



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/Meeting Minutes
Tuesday, November 15, 2022
Virtual Meeting**

1. Call to Order/Roll Call

Meeting was called to order at 6:39 pm when a quorum was established with five members present: Mr. Tom Beal, Mr. John Burr, Mr. Glenn Furnier, Ms. Martha McClements, and Mr. Maurice Roberts. Mr. Pat O'Brien joined the meeting at 6:58pm. Members absent: Ms. Sara Bachman-Williams, Ms. Helen Erickson, Mr. Robijn van Giesen.

COT staff: Ms. Jodie Brown, HPO.

Guests: Mr. Stan Schuman, property owner and Mr. Steve Grede, architect, (item 4a); Mr. Ken Taylor, IT; Ms. Jan Mulder, resident; Ms. Kai Shane and Ms. Lyn Southerland, residents and potential board candidates.

2. Approval of Minutes— August 30, 2022

The LAR/ Minutes were made available prior to the meeting. Mr. Furnier made a motion to approve the LAR/ Minutes as presented, seconded by Mr. Roberts. The motion was approved by roll-call vote: 5 in favor, 0 opposed, (Mr. O'Brien not yet present).

3. Call to the Audience

None.

4. Reviews

- a. **HPZ 22-094, 808 S 4th Avenue (T22CM07441/SD-1122-00002)**
Construct perimeter fence and rear yard pergola.
Full Review/Contributing Resource

Mr. Schuman presented the plans for his project. The project is mainly for changes to the front and rear yards with some modifications to the side yards. In front, the existing historic concrete stem wall will be retained, with only minor surface repairs. The chain link fence will be removed along the eastern front, to be replaced with a rust-finish, 5' wrought iron fence with points that is inspired by others in the district and development zone, placed behind the stem wall. A 4' wide pedestrian gate and a 10' 4" driveway gates are planned for the existing openings. The design was shown.

The existing side fences will be retained but with the addition of trellis screens placed in front of windows for privacy—2 on the north and three on the south. A second new gate (5'8" h) of iron and cedar panels will be added further west down the driveway on the north for privacy. All existing surface brick and concrete pavers on the parcel will be reused in the newly configured plans as shown.

At the rear, a new pergola/ ramada is planned for an outdoor patio area. The base patio will be raised to floor height, with a seating bench at the perimeter, with stuccoed sides and brick paver surface. The new pergola structure will be of rusted tubular steel 4"x4" posts (4 total), 4"x6" beams and 2"x4" rafters. The roof (12' x 16') is independent and not attached to the building. Additional privacy will be accorded with a metal trellis panels structure with a recycled (open-no glass) steel casement frame on the north side. Total height will be 12' for room under the raised platform.

The Board were pleased with the plans as presented, especially the replacement of the chain-link fence with a wrought iron fence on the east. Minor questions were asked and answered. The Board thanked both Mr. Schuman and Mr. Grede (architect) for the complete presentation.

Action Taken: Mr. Burr made a motion to recommend approval of the project as presented. The motion was seconded by Mr. Roberts. Motion approved by roll-call vote: 6 in favor, 0 opposed.

Ms. McClements noted that Mr. Schuman had previously served on the APHZAB and asked if he would be willing to serve again. He said he was willing to serve again and asked that his name be placed on the list on candidates. He noted that he might have limited availability during the next summer but that he could attend by Zoom. The Board thanked him for stepping forward.

- a. **HPZ 22-077, 414 S 3rd Avenue (T22SA00489/T22CM04950)**
Repair/replace exterior decks, stairs, and railing.
Full Review/Non-Contributing Resource

Ms. Brown noted that the item was withdrawn for tonight's review at the request of the applicant and was to be rescheduled at a later meeting. Several members asked if actual plans would be included for the future review. Ms. Brown clarified that she did not expect them because it was largely for repairs only but that the dollar amount had triggered the full review.

5. Design Guidelines Project

- a. Update on the design guidelines

Mr. Beal has now spoken with Mr. Furnier about his shortened draft. Mr. Beal noted that because of the ongoing discussions about the potential Historic Commission split and its ramifications, there had been a prevailing feeling that there was little point in moving forward. Now that the discussion has changed, he is willing to go back to the large draft again to make revisions. He commented,

though, that most of the process portions should be removed because they are largely now moot. Mr. Burr noted that both BHHZAB and WUHZAB were updating their guidelines and were using our (larger) draft guidelines as a reference. Ms. Brown again clarified that BHHZAB was using both our draft and UHZAB guidelines as a basis but were ongoing in the process. WUHZAB is just making minor edits and corrections. All three guidelines will be more detailed than previous versions.

6. Tucson Pima County Historical Commission Separation Update

Ms. Brown again noted that the previous process is “in a holding pattern” currently. COT staff met with SHPO, the National Parks Service and Pima County in early November on the redirection from the NPS, who is working on clarification for jointly operating commissions. SHPO is drafting a letter for NPS to respond to, but nothing is in writing yet. It is still too early to take anything to Mayor and Council for discussion or direction. In the meantime, the current process will continue.

7. Call to the Board

- Ms. Brown wanted to note that the new permitting system portal is now online. It's called Tucson Development Center Online (TDC). It will be used for all permits city wide. She then pulled up the online portal to walk us through the process. She showed a couple of examples of current applications to show how the system works. The new system will track applications in real-time, showing the process timeline. Public information will be visible to guests, but one will have to register to apply for a permit. Some information may only be viewable by registered applicants and admin, but it should be somewhat similar to the PRO site, which is still running concurrently. Older permits will still be visible on PRO.

One major change is that there are no longer historic applications and the HPZ numbering system will go away. Historic is now a subsection in the Special Districts Application. Instead of HPZ numbers they will be SD numbers, along with T (Tucson) 22(year) and type (i.e., CM, SA, etc.) numbers as well. All applications will be shifted to a single pdf file rather than individual pdfs. There are some “bugs” being worked out currently but they hope the process will be smooth soon.

Several board members were concerned that the IT requirements might make the process difficult for those without skills or current computer systems to navigate the new process. Ms. Brown noted she was pressing to get computers back in public kiosks at PDSD (there are none currently) but that there were computers available at public libraries which could make the process accessible.

- Mr. Roberts noted that he will attend and speak at the Planning Commission Public Hearing on the proposed Infill Incentive District (IID) Update. He also spoke at length about changes in the housing market that were driven by current high interest rates, signaling a slowdown in the market. He expects substantial value corrections which will affect the number and scale of development requests.
- Mr. Burr noted that many upcoming public meetings are scheduled and may be of

board members' interest:

November 16: Transportation Sub-Committee of TPCHC re demolition guidance, 12pm, Zoom.

Planning Commission -IID Text Amendment Update Public Hearing and Marijuana Special Exception Text Amendment Update Public Hearing, 6pm, Zoom.

Tucson Norte-Sur Public Meeting, 5-7, Armory Center-live.

November 17: PRS, 9am, Zoom/Teams.

Redistricting Advisory Committee Public Hearing, 5:30pm, M&C Chambers-live.

November 18: DRB, 7:30am, Zoom—Congress Street tower and Grant Road Overlay District previews.

November 22: APHZAB Special Elections Meeting and APNA Annual Meeting 6:30pm, Zoom. (*Note: Please attend APHZAB meeting- a quorum is required-it will be less than 10 minutes.*)

November 28: All Saints Project IPP Neighborhood Meeting with design updates, 6pm, Zoom. (*Note: information only- no development plan yet presented to COT.*)

- Ms. McClements commented on the upcoming Special Meeting on 11-22 (Zoom particulars-TBD). She noted that she was termed out at the end of the year. Mr. Furnier will not be seeking another term. Mr. Roberts would like to serve another term. Several people over the year have expressed an interest in joining the board: Fernando Chiquette, Margo Taylor, etc, but have pulled back currently. Mr. Schuman's name will be forwarded. She asked Ms. Shane and Ms. Southerland to introduce themselves:
 - Ms. Lyn Southerland lives on S 3rd Avenue, has lived in the neighborhood for two years and would like to serve on the board, noting she has both the time and inclination to learn the process.
 - Ms. Kai Shane lives on S 4th Avenue, has also lived in the neighborhood for 2-3 years and also has an interest in serving. She currently works for a commercial building construction company based in San Francisco. Although her experience with historic is limited, she may qualify for the "special qualifications" category. Ms. Brown noted that she (as HPO), the TPCHC Chair and the PDSO Planning Director vet those applications.
- Regarding minor reviews, Ms. McClements had participated in and recommended approval of 3 cases.

8. Future Agenda Items—Information Only

Ms. Brown noted that item 4b (414 S 3rd Ave.) would probably be back in December. Mr. Burr noted that a zoning violation at 327 E 13th Street in Armory Park was discussed at PRS on 10-27 as coming for review to them and asked if APHZAB will also review it. Ms. Brown responded that we would review it.

9. Adjournment

The meeting was adjourned at 7:37 pm. The Special Meeting will be on November 22, 2022. The next regularly scheduled meeting will be December 20,

2022.