

## WEST UNIVERSITY HISTORIC ZONE ADVISORY BOARD

Tuesday, March 19, 2019, at 6:00 p.m.

Trinity Presbyterian Church

400 E. University Blvd.

Tucson, Arizona

### UNAPPROVED MINUTES

#### 1. Sign in - Board Members and Guests

Meeting Opened 6:05 pm

Meeting Secretary: Birkinbine

Board Members Attending: Serra, Fajardo, Rusk, Birkinbine (Turner and Hazelbaker absent)

Guests: Taku (COT PDSD), Bonanno and Gomez (1043 N. 1st Ave.)

#### 2. Approval of Minutes from February 19, 2019 Meeting

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

#### 3. HPZ-19-14, 1043 N. 1st Ave. - Remodel on Main House and New Pool House

Review of Main House remodel and new Pool House. Project includes the following items with Board motion/action taken:

- a. Repairs to existing residence - ie: brick repair, repointing. Rusk motioned to approve as presented, Fajardo seconded - item approved unanimously.
- b. New brick fireplace and chimney at north. New chimney will match existing at south. Both chimneys will be left exposed brick with no stucco. Birkinbine motioned to approve as presented, Rusk seconded - item approved unanimously.
- c. Relocate south window 36" west. Propose moving existing window to accommodate new interior bathroom design. Board noted submittal did not depict new location of window. Further clarification is required including photographic documentation of existing condition in order for Board to provide a proper review.
- d. New wrought iron security doors - Wrought iron design is consistent with existing wrought iron on property. Birkinbine motioned to approve as presented, Rusk seconded - item approved unanimously.
- e. New pool in rear yard. Fajardo motioned to approve as presented, Rusk seconded - item approved unanimously.
- f. New pool house in rear yard. Pool house is a detached accessory structure with low slope roof and large panel doors that open to pool deck. Board noted submittal did not depict panel doors correctly and consistently between floor plan, elevation and the photo example, and did not include information on the finish material of the panel doors. Further clarification is required in order for Board to provide a proper review.

- g. Off street parking - Provision of gated parking at rear of property. Gates to be wrought iron consistent with design of existing wrought iron on property. Serra motioned to approve as presented, Rusk seconded - item approved unanimously.
- h. 6' high stuccoed masonry wall with wrought iron at top at rear yard. Wrought iron to be painted to appear aged. Rusk motioned to approve as presented with condition that wrought iron be painted with no faux effect (applies to all new wrought iron). Fajardo seconded - item approved unanimously.

#### **4. Review and discussion of proposed WUHZAB By-Laws**

Rusk is in process of working on By-Laws. Board review and discussion to occur at a future meeting.

#### **5. Announcements/Discussion**

Next scheduled meeting 4/16/19.

Birkinbine noted to Taku (PDSD) that the Board has seen many submittals that are incomplete, drawn incorrectly, and/or missing critical information, and asked if City staff reviews these submittals prior to advancing to the Board for review. Per Taku, City staff does review the submittals and advises applicants of incorrect or missing information - he noted that staff leaves it to the applicants whether to proceed with going forward with the process at their own risk.

#### **6. Call to the Public**

None

#### **7. Meeting Adjourned at 7:08 pm**

Marcellus Rusk, Chair / John Birkinbine, Secretary