



West University Historic Zone Advisory Board
Tuesday, February 11, 2025, at 6:00PM
Virtual Meeting
Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Meeting Opened 6:03 pm

Board Members Attending: McDonnell, Spetnagle, Glock, Serra, Stoner, and Turner

Guests: Michael Taku, Maria Gayosso, Debbie Enicheck, Caelin Norgord, Erik Wiest, Ryan Repucci

2. Approval of LAR – Jan 14th, 2025

Turner motions to approve. Glock seconds. Approved by roll call vote 6-0.

3. Call to Audience

There was no call to the audience.

4. Reviews

a. SD-1224-00129/TC-COM-1124-02163, 901 N 1st Ave

Ryan Repucci presenting. Review of package and description of proposed laundry and cabana for mutli family residence. ADA pool entry, new elevation treatment at stairway.

Serra motions to approve as presented with the following amendments: 1) Reduced setbacks on north and west side are approved. 2) East elevation keynotes update to reflect exiting window & door and materials. 3) Clarify narrative to reflect the materials (wood) and the removal of the clerestory windows.

Glock motions to approve. Turner seconds. Board approves 6-0.

b. SD-0823-00090/TC-RES-0923-07805/CE-VIO1124-04627, 717 N 7th Ave

Caelin Norgord presenting.

This is a second WUHZAB review of this property. The first review was in November of 2023. The applicant performed work on the property that was inconsistent with the decision letter he received from PDSD in January of 2024. The purpose of the presentation was for the board to re-evaluate the as-is state of the property in light of that unallowed work and determine whether the current conditions could be accepted.

PDSD's director letter of January 2024 had 7 conditions. Three of these were not followed. The discussion centered on these three conditions and why the board should accept the applicant's deviation from them.

- **That the rear detached duplex shall not be stuccoed.** The applicant felt that there was no practical way to repair the brick and the best approach for the building was to cover the original brick with stucco instead. The applicant did not appeal the decision letter, but rather attached metal lathe to the brick with fasteners and applied stucco. The board did not agree with his assessment of repairing the brick in both the original meeting and again in this meeting. The board had also warned that the application of stucco would both deviate from original design as shown in the inventory sheet and that it would likely cause permanent damage to the integrity of the brick and mortar. This is all described in the west university historic district design guidelines, section VII.
- **That the porch roofs with clay tile on the rear detached duplex shall be reconstructed as shown in inventory form.** The applicant did not agree that the style of clay tile roofs in the inventory sheet was appropriate for the building. Corrugated steel was used instead.
- **That the replacement doors on the rear detached duplex shall have a 6-light craftsman style.** Wood doors were presented to WUHZAB at the Nov 2023 review, but the applicant was given the option to pick a final design at a later date subject to a minor review for approval. No such review took place, and the applicant installed a modern 3-light fiberglass door instead. The West University Historic District design guidelines only allow for wood panel doors.

There was additional discussion on the date of construction of the rear detached duplex. The applicant pointed to the pima county assessor's website which listed the date of construction as 1941. The inventory sheet dates the construction at 1914. It is listed as a contributing property in the HPZ. The city advised all that the inventory sheet has precedence unless the applicant can find objective evidence that it is in error. The board discussed the idea that, in its current state, the duplex no longer resembles the photo in the inventory sheet and may no longer be eligible to be a contributing property.

Turner motioned to reject the applicant's proposed changes. Stoner seconded. Board approved 6-0.

5. WUHZAB Design Guidelines

McDonnell will work with Michael to get the review of the last 10 pages on the PRS agenda.

6. Staff Updates

Gayosso updated the board on the discussions with the city attorney's office regarding historic review criteria for the portion of TEP's Midtown Reliability Project that crosses the West University HPZ. We were informed that the project would not be subject to historical review by the board. We were also informed that the candidate for the COT HPO had accepted a job offer and would likely be onboard in March.

7. Future Agenda Items

Future items planned for next month. Five minor reviews are planned for Friday.

8. Adjournment

Meeting adjourned at 7:33 pm.

-Rick McDonnell (acting secretary)