



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/Meeting Minutes
Tuesday, June 20, 2023
Virtual Meeting**

1. Call to Order/Roll Call

The Meeting was called to order at 6:35 pm when a quorum was established with four members present: Ms. Sara Bachman-Williams, Mr. Tom Beal, Mr. John Burr, Ms. Helen Erickson. Members absent: Mr. Pat O'Brien, Mr. Maurice Roberts, and Mr. Stan Schuman.

COT staff: Ms. Jodie Brown, HPO.

Guests: Mr. Brad Pace, property owner (4a).

2. Approval of Minutes— March 21, 2023

The LAR/ Minutes were provided prior to the meeting. Mr. Beal made a motion to approve the LAR/Minutes as presented, seconded by Ms. Bachman-Williams. The motion was approved by roll-call vote: 4 in favor, 0 opposed.

3. Call to the Audience

None.

4. Reviews

- a. **SD-0623-00065, 821 S 5th Avenue**
Construct of an Arizona room and bathroom addition
Full Review/Contributing Resource

Mr. Brad Pace, property owner presented the project. It is to essentially “square up” the various rear additions, porches and patios (including the water heater, laundry facilities) into a unified rear addition that includes an Arizona Room, laundry closet, 2nd bathroom; and add a small exterior porch. The intention is to use all wood windows/doors, and details with a matching stucco exterior finish, and roof the addition with matching (green) standing seam metal.

The project will necessitate the removal of a poly-carbonate roofed porch, a corrugated metal roof extension, replacement of the east facing kitchen area window (currently a “green-house style, metal pop-out window) that is beyond repair in an approximately 3’h x 4’ w opening, and the removal/relocation of a metal

cistern. Mr. Pace envisions the new 6 (in series) windows of the Arizona room to be fixed, all wood windows (without screens), each 3' 8" h x 3' w. The existing screen doors on the existing 6'8"h x 4'w French doors will be moved to the new, matching, multi-paned wood French doors proposed for the south elevation of the addition. A small porch with 4"x4" wood posts (similar to the existing porch on the north) will provide protection for the new doors. Mr. Pace was open to suggestions for changes to the presented plans.

Mr. Burr noted that clerestory window and sliders were not appropriate in the HPZ. He asked if Mr. Pace would consider replacing the kitchen area window, which by its horizontal opening proportions suggested possibly a pair of double hung windows or other configuration, not a sliding window, would be more a more sympathetic response to the contributing structure. Similarly, the proposed bathroom window (high up on wall, horizontal slider) would better match the vertically oriented openings on the structure if a small vertically oriented window more in line with the existing windows, was used. Mr. Paced agreed and asked if casement windows could potentially be used. Mr. Burr commented that the contributing structure has both double hung and casement windows.

The Board generally agreed that the project was reasonable and acceptable, but noted the suggestions for the two windows were preferred.

It also stressed that although matching stucco was fine, a weep-screed along the new foundation line and scoring of the stucco where the addition meets the existing structure would better ensure that differentiation of old and new was made.

Action Taken: Mr. Beal made a motion for the Board to recommend approval of the project as presented with the following conditions: 1. The non-contributing polycarbonate roofed porch, corrugated roof extension, and metal pop-out window be removed; 2. The two proposed horizontally oriented slider windows will be changed to wood, vertically oriented windows (casement/double hung/ fixed, or combination of) in the kitchen and bath: 3. stucco to match existing with differentiation by weep-screed line, stucco score-lines; 4. The cistern, if retained/relocated should be to the rear of the structure. The motion was seconded by Ms. Bachman-Williams. Motion approved by roll-call vote: 4 in favor, 0 opposed.

Mr. Pace thanked the board for their thoughtful recommendations and looked forward to the next stages of review.

5. Design Guidelines Project

- a. Update on the design guidelines

No new update was made.

6. Tucson Pima County Historical Commission Separation Update

Ms. Brown again noted that the process is still officially on hold.

7. Minor Reviews

Mr. Burr noted that he had participated in five reviews since the last meeting:

- 811 S 4th Avenue: install new electric meter on south side of structure. Approved
- 126 E.14th Street: change of materials for re-roofing, previously approved metal now to asphalt shingle. Approved.
- 619 S 5th Avenue: replace asphalt shingles with in-kind replacement, probably approved (no letter yet).
- 748 S 4th Avenue: corrugated metal fencing, reuse of existing wrought iron front fence on new masonry base. Approved.
- 725 S 6th Ave: re-striping of parking area, demo of non-contributing shed, trash enclosure to be stuccoed per HPZ standards. Approved.

No other minor reviews are scheduled in Armory Park currently.

8. Call to the Board

Specific Updates:

- Mr. Burr noted that he and Ms. Erickson, and 3 others, had been working weekly since January to produce a report on the history of the Historic Commission, Advisory Boards, and design review processes for historic resources, that have now been in place for about 50 years. It included recommendations, and some rebuttal of portions of the Baker Report recommendations. It is currently being reviewed by the TPCHC, which may in the near future adopt a revised final version. It's expected it will be shared with the Advisory Boards for comment when tentatively approved by the Commission. One outcome is that it is not expected now that the Advisory Boards will be "going away".
- Ms. Erickson noted that funding has been restored to the Historic Commission and that training for commissioners, advisory board members and staff are expected to be resumed later this year.
- Mr. Burr noted that a new Planning Director, Kristina Swallow started with PDS on May 30, 2023. Some changes may occur as she transitions into the role.
- Mr. Burr noted that a long-time resident and neighbor, James Woloshin had passed, and that a memorial was scheduled for 6-29-23.

10. Future Agenda Items—Information Only

Ms. Brown noted that nothing is yet specifically scheduled for July.

11. Adjournment

The meeting was adjourned at 7:10 pm. The next regularly scheduled meeting is July 18, 2023.