



Barrio Historico Historic Zone Advisory Board
Monday, February 14, 2022, at 4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present: Paolo DeLorenzo (Co-Chair), Philipp Neher (Co-Chair, arrived at 4:03 PM), Paul Horbatt, Grace Schau, and Mary Lou Heuett (arrived at 4:12 PM). A quorum was established, and the meeting was called to order at 4:01 PM.

Guests present: Jose Gonzales, Daniel Tapia, Robert Moreno, Hector Gomez, Natalia Hayes, and Artina Qehaha

2. Approval of LAR/Minutes: January 24, 2022

A motion to approve the LAR/Minutes of January 24, 2022, as submitted was made by Horbatt and seconded by Schau. The motion passed with a vote of 3-0.

3. Call to the Audience

None.

4. Reviews

a. HPZ 22-009, 414 W 18th Street

Master bedroom addition, restucco exterior, replace windows.
Full Review/Contributing Resource

Jose Gonzales presented the project.

The board members had several questions/comments about the project.

- Will you be removing the front porch?
 - We plan to maintain the porch and change the roofing to metal.
- Is that a steel gate at the east?
 - Yes
- What type of windows are proposed? They should be wood, and a sliding window is not appropriate.
 - We plan to use double hung or sliding.
- What is happening with the hatched wall?
 - They are remnants of walls. We have had issues with people entering the property and starting fires.
- You should consider maintaining the steel windows on the front façade.
- The window proportions appear to be off, are you reducing the size?
 - No, they will stay the same size.
- We need to see what is there and what is being torn down. Not just the interior walls. You need to show what is existing and what will remain on the plans.
- Are there no windows in the living room?
 - We will have skylights to bring in light. The western wall only looks at the neighbor's wall.
- Historically people had windows throughout the house.
- Has the roof framing in the back been removed?
 - Correct.

- Without having the full picture presented in the plans, it would be helpful to see the property in person.

A motion to continue the item was made by Neher requesting that the plans are revised to improve the content of the drawings to show existing vs. new, precise record of window/door openings, no sliding glass doors, no frame and stucco construction, no sliding windows, and a meeting on site to view the existing condition of the property. The motion was seconded by Heuett. The motion passed with a vote of 5-0.

b. 400 W Simpson

Improvements to the parcel and construction of an accessory dwelling unit (ADU)
 Courtesy Review/Contributing Resource

The project was presented by Artina Qehaha.

The board members had several questions/comments.

- Was any work proposed by Bob Vint completed?
 - No.
- All properties along this street have 80' depth, where did 86'11" come from?
 - We will have to verify.
- A masonry wall would be out of character. In the Development Zone there is chain link or wood and some metal fences.
- Show the Development Zone and massing to compare to proposed Accessory Dwelling Unit (ADU).
- We would have to see openings in the south wall to comment on it.
- What will happen to the trees on the property? The site plan should show them.
 - The owners would like to remove the large Salt Cedar tree in the rear yard.
- Is it normal for pools to be in the easement/setback area?
- The new HVAC would have to not be visible from the street.
- The setbacks would need an analysis of the Development Zone.
- This board does not comment on curb cuts.

5. BHHZAB Design Guidelines Discussion

No updates.

6. Staff Updates—Information Only

Staff provided an update on the on-going process of the separation of the Tucson Pima County Historical Commission.

7. Adjournment

The meeting was adjourned at 5:16 PM.