



Barrio Historico Historic Zone Advisory Board
Monday, July 13, 2020 at 4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present: Karen Costello (Chair), Paolo DeLorenzo, Joseph Patterson, David Thompson (arrived at 4:37PM), Mary Lou Heuett (arrived at 4:15PM), Paul Hobart, and Philipp Neher. A quorum was established, and the meeting was called to order at 4:06PM.

2. Approval of Minutes: June 8, 2020

Motion was made by Patterson to approve the minutes of June 8, 2020 and duly seconded by DeLorenzo. The motion was passed by a voice vote of 6-0.

3. Call to the Audience

None.

4. Reviews

a. HPZ 20-031; 69-71 W Simpson (continued)

Repair or replace the exterior materials of building.
Full Review/Contributing Resource

The project was presented by Tim Kinney, a land use attorney, and Bob Lanning, an architect, on behalf of the property owner. They provided information on the proposed project that supplemented their presentation at the June 8, 2020 meeting. Elevations for all facades were provided as part of the plans. They noted that the rear of the building was originally plaster and not adobe as discussed during the June 8th meeting. The applicant also addressed some windows on the side and the rear noting that bead board would be added in between a door and window or between two windows. Board members were concerned about the use of bead board and felt that it was not a common material in the Development Zone. The applicant was agreeable to using stucco rather than bead board in these locations.

The applicant indicated that they were able to reference elevations from the 1972 Barrio Viejo Neighborhood Book for all the buildings in the project.

A motion was made by Costello to approve the project with the condition that stucco is used rather than bead board on window openings. The motion was seconded by Neher. The motion passed with a vote of 6-0.

b. HPZ 20-032; 73 W Simpson (continued)

Repair or replace the exterior materials of building.
Full Review/Contributing Resource

The project at 73 W. Simpson was discussed together with item 4c. 75 W. Simpson.

The project was presented by Tim Kinney, a land use attorney, and Bob Lanning, an architect, on behalf of the property owner. They provided information on the proposed project that supplemented their presentation at the June 8, 2020 meeting. Elevations for all facades was provided as part of the plans. The applicant indicated that the gate in between two units would be wood rather than steel. There was a gate found on the site that will be re-used for this location. There was also a discussion about the rear façade noting that it was never adobe. This portion of the building was always frame as noted by the presence of lath and plaster and the concrete sill. The applicant provided photos of these elements. The applicant noted that the windows at the front façade in the location of the enclosed porch would be double hung with wood in-fill at the sides and in the arched area.

Board members were concerned about the proposed window configuration. They felt that the window should fill the entire width of the opening to be consistent with other properties in the Development Zone. Jodie Brown, the Historic Preservation Officer, explained that replicating existing historic home window conditions would create a false sense of history as this location was originally an open porch. Board members felt that they could support glass filling up the entire opening.

A motion to approve the item was made by Patterson with the condition the wooden gate between 73 and 75 W. Simpson be approved as presented, that the metal weathered gate between 73 and 71 W Simpson be approved as presented, that the frame and stucco at the rear is approved as presented and that the windows at the enclosed porch are double hung windows filling in the entire width of the opening and glass is filled in the arch above the double hung window. The motion was seconded by Costello. The motion passed 7-0.

c. HPZ 20-033; 75 W Simpson (continued)

Repair or replace the exterior materials of building.
Full Review/Contributing Resource

The project at 75 W. Simpson was discussed together with item 4b. 73 W. Simpson.

A motion to approve the item was made by Patterson with the condition the wooden gate between 73 and 75 W. Simpson be approved as presented, that the metal weathered gate between 73 and 71 W Simpson be approved as presented, that the frame and stucco at the rear is approved as presented and that the

windows at the enclosed porch are double hung window filling in the entire width of the opening and glass is filled in the arch above the double hung window. The motion was seconded by Costello. The motion passed 7-0.

d. HPZ 20-034; 331, 337, 343, 345 S Convent and 85, 89, 91 W Simpson (continued)

Convert existing 4 historic buildings into 12 apartments. Rehabilitate exterior. Full Review/Contributing Resource

The project was presented by Tim Kinney, a land use attorney, and Bob Lanning, an architect, on behalf of the property owner. They provided information on the proposed project that supplemented their presentation at the June 8, 2020 meeting. Elevations for all facades was provided as part of the plans. The applicants indicated that they were working with Tucson Electric Power (TEP) to relocate the panel on the front façade, they also added the quoin detail and removed the exposed stone stem wall consistent with the 1972 plans and added bead board to the rear porch where it was originally open.

Board members had concerns about the introduction of bead board at the rear of the building. They felt that it was not appropriate to introduce a new material that was not currently present. It was suggested the stucco would be more appropriate. They also had some questions about the stone stem wall. Jodie Brown, Historic Preservation Officer, indicated she was concerned that there was no documentation showing that the stone was ever uncovered and that uncovering it could create a false sense of history. Board members also had a question about the windows and doors along the Convent street frontage. It was felt that they were making the windows and doors too consistent. There was also concern about the signage, members felt that it was not appropriate. The applicants stated that they felt it was a good idea to recognize what was there. Members stated that any quoin detail should not be done with foam. The applicant was agreeable and stated that they would look to see what was underneath the existing stucco to determine the course of action regarding the quoin detail.

A motion to approve was made by Neher with the following conditions: that the rear of the house is sheathed with stucco, but bead board was also acceptable; that the south façade is approved as presented; that the west side is approved as presented with the new exterior doors and windows matching the 1972 elevations. The motion was seconded by DeLorenzo. The motion passed 7-0.

5. BHHZAB Design Guidelines

a. Discussion of the BHHZAB Design Guidelines

Board members discussed the best way to review and edit the design guidelines. It was felt that there was insufficient time to review and discuss the guidelines. It was recommended that they have a separate meeting to devote to the guidelines.

6. Staff Updates—Information Only

None.

7. Future Agenda Items

None.

8. Adjournment

The meeting was adjourned at 5:57PM.