



El Presidio Historic Zone Advisory Board
Thursday, October 26, 2023, at 6:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present: Susan Aiken (Co-Chair), Ilya Sloan (Co-Chair), Alex Oberlick (arrived at 6:15PM), Anita Rankin, Drew Cook, Siri Trumble, Christopher Domin and Halley Freitas. A quorum was established, and the meeting was called to order at 6:06PM.

Guests present: Chris Gordon, Alec Enoch, Greg Clark, and Bahar Hosseini Bojd

Staff present: Jodie Brown (PDSD)

2. Approval of LAR/Minutes – August 28, 2023

Motion was made by Sloan to approve the minutes of August 28, 2023, duly seconded by Cook and was passed by a voice vote of 7-0.

3. Call to the Audience

None.

4. Board Nomination—Juhee Evans

Motion was made by Aiken to nominate Juhee Evans to the EPHZAB. Motion was seconded by Domin and was passed by a voice vote of 7-0.

5. Reviews

a. SD-0523-00060, 329 W Franklin Street

Conversion of detached garage to medical kitchen.
Full Review/Non-Contributing Resource

The project was presented by Alex Enoch. The project involves permitting the previous enclosure work and installing roof top equipment.

The board members had several questions and comments.

- Was the existing enclosure reviewed?
 - No, the work was done 15-20 years ago.
- What exactly is going on the roof?

- An exhaust fan and an intake unit. The massing shown on the plans is correct.
- Will it be visible from the street?
 - Yes.
- Is it possible to put the unit somewhere not visible?
 - Yes, if we run a long duct to the unit.
- Property is non-contributing, correct?
 - Correct.
- Was the property cited for unpermitted work?
 - It is unclear. We are not correcting the issue.
- The swamp can be relocated but the exhaust fan has to stay on the roof.
- Can the make-up air unit be placed on the side? Cut a roof in the wall?
 - We are not working with a lot of space. We don't have the height.
- If the ducts must go on the roof, you should put in more vegetation.
- What are the finishes on the units? Factory finish and will they be painted?
 - Factory finish. I would be concerned about painting the unit. I am not sure how appropriate it would be. I would prefer to install a screen.
- Have you done research on alternative units?
 - This has to be in fresh air. It is not an AC unit.
- I recommend that you do research on units that allow for intake from the wall.
- Screening the units is not satisfactory.
- The building is already problematic and adding to the roof makes it more egregious.
- The exhaust unit and air handler are out of character for the Development Zone. Provide photos/addresses of comparables.
- What is getting exhausted from the building?
 - Not sure.

Trumble made a motion to recommend continuation of project with several conditions for additional information that included:

- Documentation on existing conditions of comparables in the Development Zone;
- Additional research on technology that will bring in air from the wall;
- Specification sheets on the alternative technology;
- Additional vegetation to block the mechanical equipment; and
- Information on what is being exhausted.

The motion was seconded by Aiken and recommended for approve with a vote of 8-0.

**This item was heard out of order.*

- b. SD-1023-00115, 140 N Main Avenue**
Repair exterior cracks and stucco.

Full Review/Contributing Resource/Individually Listed-La Casa Cordova

The project was presented by Bahar Hosseini Bojd of Vint Architects and Chris Gordon of the Tucson Museum of Art. The project involves the repair of exterior wall cracks and stucco repair. Gordon talked about the grants and private donations that the museum received to be able to complete the work.

The board members had a comment about the project.

- Excited to see this get the funding and have the expertise of Bob Vint and Eric Means.

A motion was made by Trumble to approve the project as presented. The motion was seconded by Sloan and recommended for approval with a vote by 8-0.

5. Staff Updates—Information Only

Staff explained that we are starting to do hybrid meetings. If they are interested in doing hybrid meetings, staff would work with them to set it up. Staff explained the equipment that would be necessary.

6. Adjournment

The meeting was adjourned at 7:14 PM.