



Barrio Historico Historic Zone Advisory Board
Monday, May 9, 2022, at 4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present: Paolo DeLorenzo (Co-Chair), Paul Horbatt, Grace Schau and Mary Lou Heuett. A quorum was established, and the meeting was called to order at 4:00PM.

Guests present: Jose Gonzales, Daniel Tapia, Robert Moreno, Hector Gomez, Bob Lanning, Stephen Curti, Israel Navarrette, Bob Vint and Ina Ronquillo.

2. Approval of LAR/Minutes – April 21, 2022

A motion to approve the minutes and Legal Action Report of April 21, 2022, was made by Heuett and seconded by Horbatt. The motion was approved with a vote of 4-0.

3. Call to the Audience

None.

4. Reviews

a. HPZ 22-009, 414 W 18th Street (Continued, T21CM08312)

Master bedroom addition, restucco exterior, replace windows.
Full Review/Contributing Resource

Jose Gonzales presented the project. Gonzales reviewed the requested revisions from the previous meeting.

The board members had several questions about the proposed project and the revised plans.

- Is the new roof at the same height as the historic portion of the house?
 - Yes.
- How will drainage work?
 - It will be a minor cricket that will divert water to the side on the old portion and then to the back. On the new portion, the water will sheet flow to the back.
- Will you be able to hide the cricket?
 - We could do a 3-D rendering.

A motion was made by DeLorenzo to recommend approval as presented on 5/9/2022 with the condition that the cricket cannot be seen from either 18th or Main Street. The motion was seconded by Heuett and passed with a vote of 4-0.

b. HPZ- 22-019, 136 W Simpson Street (Continued, T22CM01618)

Remodeling, addition, and shade structure
Full Review/Contributing Resource

The project was presented by Bob Lanning and Stephen Curti. Lanning reviewed the requested revisions from the previous meeting.

The board members had several questions about the proposed project and the revised plans.

- Is that a brick cap on the top of the columns?
 - Yes.
- Is the fireplace gas?
 - Yes.
- Why do they window frames look thick?
 - It is the way that they are drawn.

DeLorenzo made a motion to recommend approval of the plans as presented. The motion was seconded by Heuett and approved with a vote of 4-0.

c. HPZ 22-022, 522 W 17th Street (T22CM01953)

New single-family residence with attached accessory dwelling unit (ADU). Renovation of existing adobe structure to be converted as an ADU.
Full Review/Contributing Resource

Bob Vint presented the project.

The board members had several questions about the proposed project and the plans.

- Do you have an example of a custom gutter?
 - Have done them before, they are designed to look like coping.
- Will the gutter sit on the masonry wall?
 - Yes.
- How will you address the water in the courtyard?
 - We plan to use a catchment system. The owner is interested in a potential cistern.
- Can we recommend reduced setbacks?
 - Yes.
- Can you get the utilities off of the front of the house?
 - The owner would like to underground the utilities.
- Aren't ADUs detached?
 - No, they can be attached.
- What is the roofing material?
 - Galvanized corrugated metal.
- Where is the HVAC going to be located?
 - We are not looking at putting anything on the roof.
- Will you have access to clean gutters?
 - We will have to coordinate with the neighbor. We can also use water jets to clean.
- Any distinction between new and old construction?
 - The current stucco is a coarse finish, and we will have a smooth finish on the new construction.
- What kind of finish will the reconstructed addition to the adobe have?
 - It could also have a smooth finish.
- Are you keeping the current roof structure?
 - Yes, but it will need to be beefed up.

DeLorenzo made a motion to recommend approval of the project as presented. The motion was seconded by Heuett and passed with a vote of 4-0.

5. Election of Officers

A motion was made by Schau and seconded by Heuett to maintain DeLorenzo and Neher as Co-Chairs. The motion passed with a vote of 4-0.

6. BHHZAB Design Guidelines Discussion

It was proposed to do a special meeting to discuss the design guidelines. Board members agreed to June 27th at 4:00PM.

7. Staff Updates—Information Only

Staff provided updates on the Tucson Pima County Historical Commission separation and virtual meetings.

8. Adjournment

A motion to adjourn the meeting was made by DeLorenzo and seconded by Horbatt. The motion was approved by a vote of 4-0. The meeting was adjourned at 5:11PM.