



## **Barrio Historico Historic Zone Advisory Board**

**Monday, November 18, 2019 at 4:00PM**

**Joel D. Valdez Main Library**

**Lower Level Basement Conference Room**

**101 North Stone Avenue**

**Tucson, Arizona 85701**

### **Legal Action Report/Meeting Minutes**

#### **1. Call to Order/Roll Call**

**Members present:** Karen Costello (Chair), Joseph Patterson (Vice Chair), Paul Horbatt, Mary Lou Heuett, Paulo DeLorenzo, Philipp Neher and Craig Carter. A quorum was established and the meeting was called to order at 4:03 PM.

**Guests:** Jodie Brown (City of Tucson HPO), & Michael Kat (City of Tucson), Danny Quihuis (architect), Luke and Amanda Kippert (Homeowners), T. Patrick (spectator), Michael Segovia (homeowner), & Troy Williams (designer).

#### **2. Approval of LAR/Minutes – October 14, 2019**

Motion was made by Patterson to approve the minutes of October 14, 2019 duly seconded by Carter and was passed by a voice vote of 7-0.

#### **3. Call to the Audience**

None.

#### **4. Reviews**

##### **a. HPZ-19-37, 508 West 18<sup>th</sup> Street (item moved ahead of agenda)**

Revisions to the approved plans that includes modification to the roof line.  
Full Review/Contributing Resource

Costello provided background on the project. The project was previously denied by BHHZAB, but went forward to be reviewed by the City. The previous design is in conflict with what was approved and requires new plans to be submitted for review.

Troy Williams who represents the owner gave a presentation on the project. He explained that there was a misunderstanding about the how the placement of the truss on top of the adobe wall is rated as new and that loads carried by the adobe wall then it would be in conflict with the building code. The proposed

design would push back the parapet five (5) feet from the adobe wall, so that building height matches the existing wall and that the new construction is supported by new walls. The Board had questions about the drainage from new roof onto the lower roof supported by the adobe wall and whether canales were going to be used as the site plans do not depict any. Williams stated that scuppers are going to drain from the new roof onto the lower roof and then off the building to the east. The Board had concerns about design of drainage and felt that canals and/or scuppers are not appropriate.

Horbatt made a motion to deny the project. There was no second, so this motion failed.

Neher made a motion to deny the project and it was seconded by Huett. The motion was then amended to continue the case to next month's meeting with approval being contingent on the following conditions being met: Design distinguishes old from new, drainage reverses the water flow on the new roof away from lower roof, and that alternative solutions to canales are used in drainage of lower roof. Huett was amenable to the amendment. The motion passed 6-1 (Horbatt).

**b. HPZ 18-91, 746 South Osbourne Avenue**

Revisions to the approved plans that includes modifications to the proposed exterior doors.

Full Review/Non-Contributing Resource

Troy Williams presented the project on behalf of the owner. He explained that they added a French door and a porch to match the existing front. Costello asked if it would conflict with the parking space. Williams said it would not conflict.

Patterson made a motion to approve the project. DeLorenzo seconded the motion and it passed 7-0.

**c. HPZ-19-94, 505 South Meyer**

Demolition of a rear addition and construction of new rear addition.

Full Review/Contributing Resource

Danny Quihuis gave a presentation on the project. He explained that they are proposing to demo a rear addition to construct a new addition in the same footprint. DeLorenzo asked if they were matching the existing roofline? Quihuis said that under the Historic Preservation Office's direction the roofline is being changed to not create a false sense of history. The current addition has a smooth plaster finish and the new addition will have a smooth sand finish. Horbatt questioned if the chimney would remain. Quihuis said that the chimney would remain. Neher had some concerns about the elevations and the design where the addition and roofline meet. Neher had a question about whether the neighborhood had any precedent for colors. Heuett said that there is not and Costello mentioned that they can only advise on color.

Neher made a motion to approve the project with conditions that the north and south sides of the new rear addition be brought in one (1) foot to fifteen (15) inches from the roofline. Heuett seconded the motion and it passed 7-0.

**d. HPZ-19-101, 436 South Convent Avenue**

Repair damage to existing brick and plinth. Install new door at the side of the house.

Full Review/Contributing Resource

Neher was the presenter and recused himself from the advisory board. Neher gave a presentation on the project. Neher explained that the homeowner wants to repair the brick veneer on the side of the house that has succumbed to deterioration. There is an existing window and awning that is suspected to be the cause of the deterioration. The homeowner does not need a building permit to repair wall, however is coming to the Board as a good faith effort.

Horbatt asked if there was a need for steel frames for bracing and how the stone is being replaced in the foundation. Neher said that steel bracing is not planned and that stones will be acquired from a nearby property. Costello asked if wood was being replaced around the windows. Neher said that was not planned. Heuett asked if the gas lines were being replaced. Neher said they were already replaced. Costello asked if the door was being replaced. Neher said that the door is being kept and repainted to match the existing color.

Patterson made a motion to approve the project and the removal of the window and awning. Carter seconded the motion and it passed 6-0.

**5. Staff Updates**

The Board requested that staff update their contact information to include new board members to ensure meeting agendas and materials are received.

**6. Future Agenda Items**

Heuett requested that the Historic Preservation Office be notified about a mural in the HPZ.

Patterson requested that the style guide presented by Michael Keith style be further discussed.

The Board requested staff provide review about how cases are brought before them and how discussions be conducted.

**7. Adjournment**

Craig Carter motioned to adjourn and Karen Costello seconded. The motion was approved 7-0. Meeting adjourned at 5:22 PM.