



El Presidio Historic Zone Advisory Board
Friday, September 30, 2021, at 7:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present: Susan Aiken (Co-Chair), Andrew Cook, Ilyena Sloan (Co-Chair), Christopher Domin, Siri Trumble, Johna Cronk, and Halley Freitas (joined at 7:10 PM). A quorum was established, and the meeting was called to order at 7:02 PM.

Staff present: Jodie Brown, Wyatt Berger (PDSD)

2. Approval of LAR/Minutes – May 29, 2020

Motion was made by Aiken to approve the minutes of December 21, 2020, duly seconded by Sloan and was passed by a voice vote of 6-0.

3. Call to the Audience

None.

4. Reviews

a. HPZ 20-046, 350 N Main (T21CM00424)

Construction of a rear yard detached guest house.
Full Review/Non-Contributing Resource

Robert Vint, the architect representing the property owner, provided background information on the proposed guest house. The guest house is proposed to have a hipped roof, a deep west-facing porch with stepped privacy walls, and rose-colored stucco cladding. Vint noted that the guest house is proposed behind a non-contributing property and will not have north elevation windows for privacy mitigation for the adjacent neighbor.

Board members had several questions about the proposed guest house, including the materials, the design, the views from the street, the utilities, and parking. The applicant responded that the materials would include stucco and a patina'ed metal roof to reduce reflectivity, that the proposed design includes elements common in the El Presidio area, that the proposed guest house cannot be seen from Main Avenue, that all existing utilities are underground, and that parking will occur near the front of the existing lot. The applicant also considered board members' suggestions for future design iterations.

There was some additional discussion on noise and light mitigation, landscaping, as well as privacy for the adjacent north lot.

Cronk proposed a motion to approve guest house with the condition that the south wall of the front porch is modified to be consistent with other houses in the neighborhood and a fence is installed between the two properties. Trumble seconded the motion. The motion passed by a voice vote 7-0.

6. Staff Updates—Information Only

Staff provided an update on the Tucson Pima County Historical Commission separation.

Staff also informed board members that meetings will continue to be held virtually.

7. Adjournment

The meeting was adjourned at 8:05 PM.