



West University Historic Zone Advisory Board
Tuesday, October 18, 2022, at 6:00PM
Virtual Meeting
Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Meeting Opened 6:02 pm

Meeting Secretary: Hazelbaker

Board Members Attending: Besenick-Larson, Birkinbine, Hazelbaker and McDonnell

Guests: Jodie Brown (COT), Andrew Dennehy

2. Approval of Minutes – September 20, 2022

Besenick-Larson motioned to approve, Hazelbaker seconded, Birkinbine abstained.
Motion approved 3-0-1 by roll call.

3. Call to Audience

None

4. Tucson Pima County Historical Commission Separation Update

Brown stated that it is still on hold and there is no date proposed for Mayor and Council.

5. Reviews

a. HPZ 22-067, 520 E 4th Street (T22CM05568; T22SA00376)

Remodel/Addition: Master bath, closet, laundry; new breezeway; new wood truss roof; new breezeway roof; new doors; windows and demo parapet/porch roof.
Full Review/Contributing Resource

Andrew Dennehy presented.

Demolition of porch and roof to add an addition onto the existing residence as well as a new breezeway. All doors and windows to be replaced in the house with the Anderson 100 windows. All new details to match the existing, new stucco to match existing stucco.

McDonnell asked is Dennehy received our questions / comments that were submitted to him. Dennehy stated he did receive comments regarding zoning comments, UDC narrative and development zone map from Taku. Which he sent to Taku on the 17th of October.

McDonnell asked about the Anderson 100 series windows and doors. On the Plan, some windows are double-hung, and some are not, will the windows be replaced like for like? Also, there was no mention of how the French doors will look at the North, East and West Elevation. Dennehy stated that the complete working drawings have been finished since submitting for the drawings.

McDonnell also stated that the way he is understanding the Front and Back doors are being called out as solid core door.

Dennehy stated that all new windows will be double hung, with the exception of 2 fixed windows at the closets for Bedroom 01 and 02. Also updated since the submission of the drawings are the 2 windows one either side of the fireplace – they will be fixed due to gas meter relocation underneath one of the windows.

Birkinbine requested that we see a sample of the proposed window as a composite material for the window is not specifically approved in our manual. McDonnell stated that he would like to see a door and window schedule as well. McDonnell stated that the proposed glass block doesn't fit the characteristics of the home, Hazelbaker and Birkinbine agreed. Board recommends using a more appropriate window style for the period of the home.

Brown brought up the question of the addition and if there needs to be a delineation between existing and new. Hazelbaker stated that this can be done via a reveal in the stucco, or a bump out of the wall at the line of the addition. Applicant asked if roof also needed to be adjusted and Brown stated that the roof can be higher or lower than the existing roof line. Board stated that they prefer the roofline to run continuous with the delineation of the addition happening with the wall.

Hazelbaker motioned to approve the submission as presented with the condition and understanding that the applicant will submit to the board for review clear photos of all the existing doors and windows to be replaced along with elevation references. The proposed glass block will also be changed to reflect a more appropriate window for the time period of the home. The applicant will submit to the board a full door and window schedule and updated exterior elevations for review. The Applicant will also provide a window sample of the Anderson 100 series for review and approval. Applicant will also delineate the addition with a clear demarcation to show what is new construction vs existing via a wall bump in or out, a reveal or a change in stucco material texture. Applicant understands if the Board has any questions about what is presented/submitted via email review, the Applicant will be required to resubmit for approval and attend the next scheduled WUHZAB meeting.

Birkinbine seconded. Motion approved by roll call 4-0.

6. Staff Updates - Information Only

Brown mentioned that the Pasadena Design Guidelines were emailed out to us for our reference and review.

7. Future Agenda Items

None.

8. Adjournment

Hazelbaker motioned to adjourn. Birkinbine seconded.

Motion approved unanimously by roll call. Meeting adjourned at 6:53pm.

Rick McDonnell, Chair / Darci Hazelbaker, Secretary