



Barrio Historico Historic Zone Advisory Board  
Monday, June 13, 2022, at 4:00PM  
Virtual Meeting

**Meeting Minutes/Legal Action Report**

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

Members present: Paul Horbatt, Grace Schau and Mary Lou Heuett (acting chair). A quorum was established, and the meeting was called to order at 4:00PM.

Guests present: Jodie Brown (PDSD), Cade Hayes and Artina Qehaja

**2. Approval of LAR/Minutes –May 9, 2022**

A motion to approve the minutes and Legal Action Report of May 9, 2022, was made by Schau and seconded by Horbatt. The motion was approved with a vote of 3-0.

**3. Call to the Audience**

None.

**4. Reviews**

**a. HPZ-22-017, 492 S Convent Avenue (Continued, T22CM00751)**

Demolition of wood frame additions (enclosed porches)/renovation and reinforcement of adobe structure/ masonry addition  
Full Review/Contributing Resource

Cade Hayes presented the project. Hayes reviewed the requested revisions from the previous meeting.

A motion was made by Horbatt to recommend approval as presented. The motion was seconded by Schau. Staff indicated that the setbacks should be addressed in the motion. Horbatt withdrew the motion.

A second motion was made by Horbatt to recommend approval as presented with reduced setbacks. The motion was seconded by Schau and passed with a vote of 3-0.

**b. 400 W Simpson Street**

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

The project was presented by Artina Qehaja.

The board members had several questions about the proposed project.

- A lot of the walls outside of the Development Zone are more modern and not created in the historic period and not relevant. For many years this property had a wood fence which was replaced by a metal fence. Installation of a masonry wall is going against the continuity of the neighborhood.
- What type of columns are being used for the shade structure?
  - They will be steel posts.
- Are there any dimensions for the structures in the rear?
  - They are the same as the last courtesy review.

- Is the shade structure taller than the wall?
  - Yes, the support columns will sit on top of the wall.
- How is the site utilized in comparison to the Development Zone?
  - We have not prepared that for this review.
- Information on the storage structures/areas should be shown on the plans.
- Doors/windows should relate to other buildings in the neighborhood. The square and large windows are not consistent.
- Windows on the ADU should conform to residences in the Development Zone and not the existing building which was originally commercial.

This was a courtesy review, so there was no motion.

**5. BHHZAB Design Guidelines Discussion**

A special meeting is scheduled for June 27<sup>th</sup> at 4:00PM to discuss the design guidelines.

**6. Staff Updates—Information Only**

Staff provided updates on the Tucson Pima County Historical Commission separation.

**7. Adjournment**

A motion to adjourn the meeting was made by Schau and seconded by Horbatt. The motion was approved by a vote of 3-0. The meeting was adjourned at 5:49PM.