

WEST UNIVERSITY HISTORIC ZONE ADVISORY BOARD

Tuesday, May 17, 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: Johnny Birkinbine

Board Members Attending: Little, Fleming, Birkinbine, Thomas, Wilhelm, Gans

Guests (sign-in sheet attached): Dorman, Paulus, Lovejoy, Dittimore, Schindler, Murphy, Mayers, Burr, Mabry, Mata, Miller, Glinsky

2. Approval of Minutes from April 19, 2016

Little motioned, Thomas seconded - minutes unanimously approved.

3. HPZ-16-29, Schindler/Dittimore (Miller), 710 N. 6th Ave.

Review of apartment building remodel - Proposed work consists of replacing existing windows and doors with appropriate wood windows and doors, installation of a new steel lintel, elimination and infill of existing aluminum framed windows, stucco repair/replacement, brick repair/resetting (will attempt to match mortar to best of ability), repainting of existing painted surfaces and fencing, and reinstallation of existing downspout in former location.

Little motioned to approve as presented subject to minor site review for items noted. Wilhelm seconded. Approved by board unanimously.

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

Continuation of discussion from previous meeting of rezoning process pertaining to the HPZ and WUHZAB's related concerns. Per Jonathan Mabry of the City:

- a. Existing Art Brown additions proposed to be removed are not contributing historic properties as they are not within the neighborhood's defined period of significance.
- b. Proposal being presented is to amend the boundary of the HPZ for applicant to achieve additional height to lessen the building footprint (in lieu of the massing/volume currently allowed) and the new conceptual development plan. Additional WUHZAB reviews will be required as the design is further developed.
- c. Rezoning review processes will apply (ie: Plans Review Subcommittee, neighborhood meeting, public review/comment period, Zoning Examiner hearing, Mayor and Council public hearing).

As there is concern with setting precedence within the neighborhood and other HPZ's, protections and parameters specific to this site need to be included within the new PAD(h). It was noted that WUNA is seeking the advisement of a land-use attorney.

Thomas motioned to approve the boundary amendment as presented, with the following modifications to the applicant-recommended conditions:

1. The HPZ requirements apply to all historic structures on site.
2. The design of any new construction will be reviewed for compatibility based on the West University Neighborhood Guidelines.
3. SHPO will be the final determinant of compatibility.
4. A WUHZAB representative will be assigned to work with City staff and the applicant during the Boundary Amendment and PAD(h) processes.

Wilhelm seconded the motion. Motion approved 3 to 1 (Gans and Fleming abstain).

5. HPZ-16-35, Henderson/Andrews (Murphy), 529 E. 4th St.

Review of remodel/restoration - Proposed work includes installation of new security bars on existing windows, replacement of existing windows with appropriate wood windows, replacing existing doors, sidelights, window, and stair with new appropriate wood windows, doors and stucco.

Thomas motioned to approve as presented. Wilhelm seconded - approved by board unanimously.

6. HPZ-16-37, Heriberto, 1004 N. 6th Ave.

Review of rear porch enclosure and new appropriate wood door and window. Little motioned to approve as submitted with the condition that the new wood window match the existing adjacent double hung window. Wilhelm seconded - approved by Board unanimously.

7. Announcements / Discussion

None

8. Call to the Public

No comments

9. Adjournment

Meeting Adjourned at 7:40 pm

Johnny Birkinbine, Secretary
Robert Fleming, Chair