



BHHZAB
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BARRIO HISTORICO HISTORIC ZONE ADVISORY BOARD

MEETING MINUTES / LEGAL ACTION REPORT

Monday September 8, 2025 at 4:00pm
Zoom Meeting

1. Call to Order/Roll Call

Members present: Paolo DeLorenzo (Chair), Phillip Caban, Darren Clark, Hope Hennessey, Mitch Mackowiak, Stephen Paul

Members absent: Grace Schau

City Staff present: Desiree Aranda and Jason Lilienthal (Planning and Development Services Department [PDSD])

Guest(s) present: Gustavo Silva, Glenn White, Herb Stratford, Drew Clark, Scott O'Mack

Member Phillip Caban chaired the meeting. Meeting called to order at 4:03 PM. Roll call completed, and quorum confirmed.

2. Review and Approval of August 11, 2025, Draft Legal Action Report and Meeting Minutes

Action was taken.

Motion: Motion to approve the minutes as presented was made by Member Paul and seconded by Chair DeLorenzo. Motion passed unanimously 6-0 (Schau absent).

3. Call to the Audience

No response.

4. Reviews

4a. SD-0525-00062/TC-RES-0525-02368, 514 W 17th St

Construction of a new Detached Accessory Dwelling Unit (ADU) and Landscape Wall.
This item was continued from the previous BHHZAB meeting on August 11, 2025.

Member Mackowiak recused himself. Staff member Lilienthal provided background and related information from AZ SHPO that an ADU in front of the property would not necessarily delist a contributing property; in this case the proposed ADU would be sited near the side property line so that the main contributing residence behind it would be approximately 80% visible. Gustavo Silvo presented the project focusing on comments raised by the BHHZAB at the previous meeting, including height, placement of windows, steel casement and divided lites, and proportions.

The BHHZAB discussed the project and asked questions. Member Paul mentioned that a hipped or gabled roof could not be used as precedent for prevailing height for a flat roof, and that the ADU is not differentiated from the primary contributing structure. Member Hennessey raised the issue on how this might set a precedent on the ADU's height at 13' being higher than typical structures in the area. Member Clark stated that a lower wall height would have a less visible impact, preferring the proposed 6' wall height option.

Action was taken.

Motion 1: DeLorenzo made motion to deny application. Hennessey seconded motion.

Motion failed 3-2 by a roll call vote (Clark-no, Hennessey-aye, Stephen-aye, DeLorenzo-no, Caban-no, Mackowiak-recused, Shau-absent).

Motion 2: Caban made motion to approve with the following conditions:

1. lower the ADU height to 10'3"
2. downsize the dimensions of the windows on the east, west, and southern elevations of the ADU by 20% or 56" on both sides, and proportionally downsize the panes
3. that the landscape wall be 6' high
4. cannot lower the courtyard space between the existing structure and proposed ADU
5. steel frame window on west elevation to be moved up by 8" minimum
6. that applicant come back for a minor review of the window reduced dimensions.

DeLorenzo seconded the motion.

Motion passed unanimously, 5-0 (Mackowiak-recused, Shau absent).

4b. SD-0925-00144/TC-RES-1024-05827, 92 W Simpson St
Window and door replacements; roof material replacement; and new driveway gate.
This item was continued from the previous BHHZAB meeting on August 11, 2025.

Staff Jason Lilienthal provided background information adding a correction to the activity numbers. The activity number stated on the agenda (TC-RES-0825-03851) was created in error by the applicant and has since then been voided. The correct activity numbers are as stated above.

Owner and applicant Glenn White presented updated quotes from various roofers and shared that the roof is expected to fade and patina over time, as would the graphic appearance.

Discussion was held, questions were asked, and points clarified. Member Caban discussed that if the board approved the roof, which had been installed without a permit or prior approval, it sets a precedent. Hennessey reiterated the point about precedent and that future owners will change roof material without approval then beg forgiveness.

Motion: Delorenzo made motion to deny roof. Hennessey seconded.

Motion passed unanimously, 6-0 (Shau absent).

4c. TP-PRE-0825-00163, 380 S Meyer Ave (Courtesy Review)
Proposed ticketbooth and entry doors to the Teatro Carmen

Applicant, Herb Stratford, spoke on the matter to show what they are proposing. Design based on the architectural elements of the arch and on the idea that this would not be a false replication. Inspiration came from border land theaters, particularly Texas-Mexico border. Architect for the project, Drew Cook (Poster Mirto McDonald) continued discussion on why the selected features were chosen. First design looked too historic, and team decided to modernize the features (wainscoting and crowning) to achieve differentiation. Member Caban suggested that the wall color inside booth be white to differentiate it from the rest of the wall color.

No action was taken as item was a courtesy review.

5. Staff Updates and Future Agenda Items

Staff member Lilienthal shared that staff is currently reviewing the draft BHHZAB Design Guidelines. Staff Aranda informed board members that the City of Tucson Historic Preservation Office has a new member of the team, Jonathon Knighton-Wiser, Cultural Resource Manager.

Member Paul inquired about how often board member recommendations coincide with PRS recommendations. Staff Aranda commented that PRS takes into account board recommendations, but they ultimately make their own recommendations to the PDSD Director, and that the PDSD Director takes into consideration comments from both bodies when finalizing the decision

6. Adjournment

Motion: Paul motioned to adjourn meeting at approximately 5:45 PM. DeLorenzo seconded. Motion passed unanimously 6-0 (Shau absent).