



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/Meeting Minutes
Wednesday, December 21, 2022
Virtual Meeting**

1. Call to Order/Roll Call

Meeting was called to order at 6:31 pm when a quorum was established with seven members present: Ms. Sara Bachman-Williams, Mr. John Burr, Ms. Helen Erickson, Ms. Martha McClements, Mr. Pat O'Brien, Mr. Maurice Roberts and Mr. Robijn van Giesen. Members absent: Mr. Tom Beal, Mr. Glenn Furnier.

COT staff: Ms. Jodie Brown, HPO.

Guests: Ms. Tricia Galvin, representative of the owner (4a); Ms. Jan Mulder, resident.

2. Approval of Minutes— November 15 and 22, 2022

The LAR/ Minutes were made available prior to the meeting. Mr. Burr noted that Ms. Brown had removed the discussion of the minor reviews from the LAR. They had been discussed at length, with the chair indicating that she would forward the addresses for inclusion in the LAR. Mr. Burr noted the Board needs to keep an ongoing record, which the Board agreed. Ms. Brown clarified that unless the addresses are explicitly stated during the recorded meeting, they should not be included, even if discussed. Henceforth, they can be read into the record in the newly added, permanent agenda item 7. Mr. van Giesen made a motion to approve the LAR/ Minutes as presented, seconded by Ms. Bachman-Williams. The motion was approved by roll-call vote: 7 in favor, 0 opposed.

3. Call to the Audience

None.

4. Reviews

a. HPZ 22-077, 414 S 3rd Avenue (T22SA00489/T22CM04950)

Repair/replace exterior decks, stairs, and railing.

Full Review/Non-Contributing Resource/Estimated time: 30 minutes

Ms. Tricia Galvin presented on behalf of the owners. A previous courtesy review showed a substantially expanded replacement strategy which has been determined to be cost prohibitive. The new plan is to repair and replace as necessary decking (plywood with coating), railing elements (mainly rotted stair treads and railings) and retain the existing 3 staircases and passages in the same configurations as they exist, repainting in the same color as necessary. Ms. Gavin

noted that their architect and contractor recommended replacing the stair treads with Trex—a composite of plastic and sawdust — as a longer lasting material than wood in our environment.

The Board had some discussion of the merits and pitfalls of Trex and asked for guidance from the HPO on its use as an alternative material in the HPZ. The property is non-contributing which potentially allows for more leeway in alternative materials. Ms. Brown noted that there is no consistency on its use in historic districts. In her experience it is more “shiny” than wood and may have heat issues but is longer lasting. Its use may be appropriate in areas such as stair treads which are largely invisible but less appropriate in visible areas such as siding, even on contributing properties. It would be up to the Board to determine the appropriateness of its use in specific cases. The Board noted that there were no plans provided for the project per se, but pictures of the areas to be addressed. COT staff comments were related to the lack of information on the materials to be used. Ms. Gavin responded that her understanding of this review was for appearance only and that all repairs would meet code for permitting. The Board were generally in agreement that the project was basically for repairs/maintenance and was fine as such. The option to replace the stair treads with either wood or Trex should be left open for the applicant to determine.

Action Taken: Mr. Burr made a motion to recommend approval of the repair and replacement, as necessary, of the wood elements of the deck, stairs, and railing with either wood or Trex (stair treads only as requested) with the understanding that the overall appearance and color remain as existing. The motion was seconded by Mr. Roberts. Motion approved by roll-call vote: 7 in favor, 0 opposed.

5. Design Guidelines Project

- a. Update on the design guidelines

No update was made as neither Mr. Beal nor Mr. Furnier was present.

6. Tucson Pima County Historical Commission Separation Update

There are currently no updates. The separation is currently on hold.

7. Minor Reviews

Ms. McClements noted she had enjoyed doing most of the minor reviews during her tenure as chair. The minor reviews are now again held in person.

Per the discussion in item 2, Mr. Burr read into the record the addresses of the minor reviews that Ms. McClements had participated in during November, and had approved:

- 801 S. 3rd Avenue—new solar panels;
- 647 S 4th Avenue—new solar panels;
- 346 S 6th Avenue— replacement of roof shingles.

No minor reviews have taken place in December, and none are currently scheduled.

Mr. Burr asked of the status of the 4-5 ongoing zoning violations in the neighborhood. They range from the “glass blocks” from about 5 years ago to the current 327 E 13th St. for walls, gates, etc. Ms. Brown said she would contact Rick Saldate for an update on those ongoing violations, since none have appeared in her queue.

8. Call to the Board

- Mr. Roberts commented about the recent Mayor and Council meeting and the difficulties in accessing it and its conclusions. He also plans to participate in the upcoming UDC Update process.

He also commented on the recent Neighborhood Meeting for the IPP for the All Saint’s Project where it became clear that Peach Properties no longer is involved in the Cursillo rehabilitation. He questioned whether the COT could approve any parking plan without including that property and its parking needs in that discussion. He asked for clarification from Ms. Brown about the status of that project.

Ms. Brown believed that although Peach Properties had been awarded the Cursillo property through a previous RFP process, apparently the City has now issued a “Cease and Desist” order to them for non-performance on some item(s) in the agreement. She does not know how the COT will proceed under the circumstances.

- Ms. Erickson noted that based on the grant from the Southwestern Foundation for Education and Historical Preservation that a small group is now moving forward with the study on the Historic Commission and its relationship over time with the Historic Zone Advisory Boards. The group includes Ms. Erickson, Mr. Burr, Mr. Ken Scoville (TPCHC), Kathe Kubish (formerly with PC Assessor’s Office) and Sarah McDonald (UA grad student in Planning).

On a second note Ms. Erickson wished to Thank Ms. McClements for her wonderful service on and leadership of the Board, which was then acclaimed by all present! Ms. McClements noted a few highlights of her tenure and thanked the Board for its service, expressing every confidence in it moving forward.

- Mr. Burr commented that the recent Neighborhood Meeting for the IPP for all Saint’s Project did not go well for the developer and was generally opposed by the neighborhood.

Pima County is officially on hold regarding splitting the commissions.

He clarified that at the recent (12-20-22) Mayor and Council Meeting that: 1. The IID Update was passed, but had removed the expansion area for a park in Barrio Sin Nombre. However major concerns about other items that had not been included for revisions such as open and public space definitions/calculations would be going forward at M&C direction for new updates. 2. Mr. Kozachik is the new Vice Mayor. 3. Regarding the ward redistricting, map 2-D was approved.

Future upcoming public meetings are scheduled and may be of board members’ interest:

January 10 (Zoom) & 12 (live): Meetings to discuss sweeping updates to the UDC with a focus on: improving the process; removing barriers for small scale infill development; simplifying Development Standards; and correcting minor errors.

January 10 (11) M&C. January 11 TPCHC. January 12 PRS. January 17 APHZAB

Mr. Burr asked if training for new members is scheduled. Answer: not yet.

- Ms. McClements noted that the COT website no longer works well for Safari (browser) and needs the pdfs from Ms. Brown to complete the recommendations to M&C for next years' candidates. Ms. Brown will help in the process.
- Final general comments were made for Holiday Greetings and thanks for retiring members.

8. Future Agenda Items—Information Only

Ms. Brown noted that nothing is specifically scheduled for January.

9. Adjournment

The meeting was adjourned at 7:08 pm. The next regularly scheduled meeting will be January 17, 2023.