



Barrio Historico Historic Zone Advisory Board  
Monday, October 10, 2022, at 4:00PM  
Virtual Meeting

**Meeting Minutes/Legal Action Report**

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

Members present: Paul Horbatt, Grace Schau, and Paolo DeLorenzo (Co-chair).

Members absent: Philipp Neher (Co-chair) and Mary Lou Heuett. A quorum was established, and the meeting was called to order at 4:00PM.

Guests present: Michael Taku (PDSD), Artina Qehaja, and Jesus Robles.

**2. Approval of LAR/Minutes – October 3, 2022**

A motion to approve the minutes and Legal Action Report of October 3, 2022, was made by Schau and seconded by DeLorenzo. The motion was approved with a vote of 3-0.

**3. Call to the Audience**

None.

**4. Reviews**

**a. 400 W Simpson Street**

Improvements to the parcel and construction of a detached accessory dwelling unit (ADU).  
Courtesy Review/Contributing Resource

The project was presented by Jesus Robles and Artina Qehaja, Dust Architects.

Presenters summarized and clarified the comments raised by the Board in previous courtesy reviews [2/12/22; 6/13/22, and 8/8/22]. The new design is based on inspiration from courtesy reviews. Presenters showed how the concerns were integrated into the design.

In particular, a change in window sizes on West elevation. The fence will be below street grade at 5'5" and no taller than 6'. Presenters discussed the 5 setbacks encroachments based on zoning review comments. According to the presenters the prevailing setbacks within the development zone remains at zero lot lines. Additionally, ADU and other accessory structures are at zero lot lines. There was a discussion on the shade structures on 3 sides of the ADU—there is nothing like it in the Barrio. Presenters responded that the introduction of shade structure was for use during the hot weather. The sticky non-consensus issue was the proposed masonry wall would be out of character, given that in the Development Zone noting that there are chain link or wood and some metal fences.

**Motion:** It was moved by DeLorenzo to recommend approval as presented, with a stipulation that proposed setbacks be waived as being consistent with prevailing within the development zone. Schau seconded the motion.

The motion passed by a roll call vote of 2-1. (Horbatt dissented; Neher and Heuett absent)

**5. Tucson-Pima County Historical Commission Separation Update**

Board members discussed submitting a letter to Mayor and Council about the proposed Tucson Pima County Historical Commission separation and code updates. They want to support efforts to make the process more concise. They would like to draft a letter that is representative of the entire board. Schau has formatted the draft letter and will send it to staff for distribution to board member's review. The draft letter will be discussed at the next meeting prior to submitting to Mayor and Council. Staff Taku stated that staff recommendations to MC on this issue is still on hold and there is no date proposed for Mayor and Council.

**6. Staff Updates—Information Only**

Board members were informed the city was in the process of implementing a new permitting system, Energov. That, staff is currently undergoing inhouse training. There will be a one-week period of no applications submittal, but existing permits will be processed during this period. General public will be provided all necessary guidance to navigate the new system.

The board requested that "Design Guidelines" discussions be put on the 11/7/22 agenda.

**7. Adjournment**

A motion to adjourn the meeting was made by DeLorenzo and seconded by Schau. The motion was approved by a vote of 3-0. The meeting was adjourned at 6:00PM.