



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/Meeting Minutes
Tuesday, August 30, 2022
Virtual Meeting**

1. Call to Order/Roll Call

Meeting was called to order at 6:34 pm when a quorum was established with six members present: Mr. John Burr, Mr. Glenn Furnier, Ms. Martha McClements, Mr. Pat O'Brien, Maurice Roberts, and Mr. Robijn van Giesen. Ms. Sara Bachmann-Williams joined the meeting at 6:41pm. Members absent: Mr. Tom Beal, and Ms. Helen Erickson.

COT staff: Ms. Jodie Brown, HPO.

Guests: Mr. Henry Zipf, general contractor for the property owners (4a); Mr. Ken Taylor, IT. (Note: Mr. Zipf joined the meeting at 6:41. Item 4 was heard after item 5 on the agenda.)

2. Approval of Minutes— July 19, 2022

The LAR/ Minutes were made available prior to the meeting. Mr. van Giesen made a motion to approve the LAR/ Minutes as presented, seconded by Mr. Roberts. The motion was approved by roll-call vote: 6 in favor, 0 opposed, (Mrs. Bachman-Williams not yet present).

3. Call to the Audience

None.

(Note: Items were taken out of order, following item 5, to allow the presenter for item 4a to join the meeting.)

4. Reviews

a. HPZ 21-068, 528 S Herbert (T21CM06016)

Construct rear addition.

Full Review/Contributing Resource/Estimated time: 30 minutes

Mr. Zipf noted that he had inherited previous plans from his drafter, Mark Olsen, who had unexpectedly died late last year. He was relatively unfamiliar with the property or any changes that have been made to it in the past.

The current plan is to remove a rear porch addition entirely and replace it with a new library addition and new rear porch. He showed the site plan, construction plans, a plan for a new steel window wall, a project statement, and photos of the existing area at the rear of the project parcel. Essentially a new rear room, 10' in

depth and the width of the house, with a flat roof is proposed to replace the existing rear porch. A new 5' depth and building width porch will also be added. The north and south walls will be solid stucco on a frame base and the west wall will be entirely steel and glass with one door. There will be a new "on demand" water heater installation/closet with door on the north wall to replace an existing 40-gallon tank. All rear openings except one door have already been filled in from the inside and will be walled over.

The Board had several concerns about the project. The house is an 1898 adobe structure with a gabled hip roof and a flat roofed historic addition. The front porch had been filled in at an earlier time. Minor reviews showed that in 2018, a restoration of all the wood historic windows, and stucco repair had been done. Soon after the roof shingles had been replaced. A new open wrought iron fence with two gates had been approved and installed, as well as a wood fence/ wood gate extension on the north had been approved. Photos from the 2019 real estate listing showed the restoration of the building, including a new rear porch that did not receive a review. Google Street views showed the open wrought iron fencing in Jan 2021 but also showed a new opaque fence had replaced it by April 2022 and the wood fence was now all steel with a gabion structure at the corner. Because of the unreviewed fence replacement, which now obscures the front of the structure from view, a potential zoning violation exists that will need to be addressed before new construction plans can be approved.

As to the proposed addition, the plans show an indented facade (6") on the south side wall, but a flush facade on the north wall. There are no dimensions to determine the wall or roof heights as they relate to the existing structure. The floor plan presented shows approximately 6 total feet (2', 1'4" and 2'8") of solid wood constructed wall with stucco and a single 3'0" door with a window area of approximately 16'+ of window area (shown as a single pane of glass on the elevation, but the attached steel window/door wall plan shows a much wider expanse of fixed windows with a single door with little wall left.

It also appears that two existing exterior windows and a door are to be (or have been) walled up for the addition. It was also noted that COT reviewers had similar concerns, especially about egress changes to the northwest bedroom after alterations and electrical plans with relation to the various plans for the west wall. It was generally felt that the modernist inspired addition did not relate well to the historic character of the building.

Mr. Zipf concurred that the construction plans need to be altered to address omissions and inconsistencies. He was unaware of the other changes that had been made and how they were to be addressed through a revised plan. He requested guidance from the Board and staff on how to proceed, which was given. He felt a continuance was the best option.

Action Taken: Mr. Burr made a motion to recommend a continuance for the project so that plans could be revised to be more in keeping with the historic nature of the building and to correct potential zoning violations "as discussed during the meeting". 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 new updates to report. Mr. Furnier had not yet met with Mr. Beal on possible edits. Ms. McClements noted that both BHHZAB and WUHZAB were both updating their guidelines currently and were apparently using our draft guidelines as a reference. Ms. Brown clarified that BHHZAB was using both our draft and WUHZAB guidelines as a basis but were currently early in the process. They schedule a second meeting most months just for the review, and the meetings are available by YouTube. WUHZAB is just making minor edits and corrections i.e., fence heights on major routes and possible acceptable materials changes.

6. Tucson Pima County Historical Commission Separation Update

Ms. Brown noted that the entire process is “on pause” currently. No date has been confirmed for Mayor and Council discussion or direction.

7. Call to the Board

- Mr. Roberts noted that interest rates were now rising, signaling a slowdown in the housing market. He expects substantial value corrections by the end of the year. This may affect the number and scale of development requests.
- Mr. Burr noted that he had attended a meeting at the Children’s Museum regarding options for the street paint art project for S. 6th Ave. Three design and three color choices were presented for public vote. The Living Streets Alliance website has the information for input. He also noted that the IID DRC will meet on September 13 for an IID update discussion.
- Ms. McClements noted another street art meeting will be held September 1. Regarding minor reviews, Mr. Beal had participated in and approved 3 cases: 342 E 18th Street and 749 S 2nd Ave. for roof shingle replacements, and 537 S 4th Ave for new solar panels. Two other fence projects at 732 S 3rd Ave. and 337 E 13th Street will be scheduled soon.
- Ms. Brown noted that a special PRS meeting will be on August 31 for three Courtesy Reviews— the Teatro Carmen renovation plans and Tucson Inn and Miracle Mile historic signs proposals.

8. Future Agenda Items—Information Only

Ms. Brown did not know of any future items coming forward in the near future other than potentially a revision of today’s case.

9. Adjournment

The meeting was adjourned at 7:45 pm. The next regularly scheduled meetings will be September 20, 2022, and October 18, 2022.