



El Presidio Historic Zone Advisory Board
Wednesday, August 7, 2024, at 6:00 PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present: Susan Aiken, Ilya Sloan, Anita Rankin, Christopher Domin, Juhee Evans, Halley Freitas and Alex Oberlick (Arrived at 6:11 PM). A quorum was established, and the meeting was called to order at 6:08 PM.

Guests present: Bob Vint, Arthur Stables, Brandon Willmon, and Christopher Gordon.

Staff present: Michael Taku (PDSD)

2. Approval of Legal Action Report /Minutes for the Meeting of January 29, 2024.

A motion was made by Rankin and seconded by Sloan to approve the Legal Action Report /Minutes of the meeting of January 29, 2024, as submitted. The motion passed unanimously by a roll call vote of 6-0 (Oberlick and Beidler, absent).

3. Call to the Audience

None.

4. Reviews

a. TP-PRE-0724-00168, 180 N Main Avenue

Rehabilitation of the J.K. Corbette House into an event center for the Tucson Museum of Art (TMA), Renovation patio, new walls and entry. Fire damage restoration.

Courtesy Review/Contributing Resource

The project was presented by Arthur Stables and Brandon Willmon of BWS Architects. Presentation included: Fire damage to the roof-installation of wood railing; Back Patio-repair of rafters; salvage tiles for later use; replace wood stairs to the sleeping porch; Interior Remodel: Add more uses for the home to make it a community center for events, conferences. Change bedrooms into toilets. On the Northside-change storeroom to bathroom, restore plaster and woodwork, replace wood on the attic and clean the attic space. Exterior elevation-patio to be renovated to a meeting space, improve utilities, new lighting and add fire sprinklers.

The board members had questions and comments about the project.

- Support gate and arch as good addition for the museum use.
- What is the timeline for this project?
 - November 2025.
- How do you design for storm damage on Mission Tile?
 - Tricky and no way to determine in advance.
- The courtyard looks bigger. Columns square?
 - Looks like 1950-will be stucco.
- Sleeping porch-when was it added?
 - Outside scope of current work.
- Will sleeping porch have the same tiles?
 - Yes, to match the neighborhood.
- Will the stairs be as seen now?
 - Yes, will be steel and same color and currently a safety hazard.
- How did you arrive at a wrought iron gate?
 - Based on precedent in the neighborhood and it will be transparent.
- Wrought iron gate is not typical
 - We will reconsider in the final design.
- The Logo is super contemporary.
 - Yes.
- Does the J.K Cobette have a logo?
 - No.
- We understand why a TMA will want a Logo
 - We will consider.

No action taken.

b. SD-0523-00053, 350 N Main Avenue

Clarification on building height adjustment. Elimination of the south porch extension. Review for design compliance with prior approved plans / Contributing Resource

Staff Taku provided a summary of the review to be limited to requested adjustments to the approved plans for reference project.

The project was presented by Bob Vint of Vint & Associates Architects. Presenter clarified that in the process of developing the construction drawings and field-checking the dimensions of the existing house (built in 1993), a discrepancy was noticed between the height of the existing building and the approved plans. The existing building measures 16' - 2" in height above grade at the northeast corner, and the approved plan shows a dimension of 15' - 8". The request is to revise the height of the new design to align with the existing building. Basically, a difference of 6" increase in height adjustment. Secondly, the owners are proposing to eliminate the extension of the existing porch along the south side of the proposed new addition. Finally, no other changes are proposed to the plans as approved.

The board was supportive of the requested adjustments to the approved plans.

A motion was made by Domin to recommend approval of the revisions to the approved plans as presented. The motion was seconded by Sloan. The motion passed unanimously by a roll call vote by 7-0 (Beidler absent).

5. Staff Updates—Information Only

Staff informed the board that Dan Bursuck, Planning Administrator had provided updates on the proposed amendments to the City's Unified Development Code, related to Accessory Dwelling Unit (ADU) regulations, to comply with HB 2720 requirements to PRS. That, if interested the same presentation could be presented to the board.

6. Adjournment

The meeting was adjourned at 6:53 PM.