



# Palo Verde Park Neighborhood Association

<http://paloverdeparkneighborhood.com/>

## Minutes, regular meeting

Wednesday, August 21, 2019

### **Roll Call and introductions, present:**

Norma Coffman, president

Mike Southworth, vice president

Andy Weiss, treasurer

Rhonda Bodfield, secretary

Ariel Gilbert-Knight, Thomas Bengford, Old Pueblo Estates delegate

Cathy Cromwell, Matt Russell, Glen Heather Estates delegate

### **Greetings and Code of conduct**

The President read the code of conduct and expectations for civility.

### **President's report**

Thanks to Fountain of Life for hosting us!

***Zombie Walk update:*** As part of an effort to host occasional whimsical events, Palo Verde Park is hosting a walk on Oct. 12 and is expanding the event into the park, to include food trucks, a mariachi band and a DJ.

***Other events*** include the Wellness event Nov. 2 and the Oct. 5 park clean up.

Working on a free paper shredding event. Details to come.

Also considering a home tour in the spring as another fundraiser to highlight midcentury design. Details to come as well.

Considering an Arbor Day celebration in March. Details to come as well.

***Water harvesting:*** Ariel is spearheading an effort around sustainability, neighborhood beautification projects. Looking for volunteers, participants to plan and manage these kinds of projects.

**Treasurer's report:** We have enough money to get 8 more street signs. Balance of 2559.72, signs will cost 2000. Balance of about \$559, \$300 set aside for next year's Park Fest.

**Approval of order for new neighborhood signs:** Andy moved; Mike seconded; unanimous approval.

**Approval of July minutes:** Unanimous approval, no discussion

**Fountain of Life Church:** Brenda Buys, music director at Fountain of Life provided information about music groups available for neighbors to participate in, from groups for

young children to adults. Information about a fundraiser also was shared to help offset the cost of replacing the air conditioning system for the church.

**Featured Speaker: Eric Vondy, state historical preservation office**

Eric started with a brief overview of the history of preservation in the United States. Started in 1850s with effort to save Mount Vernon and eventually expanded from saving individual historic homes to saving pockets of precious architectural areas, like New Orleans or Charleston or Alexandria.

In Arizona, Tombstone was the first to have a historic district, predating Santa Fe and San Antonio.

Real catalysts for more widespread concern about historic preservation came in the 1950s with the advent of the interstate highway system and urban renewal, both of which tended to demolish older areas of town.

National Register created in 1966.

It's the official register of properties deemed worth saving. It does not come with any restrictions or protections. It is a lengthy process and basically an honorary designation. Arizona has very strong private property rights so again, no protections at the state level. It is an opt-in program and property owners can stop participating at any time.

The only restrictions are at the local level and those are limited. There are 30 national register historic districts in Tucson and only 5 of them have a zoning overlay created prior to 1980. Mostly they provide an incentive for preservation in exchange for a voluntary tax reduction program.

Historic districts are made up of contributors and non contributors - dictated by age and/or historic integrity.

A determination of eligibility starts the process. Neighborhood presents information and office decides whether to move it along in the process. Nomination must be written; most have about 30-50 pages. Reviewed by SHPO; then if it is moved up goes to statewide group that reviews national register nominations. Ends up in Washington. If proceed, every property will need its own inventory form (who was contractor, description of building, alterations we know about.)

So why should we do all this? The tax program started in the 1970s to prevent flight to suburbs and provides a 50 percent discount on taxes. The saved taxes would theoretically be reinvested in the property.

If in the tax program, it would usher in some restrictions along the front facade. It is not an attempt to freeze in time per se, but encourages properties to reflect the era of construction. Walls in front of the house can be solid up to 4 feet; higher if there is some way to still see the house with a driveway or fencing. Materials should remain original - don't add stucco or siding. Original windows are ideal. If the original exterior OR original windows remain - at least one or the other - you'll probably OK to enter the program. Solar panels are acceptable. Security bars on windows are OK.

Vondy shared that the City of Tucson did a study on post war subdivisions and looked at 500 different areas. Found 40ish that might be eligible for the register. PVPNA Glen Heather and Miramonte Terrace were identified.

PVPNA may not be eligible just from an architectural standpoint so you want to look at ***the story of the neighborhood***, he advised. Glen Heather was built by the Lusk Cor-

poration, which did a lot of burnt adobe, including Indian Ridge and San Rafael (two that are already on the national register.)

He suggested checking with Jodie Brown, city preservation office. Jennifer Levstik at Logan Simpson Design, an environmental consulting firm, was one of the co authors of the report. Newspaper research is advised.

Was this early veterans's housing? Did the park play a role? Those are the kinds of things you want to look at so there is not strictly a focus on architecture.

Another advantage he shared: Historic districts held their value longer in the recession and they recovered faster.

Ballpark costs: \$20k - \$30k if you hire a consultant. It's not a cheap process unless you put in the volunteer hours.

51 percent of neighbors have to be contributors and have to agree to becoming a historic district.

**Final announcements:**

Ice cream social coming up next, Sept. 18 at 630 p.m.

Meeting was gaveled to a close at 7:28 p.m.