be added to the existing house. It has been designed to match the existing house architecture (Sonoran Ranch style).

None of the large native trees will be removed.

Guest House: Windows are modern aluminum, but are casement and intended to reflect the existing old casement windows.

Proposed sliding door entrance facing west ; Plan shows single lite windows.

Use for the guesthouse is two-thirds “workshop studio” and one third guest house with kitchenette and bath..

Rear setback is 10 feet; side setback is 12 feet.

There is a driveway on the northern edge of the property that is easement to the neighbor Laura Berry. The guest house will have an adjacent parking place.

Roof: corrugated.

Structure: frame stucco to be painted a slightly lighter brownish color than the existing house.

Windows painted moss green.

Carriage doors (garage doors) on the north side; yet to be designed.

Covered porch/ramada proposed from the guest house to the main house; brick floor.

Posts proposed for the ramada are 4x4 posts but with a stucco footing/base approximately 32 inches high.

AC will be on the ground to the east.

No plans presented for scuppers, gutters or downspouts although they are planned.

Suggestions for design modifications made by the Board:

- Consider inseting windows to suggest depth.
- Keep lines similar to the existing house, i.e. soft edges similar to adobe
- Change the footing on the ramada posts (pedestals) to less than 32 inches. There is no precedence in the zone for this style pedestal. Barry noted that this style may be seen more in “hacienda” style, but not usually in “Sonoran ranch” style.
- Use 6 lite windows in the French doors
- For windows on the east face, consider using 2 or more square windows instead of long rectangular windows.
- Investigate using lintels over the doors
- Keep design of carriage doors simple. Investigate others in the neighborhood.
- Check the height of posts vs pedestals vs corbels to be similar to others in the historic

zone.

- Advise a pony wall for the AC unit to buffer noise.

Homeowners are scheduled to see the Commission on April 9; were invited to return to the FLZAB on March 24.

4. Old Business

- a. San Pedro Chapel: Water harvesting: Barry Spicer/Mike Bell
Barry is reworking the plan and will bring to the Board later.

- b. FLHZA Board and its role on Fort Lowell Day: bookstore and Adkins property

Discussed how to better support Fort Lowell Day; especially sites within the Historic Zone.

5. Subcommittee Reports

- a. Membership: nominations and status – no update
- b. Fort Lowell RAC – Concrete sidewalk recently installed is to support the HAWK crossing, which should be installed in April.

6. Call to the Audience

7. Adjournment

Next meetings of 2014 /15 are scheduled for 4th Tuesdays of the month,

March 24, 2015; April 28, 2015