



West University Historic Zone Advisory Board
Tuesday, May 21, 2024, at 6:00PM
Virtual Meeting
Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Meeting Opened 6:00 pm

Board Members Attending: Farjado, Glock, Serra and Turner

Guests: Jodie Brown (COT), Don Lichti, Ryan Repucci, Donny Russell (COT/P&R), Tim Smith, Lou Spetnagle, Matt Smith, and Brent Jones

2. Approval of Minutes – April 16, 2024

Turner motioned to approve. Fajardo seconded. Approved by roll call vote 4-0.

3. Call to Audience

None

4. Reviews

a. SD-0923-00099, 728 E 4th Street (continued)

Replace windows and restucco exterior.

Full Review/Contributing Resource

Brent Jones presented on behalf of the property owner. Window schedule as presented in accompanying plans were reviewed was general accepted with the exception of windows recommended for some of the larger opening.

Turner motioned to approve plans and window schedule as proposed, with the exception of:

- Windows 9 and 16 to be a single large window in the center flanked by casement windows on either side with simulated divided lights included; and
- Windows 10 and 17 to be a pair of double hung windows with a mullion in between. with simulated divided lights as shown in plans.

Serra seconded. Approved by roll call vote 4-0.

b. SD-0324-00026, 924 N 6th Avenue (continued)

Replace all windows
Full review/Contributing Resource

Don Lichti presented on behalf of the property owner.

Lichti presented an updated plan to replace all windows with Pella double hung aluminum clad wood window inserts. Replacement windows would fit inside of existing openings/trim. No external trim or windowsill work would be required.

The board was comfortable with proposed Pella windows at all locations with the exception of the third floor west facing dormer windows (on north, west and south side of dormer). After some discussion, casement style aluminum clad wood windows were deemed an acceptable window to set this dormer's openings apart from the remainder of the property.

Serra moved to approve the Pella double hung aluminum clad windows at all locations with the exception of the third-floor west dormer windows which shall be Pella casement fixed style aluminum clad wood windows.

Turner seconded. Approved as presented 4-0 by roll call.

c. SD-0324-00025, 941 N 4th Avenue

Modification to the doors, new sidewalk, landscape and bike racks.
Full Review/Contributing Resource

Donny Russell the Project manager for City of Tucson Parks and Recreation manager introduced Matt Smith from Arch Studios and Tim Smith from Swaim and Associates. Proposed plans for the remodeling of the bathroom were presented.

There was considerable discussion relating to the smaller existing doors, the configuration of the bathrooms, interior consideration of three stalls, and need to be ADA compliant.

Turner moved to continue the items to consider suggestions raised. Serra seconded.

Considerable discussion ensued regarding the motions lack of clear direction, attempts to offer clarity, parliamentary appropriateness and other factors occurred. Motion was called for vote with the general guidance to be based on discuss items.

Motion failed 3 to 1 as follows: Serra, Farjado and Glock, nay and Turner, aye.

Farjado moved to approve plans as presented. Serra seconded. Motion approved 3 to 1 as follows: Serra, Farjado, and Glock, aye and Turner, nay.

d. TP-PRE-0524-00122, 901 N 1st Avenue

Modification to laundry area and interior courtyard.
Courtesy Review/Non-Contributing Resource

Ryan Repucci presented proposed plans associated with modification to west end of property and laundry facility. In particular, commentary of the exterior treatment was sought. The treatment proposed are perforated corrugated metal sheets. General discussion ensued and proposed plans did not raise any major concerns on the part of the board. Use of steel versus wood was one comment noted.

5. Staff Updates—Information Only

No staff updates. Design guidelines are still in the pipelines.

6. Future Agenda Items

Three items will be coming to the agenda in relation to the Capstone project. The most immediate one relates to the relocated homes. A courtesy review of the new construction may be considered.

7. Adjournment

Glock adjourned the meeting at 8:20 pm.