



Barrio Historico Historic Zone Advisory Board
Monday, September 12, at 4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

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

Guests present: Jodie Brown (PDSD)

2. Approval of LAR/Minutes – August 24, 2022

A motion to approve the minutes and Legal Action Report of August 8, 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.

Items were heard out of order.

4. Reviews

a. 507 S Meyer

Construction of 5 residential buildings.
Courtesy Review/Vacant Parcel

David Malboeuf, the property owner, presented the project.

Board members had several questions and comments about the project.

- What are the heights of the other roofs in the Development Zone?
 - We measured, but I don't recall exactly. I believe that they were between 24' and 26'. Our peak will be 26'4".
- You are showing thick walls, what is the construction type?
 - We plan to frame it rather thick and set the windows in.
- Why aren't you using masonry?
 - Cost and availability of masons. We are using framing for cost and ease.
- The concern is not the cost but using a material that is comparable to the surrounding buildings. Wood frame can be used for additions but not for the primary building.
 - What about EF block or rasta block. I can construct of this material? *We would find that acceptable.*
- Are you splitting the lot?
 - Yes, we will be splitting them into 5 lots.
- Why are you designing with a pitched roof instead of a parapet?
 - To accomplish 2-stories, the parapet would create a large presence.
- Where is vehicle access?
 - Through the connection points with Convent, Meyer and Kennedy.

- Will you have asphalt driveways?
 - We will have gravel. We will grant easements to make movement of the vehicles easier. There will be no community parking, but all the houses will have garages.
- From Meyer Street looking in, you will see a garage door, can you relocate it?
 - There is not enough space to park the car and they would need an easement for it on Lot D.
- It should be studied so the 1st thing you see is not the garage.
- Will you have gates?
 - Yes, we could do a privacy gate, so the garage is no longer visible.
- Will the utilities be underground?
 - TEP is above ground in the neighborhood.
- What is your timeline?
 - As soon as possible.
- Window spacing is a concern.
- Elevations should be labelled north, south, east and west.
- The guesthouse is not detached?
 - Correct, it is attached.
- Will the properties be for sale or for lease?
 - That will be dependent on lending.
- Are the dormer windows operable?
 - Yes, for egress.
- You could potentially flip the garage at the house on the northeast corner?
 - We could make the garage door look less like a garage door and maybe like double gates.
- Where will the A/C and heat pack be located?
 - The condenser will be outside on the ground and the air handler in the roof/attic area.

No action was taken as this was a courtesy review.

5. Tucson Pima County Historical Commission Separation Letter Discussion

Board members reviewed bullet points put together by Neher. Members agreed with the points and Paolo agreed to format a letter for review at the next meeting.

Board members determined that they would discuss the letter further at the next meeting. Members set the next meeting for October 3rd from 4-6PM to discuss the letter and the design guidelines.

6. Staff Updates—Information Only

Historic staff provided an update on where to view recordings of the advisory board meetings. Staff also informed members about the new permitting system.

7. Adjournment

A motion to adjourn the meeting was made by Heuett and seconded by Horbatt. The motion was approved by a vote of 4-0. The meeting was adjourned at 5:38PM.