



West University Historic Zone Advisory Board  
Tuesday, December 17, 2019 at 6:00PM  
Trinity Presbyterian Church—Fellowship Hall  
400 E. University Blvd.  
Tucson, AZ

## Legal Action Report

### 1. **Call to Order/Roll Call**

The meeting was called to order at 6:08PM., and a quorum was established.

WUHZAB Members Present:

Marcellus Rusk (Chair), Damon Turner, Elizabeth Larson, Darci Hazelbaker (Acting Secretary), and Rachel Serra.

WUHZAB Members Absent/Excused: Sarah Fajardo and John Birkinbine.

Guests Present: Michael Taku (COT PDSD), David Stewart, Rick McDonell, Jim Chaffee, CR Bierce, Paul Dominguez, Jude Cook, Mark Jones, Julie Cohn, CJ McCreary

### 2. **Approval of Minutes: November 19, 2019**

There was no quorum for the said meeting. No minutes to approve.

### 3. **Reviews**

#### a. **HPZ-19-97 1043-1045 North 2<sup>nd</sup> Avenue Construction of new addition, replacement of windows and doors, zoning violations**

Review of renovation. Project includes the following items with Board motion/action taken:

- a. Vinyl Doors and Windows have been installed.
- b. New stucco
- c. Bathroom addition

Hazelbaker motioned to recommend (1) approval of the proposed addition and the stucco as presented; (2) note that vinyl windows as proposed or installed are not allowed by the West University Historic District Guidelines; (3) continue action on window to allow applicant to submit window specification to the Board for review and recommendation. Turner seconded. Motions passed unanimously (5-0).

**b. HPZ-19-110, 434 East University  
Installation of a new wall sign**

Review of proposed new wall sign.

Discussion followed in regards to overall square footage of proposed sign. While the overall size of the sign exceeds the allowable square footage of signage permitted in the Unified Development Code (UDC), the actual area of the signs falls within the West University Design Guidelines.

Rusk motioned to recommend approval as presented. Serra seconded. Motion passed unanimously (5-0).

**c. HPZ-19-105, 620 East University Boulevard.  
Demolition of rear addition, construction of a new addition, porch and garage.**

Review of demolition and addition to property.

Discussion followed regarding the massing of the addition, and that it overpowers and is in competition with the existing residence. The Architectural style of the proposed addition does not compliment nor is it compatible with the existing residence. There were no photos of the Development Zone presented by the applicant for the Board to reference existing conditions. The Board also recommended to the applicant to review the Sanborn Fire maps 91919,1947 and 1949) to determine the approximate age of the addition to the house that is being proposed to be demolished to make way for the new addition.

Rusk motioned to recommend continuance of the review to allow applicant to provide more information to the Board. Serra seconded. Motion passed unanimously (5-0).

d. **HPZ 19-113, 825 East University Boulevard  
Installation of rebranded signs**

Review of proposed signage.

Discussion followed regarding the replacement of signage. The Board felt all signs with the exception of sign 7 were fine. Sign 7 was not a like kind replacement, and currently is neon. The board felt these items were significant enough, and that there was enough rebranded signage proposed that sign 7 should remain as is.

Hazelbaker motioned to recommend approval as presented as with the exception of sign #7, which was not of like-kind. Serra Seconded. Motion passed (4-1, Turner dissented).

**4. Call to the Audience**

Jim Chaffee voiced concern over the new fence that will be going in at 1043-1045 North 2<sup>nd</sup> Avenue. Chaffee has no issue with the new fence and material, however, requested that the board make note of the proposed property line. Taku stated that the City does not provide a service for verifying private property lines. Chair Rusk suggested that the best verification will be for Chaffee to get his own survey done if he is concerned with the steaked location of the property line.

**5. Future Agenda Items - Information Only**

Returning cases and upcoming historic zoning violations.

Next regularly scheduled meeting will be on 1/21/20 at 6:00 PM.

**6. Adjournment**

Hazelbaker motioned to adjourn. Serra seconded. Motion passed unanimously (5-0). Meeting adjourned at 7:24PM