



Barrio Historico Historic Zone Advisory Board
Monday, August 8, 2022, at 4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present: Paul Horbatt, Grace Schau, Paolo DeLorenzo (co-chair), Philipp Neher (co-chair, arrived at 4:09PM), and Mary Lou Heuett (arrived at 4:15PM). A quorum was established, and the meeting was called to order at 4:00PM.

Guests present: Jodie Brown (PDSD), Drew Cook, Corky Poster, Herb Stratford, Scott O'Mack (Pima County), Artina Qehaja, Jesus Robles, Sara Fountaine, Diana Amado (Ward 6)

2. Approval of LAR/Minutes – February 14 and July 25, 2022

A motion to approve the minutes and Legal Action Report of February 14, 2022, was made by Horbatt and seconded by Schau. The motion was approved with a vote of 3-0.

A motion to approve the minutes and Legal Action Report of July 25, 2022, was made by DeLorenzo and seconded by Schau. The motion was approved with a vote of 3-0.

3. Call to the Audience

None.

4. Reviews

a. 400 W Simpson Street

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

Jesus Robles with Dust Architects presented the project.

Board members had several questions/comments about the project.

- What is the wall height of the ADU?
 - It is 13', you could provide a waiver for the height. (Staff clarified that they could not provide a waiver on height, but if the height/structure was consistent with the neighborhood they should make a recommendation as such)
- The shade structures on 3 sides of the ADU—there is nothing like it in the Barrio. The shades are alien to the district.
 - We are introducing shade to use during the hot weather.
- The masonry on the south side should be more consistent with the neighborhood.
- Courtyard walls are common in the district.
- Ramadas could be used for shade and there should be a precedent in the neighborhood for them already.
- Are the shades retractable?
 - Yes, two of them will be retractable but not the carport. We have seen similar shade structures in the larger Barrio area but not in the Development Zone.

- Is it possible to flank it with beams?
- I appreciate the lightness of the shade structure.
- I don't think that you will be able to reconstruct the wall on the east side once it is torn down now that the survey clearly shows where the property line is located.
- Concerned about the large window on the ADU next to the French doors. Maybe they could be divided light.
- There have been other new properties with large openings, not street visible, so they are OK.

This was a courtesy review, so no action was taken.

b. Teatro Carmen Patio Project

Development of new exterior patio, infrastructure, landscaping, and wall along property line.
Courtesy Review/Contributing Resource

Corky Poster and Drew Cook with Poster Mirto McDonald presented both 4b and 4c together.

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

- Will the northern patio be concrete?
 - Yes, with exposed aggregate.
- Where will you get the rock for the planter?
 - We discovered a basement at the store that was on the corner and will use that stone.
- Why aren't we seeing it as a full project?
 - We are making a warm shell for a restaurant that will be operated by a 3rd party not yet identified.
 - In the meantime, the outdoor space could be used for micro-events to get it activated.
- Where will there be parking?
 - We will be directing people to the Tucson Community Center parking lot/garage.
- TCC does not have enough capacity if there are events at the same time.
- Are there restrooms at the street?
 - Yes, we will use film on the windows to make them opaque.
- What kind of lighting will you use? It should be a warm glow to make it feel residential.
 - We have not yet figured it out.
- Are you stepping down the wall of the south side to mimic the historic wall?
 - Yes, to replicate the historic corner when there was a building present.
- Was there a historic building on the middle lot?
 - There were several different buildings with different heights. We are stepping down the middle portion to relate to what was there historically.
- It is good that you are not using abrasive methods to remove the stucco from the brick on the teatro.
- The ticket booth (new addition) should be refined but from our time.
 - We will design something modest and paint it black to make it disappear.
- What is the timeline between the façade restoration and the ticket booth?
 - We will likely frame it when we are doing the façade work, but there will be a year and a half between build out.

This was a courtesy review, so no action was taken.

c. Teatro Carmen Façade Restoration

Restoration of the historic façade.
Courtesy Review/Contributing Resource

Corky Poster and Drew Cook with Poster Mirto McDonald presented both 4b and 4c together. See discussion under 4b.

5. Tucson-Pima County Historical Commission Separation Update

Board members discussed submitting a letter to Mayor and Council about the proposed Tucson Pima County Historical Commission separation and code updates. They want to support efforts to make the process more concise. They would like to draft a letter that is representative of the entire board. It was suggested that everyone take a stab writing a portion of the letter to discuss at the next meeting.

A motion was made by Neher and seconded by Heuett that everyone should contribute to the best of their capabilities to formulate a response [for Mayor and Council] for the next meeting. The motion was passed with a vote of 5-0.

6. Staff Updates—Information Only

Board members discussed a new meeting date to work on the design guidelines. Originally scheduled for August 15th, not everyone was going to be available on that date. It was determined that August 24th was a better date for the meeting.

7. Adjournment

A motion to adjourn the meeting was made by DeLorenzo and seconded by Heuett. The motion was approved by a vote of 5-0. The meeting was adjourned at 6:00PM.