



**El Presidio Historic Zone Advisory Board
Monday, October 28th at 7:00PM
The Franklin House
402 North Main Avenue
Tucson, Arizona 85701**

Meeting Minutes/LAR

1. Call to Order/Roll Call

A quorum was established. Present at the meeting was Johna Cronk, Joseph, Wilder, Christopher Domin, Dan Overbeck, Halley Freitas, Siri Trumble (arrived at 7:11PM), Susan Aiken. The meeting was called to order at 7:01PM.

2. Approval of LAR/Minutes—March 3, 2019

Motion was made by Cronk to approve the minutes of March 3, 2019 seconded by Wilder and was passed by a voice vote of 4-0.

3. Call to the Audience

None

4. Reviews

a. HPZ 19-80, 200 N. Court Avenue, Building B

Proposal is an interior remodel and rehabilitation of existing Building B at the Presidio San Augustin Del Tucson Museum. Exterior repairs include but not limited to: replacement of existing roof shingles with new galvanized corrugated steel roof; repair and repaint existing wood double hung windows and wood panel doors; where repair is not possible, windows and doors to be replaced in-kind to match existing; replace security door with 5-panel wood door to match existing; repair existing stucco post and beams at front porch as needed; re-plaster exposed adobe to match existing plaster in color and texture and install a new 6' tall wood picket fence to match existing on north side; existing chimneys, front concrete steps and painted concrete stem wall to remain.

Full review/Contributing Resource

Bob Lanning, with Lanning Architecture presented the project on behalf of his client, Amy Hartmann Gordon with the Presidio San Augustin Del Tucson Museum. Lanning provided plans for building B which was originally a duplex, but had been vacant for a number of years. Proposed work to the building included replacement of the corrugated metal roof that is estimated to be 60-70 years old, patching the stucco, restoration of the front porch, replacement of doors with 5-panel wood doors to match existing, repair and modification to the rear porch, evaluation of and repairs of the windows. The rear porch is currently enclosed; the proposed work would maintain the enclosure with solid walls behind screening material, bead

board on the lower portion of the wall and a fixed pane of glass centered on the upper half.

The board members had questions about the finish of the proposed roof and the material of the original roof. Lanning indicated that it is possible that the original roof was wood shingles; however, the existing roof had been in place for a long time, possibly 60 to 70 years. The board had concerns about the work on the rear porch. The rear porch was presented as an enclosed space meant to look like a screened-in porch. The board asked if the screens could be operable and it was explained that due to the small interior room size they could not give up space to make the screens operable. The board asked what was above the door and the reply was that a screen on top of stucco. There was concern that the rear porch exterior doors appeared to be hanging there and rather insubstantial. The board members asked if the rear porch was visible from the street. Lanning informed the board that it was not visible as it was behind a fence. An A/C unit would also be located behind the fence.

A motion was made by Domin and seconded by Cronk to not create a false sense of history and approve the plans as presented with the condition that the rear (east) porch have stucco rather than screening above the bead board and that the plate glass window is replaced with double hung windows. The motion was approved 6-0.

4. Staff Updates—Information Only

Jodie Brown, Tucson Historic Preservation Officer, provided an update on recent decisions regarding the advisory board agendas, minutes and legal action reports. Several months ago, the City Attorney directed city staff to provide the agenda, minutes and legal action reports for all advisory boards rather than this information being supplied by a board member.

Brown also provided information on the recent annual training sessions. Staff informed that board that annual training was required consistent with the Unified Development Code.

5. Future Agenda Items

None

6. Call to the Audience

None

7. Adjournment

The meeting was adjourned at 8:02PM.