



El Presidio Historic Zone Advisory Board
Wednesday, February 26, 2025, at 6:00 PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

The meeting was called to order at 6:19 PM. Due to a non-functional meeting link on the web page. Apologies from staff on the malfunction but got updated and functional.

Members present: Susan Aiken, Ilya Sloan, Anita Rankin, Juhee Evans, Halley Freitas, Alex Oberlick, Siri Beidler Trumble, and Chris Evan A quorum was established, and the meeting was called to order at 6:08 PM.

Member(s) Absent/Excused: Christopher Domin,

Guests present: Axel Golden and Amy Hartmann-Gordon.

Staff present: Michael Taku (PDSD)

2. Approval of Legal Action Report /Minutes for the Meeting of August 7, 2024.

A motion was made by Sloan and seconded by Rankin to approve the Legal Action Report /Minutes from the meeting of August 7, 2024, as submitted. The motion passed unanimously by a roll call vote of 8-0 (Domin, absent).

3. Call to the Audience

None.

[Note: Chris Evan and Juhee Evan, recused as property owners at 6:25 P.M.]

4. Reviews

a. TP-PRE-0125-00012, 425 N Court Avenue

Construction of a new 262 SF detached home-office and storage building with a territorial Sonoran style similar to forms across the street. The new building footprint is in place of the existing on-site parking space.

Courtesy Review/ RNA/El Presidio Historic Preservation Zone
Contributing Resource/ Rehabilitation Standards

Staff Taku provided a summary of the review and noted that the presentation was to get feedback. The applicant has also submitted a design package for this project. Based on what feedback provided today, the applicant might revise the design package. If no changes, then, it will be scheduled for a full review. No action is required from the board today.

The project was presented by Architect Axel Golden, on behalf of property owners Juhee Evans and Chris Evan. The presenter noted that the project proposes to construct a detached building with cubic massing and stepped parapets derived from neighboring contributing forms, across the street. The proposed building and others existing like it have one wood door and one window facing the street with a stepped parapet. The door opens to a courtyard ancillary space that serves as a pleasant entry that is characteristic of the neighborhood, and history of Tucson. Discussion of existing conditions, streetscape, development zone, door and window precedent, courtyard entry, storage space, and design standards. There was illustration of the proposal with renderings

The board members had questions and comments about the project.

- Support wood panel door; double hung window; ten light doors and wide window facing the courtyard.
- On the floor plan
 - There are steps at the entry door not shown on the floor plan.
- Is that correct?
 - Oh, yeah, yes, that's true. Yeah, there should be a little line right there.
- Go to the section- your interest in maintaining the pedestrian Walkability and relationship between storage unit and street frontage, particularly the sidewalk. Correct
 - Correct.
- The board appreciates sensitivity for existing neighborhood context.
 - Outside scope of current work.
- Illustration of research is shown in the presentation, preserving pedestrian walkability in the neighborhood.
 - Yes, that was my goal to match the neighborhood.
- Building the lot line and preserving pedestrian experience is well done.
 - Thanks for all your compliments.
- Response to volume and heights is well done
 - Based on precedent in the neighborhood.
- Good use of small lot to add a usable space is commendable.
 - We were trying to give owners some storage for baby stuff.
- Improved pedestrian walkable/bike experience, views into the courtyard are achieved. Addition of a home working space is a creative solution
 - Yes.
- The creation of an outdoor space between the buildings and privacy.
 - Sure.
- The board wishes all presentations are done like this one
 - Thank you all.

No action taken.

[Note: Chris Evan and Juhee Evan, returned to the meeting at 6:50 P.M.]

b. SD-0225-00021/TC-COM-0224-00276, 197 N Church Avenue

Metal Plaque sign to be installed in the pocket park along Church Avenue and Washing Street. Sign is developed by the Daughters of the American Revolution and recognizes the 250th birthday of the country, while recognizing the early residents of Tucson. Donated by Pomeroy Foundation
Full Review/RNA/El Presidio Historic Preservation Zone.
Contributing Resource/Rehabilitation Standards

Staff Taku presented background on the project and noted that Sign Standard staff had reviewed and determined that the proposed plaque was not a sign. Staff noted that the review was taken out of sequence due to the time- sensitive period for installation [i.e., PRS review prior to HZAB review]. The project was reviewed by PRS on 2/13/2025. Further the El Presidio Historic Zone Advisory Board (ELPHZAB) must review prior to PDSD Director's decision.

Amy Hartmann-Gordon, Executive Director Presidio San Augustin Museum, provided an overview of the history and rationale for the plaque, proposed installation location, and clarified and answered questions during the presentation.

The board was supportive of the project and requested the sign to be setback farther from the sidewalk edge.

A motion was made by Sloan to recommend approval of the project as presented and concurs with all the conditions of PRS: The post hole excavation to be monitored by an archaeologist; the sign should be set back farther than 24" from the sidewalk edge, lower than the 5.5' in height, and farther south to reduce its prominence relative to the existing historical sign [to the south on the corner. The motion was seconded by Rankin. The motion passed unanimously by a roll call vote by 8-0 (Domin absent).

5. Staff Updates—Information Only

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

6. Adjournment

The meeting was adjourned at 7:04 PM.