



West University Historic Zone Advisory Board
Tuesday, August 16, 2022, at 6:00PM
Virtual Meeting
Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Meeting Opened 6:05 pm

Meeting Secretary: Besenick-Larson acting for Hazelbaker

Board Members Attending: McDonnell, Serra, Besenick-Larson, and Turner. Fajardo joined late at 6:11pm.

Guests: Jodie Brown (COT PDSD), Bert Kempfert, Ken Scoville, Davis Maxwell, Richard Bierce, Jason Jones, Joel Ireland, John Ash, Judy Sensibar, Lovisa Axtell, Marcellus Rusk, Maria Gayosso (COT PDSD), Matt Janssen, Noel Griemsmann, Rodger Brevoort, Rob Paulus, Joe Villasenor.

2. Approval of Minutes – July 19, 2022

Serra made a motion to approve. Turner seconded. Approved by roll call vote 4-0.

3. Call to Audience

Six emails were submitted for public comment. All regarding Capstone project. For efficiency, McDonnell decided to have comments read before item 5b.

4. Tucson Pima County Historical Commission Separation Update

Brown stated no date for M&C study session yet. No other updates.

5. Reviews

a. HPZ 22-068/MGD 15-01, 876 E University (T15SA00073)

Construction of shade structures at the first and second floors on the north façade.

Full Review/Contributing Resource

Rob Paulus, architect presenting. Gave history of home turned restaurant. Covid really pushed for outdoor dining. He proposed a canopy to solve the issue of shade for customers. He presented pictures of the south elevation that has a shade element already present. They want to recreate the south elevation shade on the University Blvd., north side elevation. A Roman shade canopy that is “creative” and new to area for both lower level and upper shades. He described clean lines and hiding new supporting columns when able, to the preserve sightlines of historic structure.

Tuner commented that he has no questions, and it is a very straight forward design. Serra appreciates the old and new contrast. Fajardo agreed.

Turner motioned to approve the project as presented. Serra seconded. Motion approved unanimously, 5-0.

b. Capstone Project

HPZ 22-053, 812 E Speedway (T21BU00511)

HPZ 22-054, 814 E Speedway (T21BU00512)

HPZ 22-055, 818 E Speedway (T21BU00513)

HPZ 22-056, 1052 N Euclid (T21BU00510)

HPZ 22-057, 1040-1050 N Euclid (T21BU00509)

HPZ 22-058, 1036 N Euclid (T21BU00508)

Relocation/demolition of 6 houses for proposed new construction.

Full Review/Contributing Resources

Six public comment letters read by Jodie Brown

1. Shannon Riggs, Historic 4th Avenue Coalition.
2. Judy Sensibar, West University Neighborhood Association (WUNA) President and resident.
3. Demion Clinco: Tucson Historic Preservation Foundation.
4. Richard Bierce: Originally presented letter during Capstone's courtesy review in August of '21. He feels comments still stand. Re-submitted comments.
5. Ken Scoville: submitted as private citizen, not as Tucson Pima County Historical Commission member.
6. Diana Lett: Feldman Neighborhood Association President.

Historic staff Brown explained the process that Capstone will move through as they seek approvals. She stated that no demolition permit is issued until new construction gets approved. Also noting that when the Capstone project is reviewed by the Plans Review Subcommittee (PRS); no submitted public comments from tonight will make it to them. Separate submissions to PRS must be made. Brown clarified that today's meeting will only cover materials provided. Only demo and relocation will be voted on tonight per the city process that Brown has laid out. Serra asked what happens if new construction isn't approved by WUZHAB. Brown states that answer depends on how construction approval is made by Mayor and Council (M&C). Brown says M&C will decide if demo and new construction are tied to together. McDonnell clarified that "if" a new project is approved then they will come back and look at WUZHAB demolition vote. McDonnell reinforces that our role is to provide perspective and only provide recommendations to M&C, and we vote today on only the materials provided.

Noel Griemsmann from Capstone presented.

Capstone started the home removal process by evaluating the structural integrity of each historical home, 6 homes in question. They found available spaces for the moved homes to allow structures to remain in the West University Historic District (WUHD). All are movable except for the adobe home, which will need to be demolished if project is approved. Moving of homes will be insured. Griemsmann claimed that the AZ State Historic Preservation Office (after talking

to national parks) confirmed that the structures would remain contributing to West University's Historic District. Details for the moving of structures is expensive, and they are awaiting further city approvals before paying for detailed relocation plans.

Roger Brevoort explained he was hired by capstone to consult through historic process. He detailed the location of proposed site where historic structures will be moved and referenced the materials provided. Brevoort explained that he got approval from SHPO to keep contributing status. They would remain in WUHD borders and structures would be oriented properly to comply with state's historic standards. He explained that the moving company is very confident in their ability to safely move all buildings except for the adobe home. They're moving 5 of 6. He explained that he got involved to help with the preservation efforts. He also complimented Capstone's efforts to preserve historic structures.

Griemsmann explained that two other contributing structures have been newly introduced to project. These two homes will remain in place and rehabbed. So, 7 homes in total would undergo rehab per their submitted plans.

Matt Janssen representing Capstone presented the board with very general blocky type design of what the replacement student housing building will look like and how it will be spaced with the remaining two homes left on site. Wants cohesive design with student housing and two homes remaining.

Serra questioned: will the demo approval have an expiration date? Why does the adobe home need to be destroyed? Brevoort explained that the hybrid frame is not sound enough to move. Rusk explained that the adobe is in bad shape as it stands currently, even before a move. Turner asked if building could be made sound again? Rusk stated that homes slated for demolition are not pleasant and no investments are being made. Turner questioned why 2 remaining houses were chosen to stay. Capstone felt like Euclid is a better street for historic homes and provides a better transition to West University Neighborhood.

McDonnell paused the conversation and wanted to divide the meeting into 3 segments. Demo/move. Rehab. New construction.

Rick asked the board: Are we seeing enough information to vote on a demolition and move? Fajardo: are the two remaining houses purchased and ready for an official rehab proposal? Does the board need to include the two houses in our motion? Brown stated that the decision is for board to decide on. McDonnell said that we don't have enough information to vote on them.

Brevoort stated he would be happy with motions to move and demo today only. Turner stated that the code doesn't require us to demo bad shape buildings. Rusk argued that demo needs to happen due to construction methods.

The board agreed to go past 8:00pm. Board member Fajardo left at 8:04pm.

Besenick-Larson raised concern over Captstone's statement in economic reports for each home in question. "Going marketing methods may prove to be less

effective because of the loss of any remaining privacy/aesthetic character of the property related to the development of the immediately adjacent high density student housing projects.” And asked Capstone how another “high density student project” will impact the two remaining homes left on site? How will those homes be tied to the new construction? What if those home are later sold? Will they too suffer marketability loss? Rusk answered that it would be left to the neighborhood to ensure the care and survival of the 2 remaining historic homes if they were later sold separate from student housing. Turner asked if all homes except for the adobe are producing a profit as they stand? Capstone confirmed that homes are currently profitable with rental incomes.

McDonnell: Does the board have enough info for demo and move? Board agreed that more detailed plans are needed.

Serra motions to continue discussion another time. Turner seconded. Motion approved by roll call vote 4-0.

7. Staff Updates - Information Only

No updates currently

8. Future Agenda Items

Brown stated that Capstone would return to the board in the near future.

9. Adjournment

Motion made by Serra to adjourn. Turner seconded. Motion approved unanimously, 4-0. Meeting adjourned at 8:19 pm.

Rick McDonnell, Chair / Betsy Besenick-Larson, Acting Secretary