



Barrio Historico Historic Zone Advisory Board  
Monday, March 10, 2025, at 4:00PM  
Virtual Meeting

**Meeting Minutes/Legal Action Report**

**1. Call to Order/Roll Call**

The meeting was called to order at 4:07 PM., and per roll call, a quorum was established.

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

Board Members Absent/Excused: None

Applicants/Public Present: Michael Taku (PDSD), Gustavo Silva (applicant, architect) and Demion Clinco (CEO, THPF).

**2. Review and Approval of 02/24/2025 Legal Action Report (LAR) and Meeting Minutes**

Member Paul motion to approve the Legal Action Report and Minutes for the meeting of February 24, 2025, as submitted.

The motion was seconded Member DeLorenzo.

The motion passed unanimously by a roll call vote of 7-0.

**3. Call to the Audience**

Staff read into the record a public comment provided by Demion Clinco on behalf of the Tucson Historic Preservation Foundation on March 09, 2025. The comment was provided by staff to the board as part of the review documents. It reads: On behalf of the Tucson Historic Preservation Foundation (THPF), I would like to formally request the opportunity to review and provide comments on the draft design guidelines for the Barrio Historico Historic Preservation Zone and would like to attend and speak at the upcoming Call to the Audience. He noted that THPF has a strong interest in these guidelines and the potential impact they may have on the historic properties within the Barrio Historico HPZ. We understand that the guidelines are in draft form and nearing completion, and we respectfully request to participate as a reviewer in this process.

The consensus from the board is for Demion Clinco to review the final draft of the revised Guidelines prior to submitting for PRS review. Staff will forward the final draft to THPF for review and comments.

**4. Reviews**

**a. TP-PRE-0125-00019/DP22-0071, 514 W 17<sup>th</sup> Street**

Construction of an Accessory Dwelling Unit (ADU) in the front yard.  
Courtesy Review/Contributing Resource/Estimated time: 30 minutes

*[Note: Mitch Mackowiak recused due conflict of interest at 4:29 PM]*

Staff Taku presented background on the project, noting that per the Unified Development Code (UDC) provisions, applicant will need variances as follows: (1) accessory structure in the front yard; (2) elimination of a parking space; and (3) landscape wall to exceed 12'. Staff clarified that a Board of Adjustment (BOJ) application will be submitted for these variances to this UDC provision. Staff provided applicant with information on the BOJ, staff person contact and online resources.

Silva Gustavo (architect), on behalf of the property owner, Mitchell X Mackowiak, presented the revised design based on comments from the 2/10/2025 review meeting. The ADU will be in the front yard as the main house was constructed at the back of the narrow property and the front yard is the only logical buildable area that is available for additional development on this property. Per the new ADU regulations, the ADU can be taller than the main house.

Presenter described the site constraints, elevations, Development Zone (DZ), a revised height of the ADU from 14' 4" to 13' compared to the main house height of 15' 5", roof type with wood gable ends, window materials are to be steel casement, and the use of topography to minimize the ADU height effect from the front façade. Noted all doors and windows will be wood, windows will be double hung, and pink smooth stucco will be the wall material. Presenter demonstrated existing precedent height within the DZ using 503 W Carrillo St, 13'.

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

- Are references and addresses within the Development Zone (DZ) with front ADU?
  - No accessory structures to use as references.
  - The board feels applicant needs to show precedent in the DZ
- Rhythm within DZ as some roofs are gable, parapet, and mixed types.
- Accessibility issue is encountered: design shows a side entry whereas within the block there are only front entrances.
- Materials should be compatible with the DZ.
- Need to add canals to drain the flow of water due to topography.
- The proposed ADU is very dominant and overpowers other buildings and main on the front street even with the use of topography and grade change.
- The ADU will be the tallest building on the block.
- Proposed ADU will screen the main house from the public view.
- The main house has wood double hung windows.
- There are no courtyard walls on the front street.
- The use of masonry wall creates a false sense of history.
- The board requested an iteration of landscape wall heights for 6' 7' and 8'.  
No action taken by the board.

*[Note: Mitch Mackowiak return to the meeting at 5:20 PM]*

## **5. BHHZAB Design Guidelines Discussion**

The board continued with the review of the revisions of the Design Guidelines from page 25. Hennessy continued to facilitate the review. Staff Taku recommended that the Board schedule another meeting dedicated entirely to the review of the remaining sections of the Design Guidelines. The board agreed on the final date for that meeting to be scheduled for March 31, 2025.

## **6. Staff Updates—Information Only**

Some minor reviews are being carried out-notably 326 W 18<sup>th</sup> Street, solar; 510 W 17<sup>th</sup> Street, solar and 641 S Meyer Avenue, Roof replacement. There are some pending reviews. Staff will provide details when ready and request availability.

Member Schau has volunteered and reviewed these cases.

The position of the Historic Preservation Officer (HPO) has been filled. The new City HPO is Desiree Aranda. She starts on March 24, 2025.

**7. Adjournment**

Member Paul proposed a motion to adjourn and seconded by Member Grace. The motion passed unanimously by roll call 7-0.

The meeting was adjourned at 6:03 PM.