

## **WEST UNIVERSITY HISTORIC ZONE ADVISORY BOARD**

**Tuesday, April 19, 2016, 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 6:00 pm

Meeting Secretary: John Birkinbine

Board Members Attending: Little, Rusk, Fleming, Birkinbine, Thomas, Strawn, Gans

Guests (sign-in sheet attached): Blair, Onken, Carhuff, De La Torre, Weinstein, Reed, Wilke, Schindler, Dittmore, Lilly, Dellerbin, Dorman, Paulus

#### **2. Approval of Minutes from March 15, 2016**

Little motioned, Gans seconded - minutes unanimously approved.

#### **3. HPZ-16-04, Jimmy Hulas, 403 E. University Blvd. (Blair)**

Follow-up on review of material and architectural elements:

- a. Garage Doors - Glass within metal frames
- b. Fencing - Painted steel
- c. Parapet Wall Cladding - Galvalume
- d. Shade Sails and Structure - Fabric with painted steel pole structure integrated with fencing
- e. Signage - In process with City

Gans motioned to approve as presented without the galvalume parapet wall cladding, Little seconded - approved by board unanimously. Per Blair, parapet wall and metal door/window frames will be painted.

#### **4. HPZ-16-27, GCCA, 630 N. 4th Ave. Zoning Violation**

Review of zoning violation items:

- a. Porch Extension (new stone foundation and concrete slab) - Approved as presented
- b. Railing/Fencing - Approved as presented with condition of replacing fence top points with caps
- c. Accessibility Ramp - Approved as presented
- d. Windows and Doors - Not approved as material used does not conform to wood as noted in the current West University Neighborhood Guidelines
- e. Conversion of Existing Window into a Door at the South - Conversion approved, however, material used is not approved as it does not conform to the Guidelines noted above
- e. Stucco - Stucco approved, tile installed over stucco at columns is not approved
- f. Paint - Approved

**5. Courtesy Review - 928 N. 2nd Ave. Remodel/Rebuild (Mehl)**

Representative not present - no action taken.

**6. MGD-16-01/HPZ, No Anchovies, 870 E. University Blvd. Rear Addition/Restaurant (Carhuff)**

Little motioned to approve as submitted with the following conditions:

- a. Window and door material on the existing historic structure to conform to wood as noted in the current West University Neighborhood Guildines
- b. Joints of mortar washed block to be raked in lieu of flush

Strawn seconded, approved by Board 5-2.

**7. HPZ-16-28, Trinity Church-Historic Preservation Boundary Amendment, HC-3/HR-3 (Dorman, Paulus)**

Board does not have enough information from the City to make a motion on this Historic Boundary Amendment. Fleming to contact City and request a special meeting to discuss. No action taken.

**8. Courtesy Review - 1040 N. Arizona Ave. Building Proposal (Weinstein)**

Discussion of new proposed 4-bedroom, 2-story house. Board expressed concern with size of house and possible parking issues. No action taken.

**9. Announcements / Discussion**

Discussed finding new board members to replace those whose terms are expiring.

Next meeting May 17, 2016

**10. Call to the Public**

No comments

**11. Adjournment**

Meeting Adjourned at 8:50 pm

John Birkinbine, Secretary

Robert Fleming, Chair