



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/Meeting Minutes
Tuesday, May 17, 2022
Virtual Meeting**

1. Call to Order/Roll Call

Meeting was called to order at 6:31 pm when a quorum was established with five members present: Ms. Sara Bachman-Williams, Mr. John Burr, Ms. Martha McClements, Mr. Pat O'Brien, and Mr. Robijn van Giesen.

Members absent: Mr. Tom Beal, Mr. Glenn Furnier, Ms. Helen Erickson, and Mr. Maurice Roberts.

COT staff: Ms. Jodie Brown, HPO.

Guests: Ms. Tricia Galvin, Lipilil II LLC, DBA Old Town Apartments; Mr. Ken Taylor, IT; and Mr. Fernando Chiquette, resident.

2. Approval of Minutes— April 19, 2022

The LAR/ Minutes were made available prior to the meeting. Ms. Bachman-Williams made a motion to approve the LAR/Minutes as presented, seconded by Mr. O'Brien. The motion was approved by roll-call vote: 4 in favor; 0 opposed, 1 abstention (Mr. van Giesen, due to absence).

3. Call to the Audience

None.

4. Reviews

a. HPZ 22-021, 720 S 5th Avenue (T22SA00165/T22CM00779)

In-kind replacement of 56 windows.
Full Review/Non-Contributing Resource

Ms. Galvin presented on behalf of the current owners, Lipilil II LLC dba Old Town Apartments who have owned the property for 3 years. She noted that the structure was designed by Anne Rysdale, the only female architect in AZ at the time of the buildings design and construction 1962-64. The building currently has the originally installed single-pane aluminum slider windows that have, over time, generally become bent, non-operable and prone to air leakage. The plan is to replace all 56 original windows with new dual pane, Milguard Tuscan V400 vinyl sliding windows the retain the same function, overall dimensions, proportions, and color—silver vinyl will be used. The glass will be coated for energy efficiency

but will be clear, not tinted. The main benefit will be increased energy efficiency and function. There are no plans for door replacements at this time.

The Board was generally supportive of the desire to upgrade the building and increase energy efficiency for the tenants. It was noted that the building is non-contributing, due to age, but generally intact in its original form. It had previously been reviewed with the recommendation to replace elements as needed with “like-for like materials”. It was asked why vinyl had been chosen over new aluminum replacements. Ms. Galvin responded that modern vinyl windows were preferred to aluminum as they were more efficient and, she believed, longer lasting. Her understanding of “like- for- like” was retaining the openings, function, look, color, and proportions but not necessarily the material used.

The Board asked Ms. Brown for her advice, since both aluminum and vinyl windows are prohibited in the HPZ zone by code. Ms. Brown responded that vinyl is “not ideal” but because the building is non-contributing, the new windows would retain their look, operation, openings and general dimensions, she did not think they would impact future historic eligibility of the structure and it was within the Board’s purview to recommend a materials change for the windows.

Action Taken: Ms. Bachman-Williams made a motion to recommend approval of the replacement windows as presented, including the change of materials, because of the non-contributing status of this specific building at this specific location. The motion was seconded by Mr. van Giesen. Motion approved by roll-call vote: 5 in favor, 0 opposed.

b. HPZ 22-032, 519 S Russell Avenue (T21CM09912)

Construct rear addition.
Full Review/Contributing Resource

The review was continued to a future date as the applicant was not available to present.

5. Design Guidelines Project

a. Update on the design guidelines

No update was made. Neither of the Board members working on edits were present.

6. Tucson Pima County Historical Commission Separation Update

Ms. Brown provided an update. She again noted that a split between Tucson and Pima County commissions had been mandated by SHPO, as part of the National Parks Department recommendations. To date there have been three stakeholder meetings the fourth and final one will be on June 16, 2022. She noted that there had been general support for reuse of historic materials in deconstructions and some support for including historic interiors, although now limited to public buildings and landmarks, and generally for common spaces but not secondary spaces (bathrooms, kitchens, etc.) because of modern needs and real estate concerns.

Ms. Brown noted that there had been mixed reactions about the potential streamlining of the review process, however. Initially, it was proposed that staff would conduct minor reviews and the new commission would look at major reviews. Now they are considering recreating the PRS in some fashion so the new commission would not solely be a review body because it has other functions. The original recommendation was to get rid of the Historic Advisory Boards and use a neighborhood representative on the commission to make recommendations in specific HPZ's, thereby reducing staff requirements. The neighborhoods could create a committee to look at proposals and direct their representative to act for the neighborhood. It is unclear where the final recommendations will go.

Board members had several concerns over how that might work, since neighborhoods currently have "no standing" to comment in the current process. It was also noted that removing the advisory boards from the process would create a situation where no one would have legal standing to appeal decisions made to Mayor and Council per UDC 3.9.2. Ms. Brown noted that staff would have to look into that question since it had not come up.

The Board asked where in the process members could comment with their concerns. Ms. Brown responded that the members could participate at the full (historic) Commission meetings, at the Planning Commission and with Mayor and Council after final recommendations are made.

7. Call to the Board

- Mr. Burr noted that there would be another update on eTOD and the TPCHC split at the May 18, 2022, Historic Commission Transportation Subcommittee Meeting. There will be an IID-DRC meeting regarding the Corbett block on May 19, 2022. He and Martha attended a minor review for the Baffert Project where the first-floor elevations will be modified now that tenants have been found for the spaces. Although the regularity of those storefront facades will be diminished, they will retain the same glass area as before.
- Ms. McClements noted that there had been a minor review for a new roof at 318 E 13th St. No other minor reviews are scheduled.

8. Future Agenda Items—Information Only

Ms. Brown expected that item 4b would be reviewed in June. She would keep the board posted.

9. Adjournment

The meeting was adjourned at 7:27 pm.
The next regularly scheduled meeting will be June 21, 2022.