



Barrio Historico Historic Zone Advisory Board
Monday, July 08, 2024, at 4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

The meeting was called to order at 4:04 PM., and per roll, a quorum was established.

Board Members Present: Grace Schau, Phillip Neher (Co-Chair), Mitch Mackowiak, Darren Clark, and Hope Hennessey.

Board Members Absent/Excused: Paolo DeLorenzo (Co-Chair)

Applicants/Public Present: Michael Taku (PDSD), Logan Havens and Silva Gustavo.

2. Approval of LAR/Minutes – February 12, 2024

A motion to approve the Legal Action Report and Minutes for the meeting of February 12, 2024, was made by Neher and seconded by Mackowiak. The motion passed unanimously by a roll call vote of 5-0.

3. Call to the Audience

None.

4. Reviews

- a. **538 W 17th Street, TP-PRE-0624-00144**
Construction of an ADU in the rear yard.
Courtesy Review/Contributing Resource

Staff Taku presented background on the project and explained the role of the board in pre-application/courtesy reviews. Staff noted that the review is informational and for feedback with no binding action(s) required.

Logan Havens (Designer) and Silva Gustavo (architect), on behalf of the property owners, Charles Flanders and Brenna presented the project. The proposed model design was the winner of the City of Tucson ADU model design contest. The ADU will be in the rear yard along the alley with a 2' setback. The front entrance will have alley access, consistent with other accessory structures with alley access within the neighborhood. Presenters described the rendering, 3-sided parapet, noted all doors and windows will be wood, windows will be double hung and the only visible face will be the North façade.

The board members reviewed the information and had several questions/comments.

- Are references and addresses within the Development Zone (DZ)?
 - Not sure, will check.
- Consider alley relationships vs existing buildings alignment-perpendicular to alley or parallel to property lines. Orient building to match orientation of buildings on the alley.

- Accessibility issue is encountered: design shows a triangle. Can a non-rectangular model building as an existing house be considered? Can the model be rotated 90 degrees to abut property line. Setbacks can be waived via HPZ process if prevalent in the DZ.
- Materials should be compatible within the DZ.
- Wall thickness to be 1 foot.
- Show windows inside insects (3-4") or show where it exist in the DZ.
- Windows not visible from alley, screened by existing 6' high fence.
- All windows/doors are wood, double hung, fixed and casement.
- Doors may be solid wood or with screens on the exterior.
- Any square windows in DZ?
- Concerned that the Design Guidelines call for wood and external grids in windows.
- ADU max 12' height requirement was discussed. Staff noted that per UDC, maximum height can be achieved by comparing or using existing height of accessory dwelling units within the DZ.
- Roof slope and material was discussed and needs to be called out on plans and shown where such exist within the DZ.
- Water collection is permitted in the HPZs.
- Show gutters or other water collection devices/mechanisms on plans.
- Finish stucco to be different or how compatible with and must be different from main house [avoid creating a sense of false history].
- All utilities are on the West wall, covered by existing opaque fence.
- Appreciate having an award winning ADU model built in BHPZ.
- Suggest that the applicant go to the PRS for another courtesy for further feedback.

5. BHHZAB Design Guidelines Discussion

Schau indicated that she had some redlines and made adjustments during the editing of pages 31-45 of the Design Guidelines. Mackowiak has reviewed pages 16-30 and provided redlines to DeLorenzo who is editing pages 1-15. It was recommended that Schau should create a new google link to the Design Guidelines. This link should be sent to staff for distribution to members.

6. Staff Updates—Information Only

Historic staff on behalf of PDSD and City of Tucson, welcomed the new members to the board, noting that their volunteer time will continue to help promote historic and cultural resources preservation in the Barrio and the community.

7. Adjournment

Neher motioned to adjourn and Schau seconded. The motion passes with a vote of 5-0. The meeting was adjourned at 5:14 PM.

