

WEST UNIVERSITY HISTORIC ZONE ADVISORY BOARD

Tuesday, January 15, 2019, at 6:00 p.m.

Trinity Presbyterian Church

400 E. University Blvd.

Tucson, Arizona

APPROVED MINUTES

1. Sign in - Board Members and Guests

Meeting Opened 6:00 pm

Meeting Secretary: Birkinbine

Board Members Attending: Turner, Birkinbine, Rusk, Serra, Fajardo, Hazelbaker

Guests: Taku (COT PDSO), Sotinsky, Davies and Hoenig (FORS and Hermosa Coffee Roasters), Katz (architect, Klein Residence), Jones and Becher (Hub), Gomez (Contractor)

2. Approval of Minutes from December 18, 2018 Meeting

Turner motioned to approve, Fajardo seconded - motion approved unanimously.

3. HPZ-18-81 (Addition - Revision Klein Residence), 502 E. 4th St.

Addition to existing residence. Revisions include:

- a. Size and scale of addition reduced. New porch deleted.
- b. Roofline reduced in height from previous design by 3 feet. New roof same slope as existing roof.
- c. Freestanding steel railing provided at front porch.

Serra motioned to approve revised design as presented with the following comment:

- d. Provide a separation between new stucco wall of addition and existing masonry wall of residence.
Separation could be achieved using a reveal-type joint.

Turner seconded - motion approved unanimously.

4. HPZ-19-04 (Demolition of accessory structure), 1043 N. 1st Ave.

Project consists of demolition of existing non-contributing accessory structure at rear of site and repair of existing pond at front yard.

Turner motioned to approve as presented. Fajardo seconded - motion approved unanimously.

5. HPZ-19-05 (Sign review), 735 N. 4th Ave.

New 28 sf. illuminated building sign at street frontage.

- a. Per Taku, a COT sign inspector will review the existing sign installed on building for code conformance. He informed Board that COT's new sign code allows commercial properties a maximum 40 sf. building sign.

Rusk motioned to reject signage as presented as it exceeds the 8 sf. indicated in the West University Neighborhood Design Guidelines. Hazelbaker seconded - motion approved unanimously.

6. HPZ-18-102 (Hermosa Coffee Roasters), 500 N. 4th Ave.

Building addition and remodel. Project includes:

- a. New restrooms.
- b. Accessibility upgrades (new ramp, landing and door in existing southern addition).
- c. Removal of existing weathered awnings and provision of a new awning at west.
- d. 88 sf. addition located at north, back from face of existing building to preserve the corbel detailing. Material of new roof will match existing and new brick of addition (and existing red brick at south) will be painted white to match that of existing brick.
- e. New wall mounted signage illuminated by wall mounted fixtures (signage noted to comply with West University Neighborhood Design Guidelines of 8 sf. maximum). Taku noted the COT will review signage for conformance to sign code.

Turner motioned to approve as presented. Fajardo seconded - motion approved unanimously.

7. Announcements/Discussion

- a. Next scheduled meeting 2/19/19.
- b. Per advisement of Taku, election of 2019 Board President to be included in next meeting's agenda.
- c. WUHZAB to adopt Board bylaws. Taku to send Board sample bylaws for review.

8. Call to the Public

None

9. Meeting Adjourned at 6:52 pm

Marcellus Rusk, Chair / John Birkinbine, Secretary