



HISTORIC PRESERVATION REVIEW APPLICATION



WORKER, INC.
WORKER ARCHITECTURE PLLC
workerincorporated.com
520-664-4847
BILL MACKEY



Date Submitted: 09/08/2022 PDSD Activity Number: T21DV00835

HPZ Case Number: _____

Property Development Name: 626 NORTH 6TH AVENUE

Property Address: 626 NORTH 6TH AVENUE

Pima County Assessor Parcel Number(s): 117-04-0840

HPZ: Armory Park Barrio Historico El Presidio Fort Lowell West University

Applicant Name: BILL MACKEY Owner Architect/Designer Other

Applicant Address: 825 NORTH NORTON AVENUE

City/State/Zip: TUCSON ARIZONA 85719

Phone: 520-664-4847 Email: bill@workerincorporated.com

Property Owner Name: CHRIS MOONEY

Property Owner Phone: 520-906-9922

Property Owner Email: cm@chrismooney.com

Description of Use (if Resident Artisan): _____

Signature of Owner: _____

Signature of Applicant (if not owner): 

PROPOSED NEW CONSTRUCTION or ALTERATION

WINDOW REPLACEMENT, ZONING VIOLATION

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.

626 NORTH 6TH AVENUE
HPZ PACKAGE
T21DV00835



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Site Plan and Elevations

- Plans must be dated.
- Include the proposed layout of all structures and other improvements including: driveway, pedestrian ways, existing landscape features, proposed landscape areas, walls and fences, off-street parking and loading areas.
- Indicate the location of property lines, public right-of-ways, property entrances and exits, direction of traffic flow in and out of the off-street parking and loading areas, location of each parking space, each loading berth, and areas for turning and maneuvering vehicles.
- Plans and elevations must be drawn or sketched to scale with relevant dimensions labeled.
- Include specifications as to type, color and texture of exterior of proposed structures.
- Interior floor plans are not required for historic design review unless they show features that will be visible from the exterior.

Development Zone

- On aerial photograph, label subject parcel and all outline all parcels within development zone.

Signs

- Include a sign plan, drawn to scale showing the location, size design, materials, color, lettering and methods of attachment and illumination.

All projects must **FIRST** be submitted for site review at the PDSD, 1st floor Zoning Review counter, 201 North Stone Avenue (791-5550). PDSD staff will review the application and identify all portions of the UDC with which compliance is required. The applicant will be provided with a written report identifying any additional requirements.

If historic design review is required, contact Lead Planner Michael Taku (520-837-4963) to initiate the process.

.....
I HAVE RECEIVED ALL RELATED DOCUMENTATION TO THIS "HISTORIC PRESERVATION ZONE" APPLICATION, SEC 5.8 OF THE CITY OF TUCSON UNIFIED DEVELOPMENT CODE, TECHNICAL STANDARD 9-02 0.0 AND DESIGN REVIEW GUIDELINES FOR THE HPZ TO WHICH THIS APPLICATION APPLIES.

Applicant: _____

Date: 9/08/2022

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Historic Application Cover Sheet and Checklist

Planning & Development Services Department, City of Tucson

HPZ Case No. _____ Date Accepted: _____

Activity No. T21DV00835 Site Address: 626 NORTH 6TH AVENUE

HPZ: Armory Park Barrio Historico El Presidio Fort Lowell West University

Historic Status: Contributing Non-Contributing Vacant

Applicant Name: BILL MACKEY Owner Architect/Designer Other:

Owner (if different): CHRIS MOONEY

Brief Description of Proposed Work: REPLACE WINDOWS, ENCLOSE GARAGE DOOR OPENING

Type of Review: Full Minor Rio Nuevo Area Infill Incentive District

Development Zone: Interior Lot Corner Lot Historic District Boundary Lot

HZAB and/or PRS courtesy review(s) conducted prior to application submission? Yes No

HZAB Review Date(s): _____

PRS Review Date(s): _____

Minor/Full	Required Materials
<input checked="" type="checkbox"/>	Fee
<input checked="" type="checkbox"/>	Completed and signed Historic Design Review Application form
<input checked="" type="checkbox"/>	City of Tucson Permit Application
<input type="checkbox"/>	Final UDC Compliance Review Zoning comments as issued by PDS staff
<input checked="" type="checkbox"/>	Description and photographs* of type, color and texture of proposed materials
<input checked="" type="checkbox"/>	Brief statement of proposal on separate 8½" x 11" pages, outlining scope of work subject to design guidelines in UDC 5.8.9
<input checked="" type="checkbox"/>	Dated site plan and elevations at 11" x 17"
<input checked="" type="checkbox"/>	Aerial photograph* of property with development zone drawn and labeled, printed on 8½" x 11" page. All buildings footprints within the development zone must be shown and labeled to indicate contributing/non-contributing historic status.
<input checked="" type="checkbox"/>	Arizona Historic Property Inventory Form (if available)
<input checked="" type="checkbox"/>	Photographs* of the project site and surrounding area
<input checked="" type="checkbox"/>	Photographs* of building elevations (north, south, east, west) <input type="checkbox"/> Not applicable

Incomplete or illegible applications will not be accepted.

Completed Applications must be submitted at: <https://www.tucsonaz.gov/file-upload-pdsd>

626 NORTH 6TH AVENUE
HPZ PACKAGE
T21DV00835

6TH AVE
ARIZONA AVE
5TH AVE



4TH ST

5TH ST



THE PROJECT SITE IS LOCATED AT 626 NORTH 6TH AVENUE IN THE WEST UNIVERSITY LOCAL AND NATIONAL HISTORIC DISTRICT. PARCEL 117-04-0840 HAS AN EXISTING BUILDING BUILT IN 1925, HISTORICALLY USED AS A RESIDENCE. THE EXISTING BUILDING IS A CONTRIBUTING PROPERTY TO THE WEST UNIVERSITY LOCAL AND NATIONAL HISTORIC DISTRICT. THE PROPERTY INVENTORY FORM INDICATES THE BUILDING IS OF THE 'BUNGALOW' STYLE WITH THE FOLLOWING NOTATION:

1 STORY, STONE FOUNDATION, BRICK WALLS, TAN STUCCO SURFACE, BROWN TRIM, HIP AND GABLE ROOF, GREEN ROOFING ROLL, 2 CHIMNEYS, GOOD CONDITION, ARCHITECTURAL INTEGRITY RUINED BY ADDED RED BRICK ATTACHED WING ON SOUTH SIDE, NOW A BEAUTY SHOP.

STATEMENT OF SIGNIFICANCE STATES IT IS ONE OF A COLLECTION OF BUNGALOWS IN THE AREA. CONTRIBUTING TO THE CHARACTER OF THE HISTORIC DISTRICT. THE PROPERTY IS ZONED HC-1.

THE PROPERTY OWNER REPLACED A TOTAL OF 10 DETERIORATING, WOOD DOUBLE HUNG WINDOWS, ENCLOSED A GARAGE DOOR OPENING, CHANGED A WINDOW OPENING TO A DOOR OPENING, AND PAINTED A MURAL ON ONE FACADE. THE OWNER DID THIS WITHOUT PARTICIPATING IN THE REQUIRED REVIEW PROCESS AND RECEIVED A ZONING VIOLATION ON 8/24/2022. THE OWNER WAS NOT AWARE OF THE REQUIRED PROCESS AND APOLOGIZES FOR THIS INCONVENIENCE.

THE REPLACEMENT WINDOWS ARE WHITE VINYL WINDOWS. IN ALL CASES WHERE EXISTING WOOD FRAMES WERE NOT DETERIORATED, THE OWNER REMOVED ONLY THE SASH COMPONENTS OF THE WINDOW.

THE GARAGE DOOR OPENING WAS INFILLED WITH A WOOD FRAME WALL WITH A STUCCO FINISH.

THE EXISTING WINDOW TO THE NORTH OF THE EXISTING GARAGE DOOR OPENING WAS REPLACED WITH A WOOD DOOR WITH A FULL LITE.

THE MURAL WAS PAINTED ON THE SOUTHERN FACADE OF THE BUILDING. THE MURAL IS OF THE ACTOR AND DIRECTOR AND FORMER MAYOR, CLINT EASTWOOD.



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G1

THIS PROJECT
626 N 6TH AVE

4TH ST

5TH ST



6TH AVENUE

ARIZONA AVENUE

5TH AVENUE

SITE AERIAL
NTS

626 NORTH 6TH AVENUE
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G2



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THIS PROJECT
626 N 6TH AVE



6TH AVENUE

ARIZONA AVENUE

5TH AVENUE

SITE AERIAL
NTS

626 NORTH 6TH AVENUE
HPZ PACKAGE
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G3 SITE AERIAL



650 N 6TH AVE
NO DESIGNATION



639 N 6TH AVE
NO DESIGNATION



637 N 6TH AVE
NONCONTRIBUTING



631 N 6TH AVE
CONTRIBUTING



621 N 6TH AVE
CONTRIBUTING



621 N 6TH AVE
CONTRIBUTING



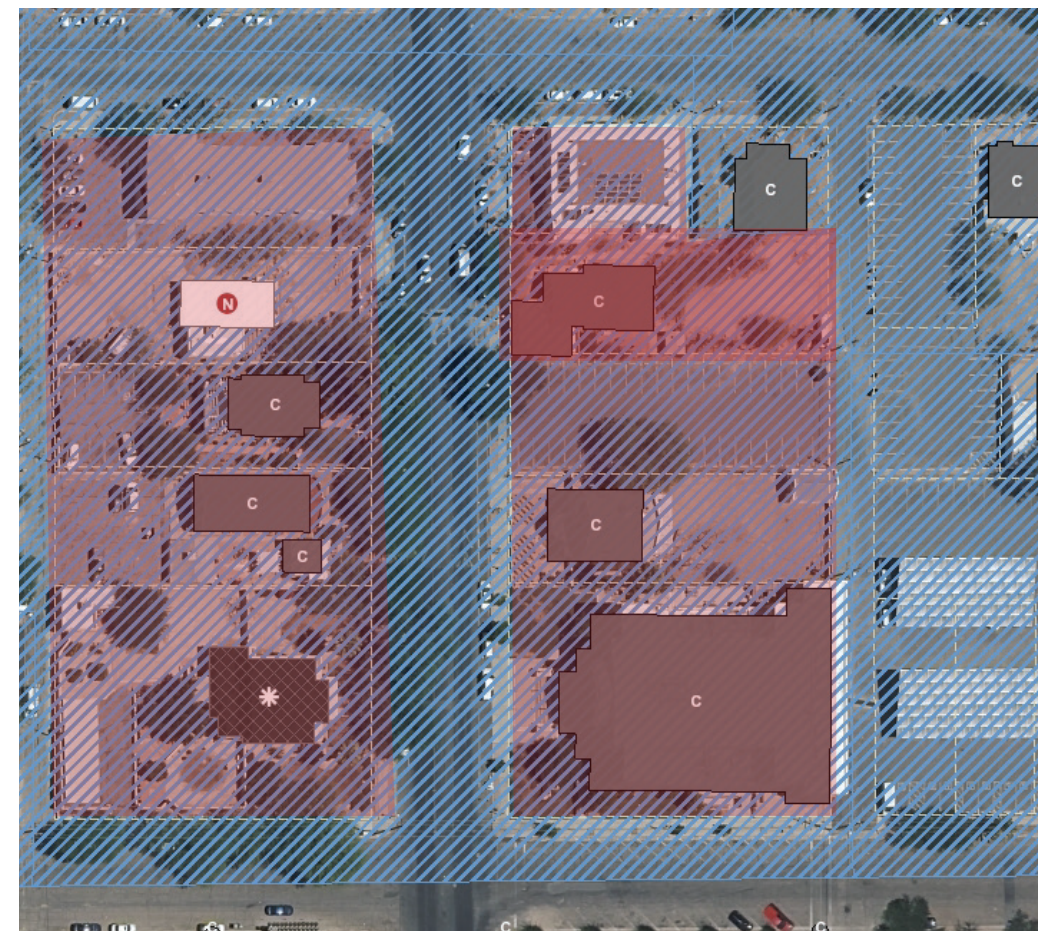
607 N 6TH AVE
CONTRIBUTING



604 N 6TH AVE
CONTRIBUTING



620 N 6TH AVE
CONTRIBUTING



DEVELOPMENT ZONE
LOCAL DISTRICT BOUNDARY



626 N 6TH AVE
CONTRIBUTING



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SITE PHOTOS - EXISTING





WEST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



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SITE PHOTOS - EXISTING





SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



NORTH ELEVATION



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SITE PHOTOS - EXISTING





REPLACED
ORIGINAL: WOOD SINGLE HUNG, 1/1
NEW: VINYL SINGLE HUNG, 1/1



EXISTING
NOT REPLACED



EXISTING
NOT REPLACED



EXISTING
NOT REPLACED



EXISTING
NOT REPLACED



REPLACED DOOR
ORIGINAL: BOARDED UP PLYWOOD
NEW: WOOD, SINGLE LITE



NORTH ELEVATION



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HPZ PACKAGE
T21DV00835

SITE PHOTOS - EXISTING





EXISTING
NOT REPLACED



EXISTING
NOT REPLACED



EXISTING
NOT REPLACED



REPLACED
ORIGINAL: WOOD SINGLE HUNG, 1/1
NEW: VINYL FIXED PICTURE



EXISTING
ORIGINAL: WOOD SINGLE HUNG, 1/1
NEW: VINYL FIXED PICTURE



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NORTH ELEVATION



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T21DV00835

WINDOWS AND DOORS





REPLACED
ORIGINAL: WOOD SINGLE HUNG, 1/1
NEW: VINYL SINGLE HUNG, 1/1



REPLACED
ORIGINAL: WOOD SINGLE HUNG, 1/1
NEW: VINYL SINGLE HUNG, 1/1
DOOR REPLACED
ORIGINAL: WOOD
NEW: WOOD



REPLACED
ORIGINAL: WOOD SINGLE HUNG, 1/1
NEW: VINYL SINGLE HUNG, 1/1
DOOR IS EXISTING, NOT REPLACED



EXISTING
NOT REPLACED



EXISTING
NOT REPLACED



WEST ELEVATION



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12 SEPT 2022
expires 9.30.20

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T21DV00835
G9 WINDOWS AND DOORS



REPLACED
 ORIGINAL: WOOD FIXED, PICTURE
 NEW: VINYL FIXED, PICTURE
 DOOR REPLACED
 ORIGINAL: HOLLOW CORE WOOD
 NEW: SOLID CORE WOOD



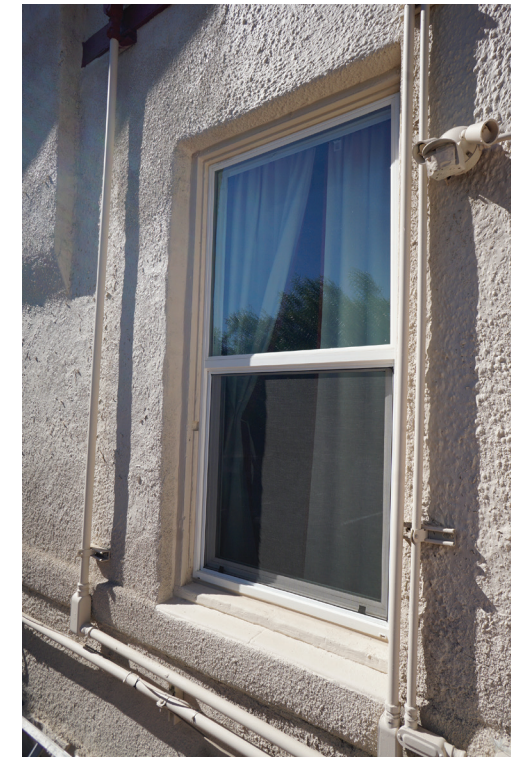
EXISTING
 NOT REPLACED



REPLACED
 ORIGINAL: WOOD SINGLE HUNG, 1/1
 NEW: VINYL SINGLE HUNG, 1/1



REPLACED
 ORIGINAL: WOOD SINGLE HUNG, 1/1
 NEW: VINYL SINGLE HUNG, 1/1



REPLACED
 ORIGINAL: WOOD SINGLE HUNG, 1/1
 NEW: VINYL SINGLE HUNG, 1/1



SOUTH ELEVATION



626 NORTH 6TH AVENUE
 HPZ PACKAGE
 T21DV00835
 WINDOWS AND DOORS

G10



REPLACED
ORIGINAL: WOOD SINGLE HUNG, 1/1
NEW: ALUM CLAD WOOD DOOR



REPLACED
ORIGINAL: OVERHEAD GARAGE DOOR
NEW: STUCCO FINISH WOOD FRAME
WALL



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WINDOWS AND DOORS

G11

Parcel Number: 117-04-0840

Property Address			
Street Number	Street Direction	Street Name	Location
626	N	6TH AV	Tucson

Contact Information	
Property Owner Information:	Property Description:
DIGIBOY LLC 626 N 6TH AVE TUCSON AZ 85705-8331	TUCSON LOT 3 BLK 49

Valuation Data					
Property Appraiser: Rachel Valenzuela Phone: (520) 724-7427					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2022	RES OTHER (4)	10.0	\$349,534	\$310,266	\$31,027
2023	RES OTHER (4)	10.0	\$409,030	\$325,779	\$32,578

Property Information					
Township:	14.0	Section:	12	Range:	13.0E
Map:	2	Plat:	4	Block:	049
Tract:		Land Measure:	12,197.00F	Lot:	00003
Census Tract:	400	File Id:	1	Group Code:	000
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			Date of Last Change:	12/23/2020

Sales Information (1)							
Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20000201019	1	1/2000	Single Family	\$140,000	\$140,000	N	X.JAC DEED: Warranty Deed

Valuation Area				
District Supervisor: ADELITA GRIJALVA District No: 5				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
6	1111044 DEL	05006301	02004 DEL	13

Recording Information (2)				
Sequence No.	Docket	Page	Date Recorded	Type
20000201019	11224	2928	1/31/2000	
91125590	9135	867	10/1/1991	

ASSESSOR PROPERTY INFO

(COTALL)

DETAIL 9

ASSESSOR'S RECORD MAP
CITY OF TUCSON
BLOCKS 48-50; 59-61



ASSESSOR PLAT



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ASSESSOR INFO

G12



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ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME		block 49	516 lot 3
LOCATION 626 N 6th Ave		CURRENT PHOTOGRAPH	
CITY/TOWN/VICINITY Tucson	COUNTY Pima		
OWNER Grace Carlson			
OWNER'S ADDRESS 626 N 6th Ave Tucson Az 85705			
FORM COMPLETED BY Isabel S. Fathauer & Pat McHugo			
ADDRESS 1915 E, Camino Miroval Tucson Az 85718			
PHOTO BY Frank Wicks	DATE 9/1979		
VIEW Front			
PRESENT USE Residence	ACREAGE		
STYLE OR CULTURAL PERIOD Bungalow			
SIGNIFICANT DATES 1925			
PHYSICAL DESCRIPTION 1 story, stone foundation, brick walls, tan stucco surface, brown trim, hip and gable roof, green roofing roll, 2 chimneys, good condition, architectural integrity ruined by added red brick attached wing on south side, now a beauty shop.			
STATEMENT OF SIGNIFICANCE One of a collection of bungalows in the area. Contributing to the character of the historic district.			
VERBAL BOUNDARY DESCRIPTION Tucson Lot 3 Block 49			
117-04-084-0		lw-c-709	

626 NORTH 6TH AVENUE
 HPZ PACKAGE
 T21DV00835

PROPERTY INVENTORY FORM

G13

5.8.9. DESIGN STANDARDS

A. Generally

2. Contributing Property

Alterations shall reflect the architectural style and characteristics of the existing structure.

Wood single hung 1 over 1 windows were replaced with Vinyl single hung 1 over 1 windows. Frames were left in place, sashes of similar size, were replaced. In two openings, fixed windows replaced single hung wood windows. The openings had AC units that caused extensive damage to the wood windows and frames. The interior space is a kitchen, so the owner made the sill height higher.

The garage door opening, which is situated in a structure that was identified as "ruining" the architectural integrity of the property, is replaced with a solid stucco surface. The opening dimensions are apparent because the material is differentiated from the surface of the brick building.

An existing window opening was replaced with a door on the west facade. The width of the opening and rhythm of the facade was not altered.

B. Height - NA

C. Setbacks - NA

D. Proportion - NA

E. Roof Types - NA

F. Surface Texture - NA

G. Site Utilization - NA

H. Projections and Recessions - NA ve a continuous fascia and soffit.

I. Details

The sashes of the new vinyl windows are similar in size to the existing wood windows. The one area where the windows differ in detail is the wood trim was not replaced on the east facade, previously enclosed porch area. The wood was removed and not replaced for economic and maintenance reasons for it would eventually deteriorate from the exposure to the east sun.

J. Building Form - NA

K. Rhythm - NA

L. Additional Review Standards

1. Color

Color of a building or structure, including trim, roof, and other details, shall be appropriate to the architectural style of the subject structure and its historic period. Color may be reviewed in the context of a required HPZ review; painting alone shall not be considered through an HPZ review.

The mural, placed on the addition stated to ruin the integrity of the property, is placed strategically to contribute to Tucson's sense of place. It is placed on a south facing wall, facing traffic of the 6th Avenue corridor; it is placed in front of a parking lot for visual access; its subject matter is reminiscent of Tucson's place in the West and of Hollywood.

2. Landscaping - NA

3. Enclosures - NA

4. Utilities - NA

M. Signs - NA

N. Motor Vehicle and Bicycle Parking Areas - NA

SECTION 9-02.3.0 HISTORIC PRESERVATION ZONE DEVELOPMENT CRITERIA

3.1 GENERAL

All treatments of historic buildings and structures must apply the Secretary of Interior's Standards for the Treatment of Historic Properties (1995, and as amended). There are different local standards for different types of historic resources. Generally, alterations to a Historic Landmark must conform to the intrinsic and unique character of the building or structure.

According to the Secretary of Interior's Standards it is recommended to replace in kind using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. It is not recommended to block in a unrepairable character-defining window or replacing it with a new window that does not convey the same visual appearance.

The existing wood windows were irreparable. The existing wood windows were 1 over 1 single hung windows. The replacement windows are 1 over 1 vinyl single hung windows. The window frames were preserved. The vinyl sashes are similar in size to the existing wood windows.

In two openings, fixed windows replaced single hung wood windows. The openings had AC units that caused extensive damage to the wood windows and frames. The interior space is a kitchen, so the owner made the sill height higher.

The garage door opening was enclosed and door replaced a window on the west facade. It is arguable if the garage door opening is considered a character defining feature because the entire addition in which it is situated "ruined" the architectural integrity of the original bungalow.

3.2 HEIGHT - NA

3.3 SETBACKS - NA

3.4 PROPORTION - NA

3.5 ROOF TYPES AND ROOFTOP EQUIPMENT - NA

3.6 SURFACE

The new windows are smooth vinyl, replacing the smooth, painted surface of the wood windows.

3.7 SITE UTILIZATION - NA

3.8 PROJECTIONS AND RECESSIONS - NA

3.9 DETAILS

The sashes of the new vinyl windows are similar in size to the existing wood windows. The one area where the windows differ in detail is the wood trim was not replaced on the east facade, previously enclosed porch area. The wood was removed and not replaced for economic and maintenance reasons for it would eventually deteriorate from the exposure to the east sun.

3.10 BUILDING FORM - NA

3.11 RHYTHM - NA

3.12 ACCESSIBILITY FEATURES - NA

SECTION 9.02.4.0 SUPPLEMENTAL REVIEW CRITERIA

4.1 COLOR

Although a property owner does not need approval to paint a house in a HPZ, color may be reviewed as part of a required HPZ review. In this case, the color of walls, trim, roof, and other details of a building or structure, including fences and privacy walls, will be evaluated according to how well the choice of colors reflects the architectural style of the subject structure and the



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HPZ PACKAGE
T21DV00835

UDC DESIGN STANDARDS

G14

historical period of properties within the development zone.

The mural, placed on the addition stated to ruin the integrity of the property, is placed strategically to contribute to Tucson's sense of place. It is placed on a south facing wall, facing traffic of the 6th Avenue corridor; it is placed in front of a parking lot for visual access; its subject matter is reminiscent of Tucson's place in the West and of Hollywood.

4.2 LANDSCAPING - NA

4.3 ENCLOSURES - NA

4.4 UTILITIES - NA

WEST UNIVERSITY GUIDELINES

IV. DESIGN GUIDELINES C - ALTERATIONS OF EXISTING RESIDENTIAL BUILDINGS

5. Openings, including windows, doors, and porches should not be filled in. Their original materials, sizes, shapes, and general designs should be maintained.

The dimensions of the window openings on the historic bungalow were maintained. The width of the window opening on the west facade was maintained and the sill was lowered to grade to allow for a door. The garage openings was filled in, but the alteration is apparent and replaceable in the future.

V. DESIGN GUIDELINES F & G DOORS AND WINDOWS

The replacement door is located in an existing window opening on the west facade of the incompatible addition. The door is commercial grade aluminum door with a single, centered lite. A stucco reveal was placed around the door opening.

All window replacements occurred in existing window openings except for two locations on the north facade. All windows replaced like for like in terms of configuration - fixed or single hung - except for the aforementioned 2 openings. Most windows in the main bungalow house were placed in existing frames. In the filled in porch on the east side of the building, the frames were not able to be saved due to water and sun damage.

In two openings, fixed windows replaced single hung wood windows. The openings had AC units that caused extensive damage to the wood windows and frames. The interior space is a kitchen, so the owner made the sill height higher.



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UDC & WEST UNIVERSITY DESIGN STANDARDS

G15