



Barrio Historico Historic Zone Advisory Board
Monday, September 09, 2024, at 4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

The meeting was called to order at 4:02 PM., and per roll, a quorum was established.

Board Members Present: Paolo DeLorenzo (Co-Chair), Grace Schau, Mitch Mackowiak, Darren Clark, Hope Hennessey and Stephen Paul.

Board Members Absent/Excused: Phillip Neher (Co-Chair).

Applicants/Public Present: Michael Taku and Maria Gayosso (PDSD), Logan Havens, Silva Gustavo, Rory Juneman, and Michael Ash.

2. Approval of LAR/Minutes – July 08, 2024

A motion to approve the Legal Action Report and Minutes for the meeting of July 08, 2024, was made by Schau and seconded by Hennessey. The motion passed unanimously by a roll call vote of 5-0 [DeLorenzo, abstain was not at meeting].

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.
Full Review/Contributing Resource

Staff Taku presented background on the project and summarized the courtesy review.

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 along the east lot line and 0' setback on the north property boundary. 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 natural wood, windows will be double hung and the only visible face will be the North façade. The roof will be galvanized metal.

Discussion was held. The board members satisfied with revisions from the courtesy review. The board commended applicant for considering an award winning ADU model built in BHPZ.

A motion was made by Mackowiak to recommend approval of the project as submitted with the following conditions, that the 2' setback to the east lot line and 0'setback to the north lot lines respectively be waived as being prevalent within the development zone and consistent with the design guidelines.

The motion was seconded by DeLorenzo. The motion was passed with a vote of 6-0.

- b. 350 S Convent Avenue [Zoning Violation], SD-0424-00036/TC-COM-0224-00276**
Replace broken front door with new steel door design. Door material and compatibility.
Full Review/Contributing Resource.

Staff Taku presented background on the project and summarized the multiple minor reviews. He was encouraged to prepare to respond to the following questions:

- What is the precedent for this lite proportion/design in the development zone?
- What is the precedent for this material and finish in the development zone?
- What is the precedent for a flush panel door in this development zone?
- Was the removed transom a historic feature?
- If this was a historic feature, what is the rationale for removing it? Staff noted this was a pending zoning violation and currently in the court system.

Presentation by Rory Juneman, Attorney at Lazarus & Silvyn P.C., on behalf of the applicant, Mark Bahti. Presenter discussed the door that was damaged during the removal process. Acknowledged the violation and requested a path to not remove the door. He submitted various options and designs that will leave the door in place including but not limited to putting a wrought iron screen and adding wood on the frame.

Discussion was held. The board members had concerns on the proportion of the door; the material finish of the door; removal of the transom, thus, making the door taller and the door design is not compatible within the development zone.

A motion to continue was made by DeLorenzo with the condition that the applicant research other doors within the development with compatible design.

The motion was seconded by Mackowiak.

The motion was passed with a vote of 6-0.

5. BHHZAB Design Guidelines Discussion

Schau has the document on a new google link to the Design Guidelines. This link should be sent to staff for distribution to all members.

6. Staff Updates—Information Only

Historic staff Taku announced the recent changes at PDSD. Jodie Brown resigned from the City as the City of Tucson Historic Preservation Officer. Kristina Swallow, formerly PDSD Director was promoted to Assistant City Manager. Koren Manning, formerly Deputy PDSD Director becomes Interim Director. Maria Gayosso has temporarily joined the PDSD's Historic Preservation team, under the supervision of Daniel Bursuck, Planning Administrator, to assist until a new Historic Preservation Officer is hired.

Staff mentioned that the ADU presentation by Planning Administrator, Dan Bursuck was available and if needed presentation can be arranged.

7. Adjournment

DeLorenzo motioned to adjourn and Schau seconded. The motion passes with a vote of 6-0. The meeting was adjourned at 5:30PM.

