



**Armory Park Historic Zone Advisory Board  
LEGAL ACTION REPORT/Meeting Minutes  
Tuesday, October 17, 2023  
Virtual Meeting**

**1. Call to Order/Roll Call**

Meeting was called to order at 6:45 pm when a quorum was established with six members present: Ms. Sara Bachman-Williams, Mr. Tom Beal, Mr. John Burr, Ms. Helen Erickson, Mr. Maurice Roberts, and Mr. Stan Schuman. Mr. Pat O'Brien joined the meeting at 6:57pm.

Members absent: None

COT staff: Mr. Michael Taku

Guests: Mr. Kevin Volk and Mr. Morgan Abraham, property owners (4a)

**2. Approval of Minutes— September 19, 2023**

The draft LAR/ Minutes were not available for review. Item will be continued to next regular meeting agenda.

**3. Call to the Audience**

None.

**4. Reviews**

**a. SD-1023-00110, 343 S Scott**

Proposed exterior work including removal of exterior metal stairs, window repair and restoration.

Full Review/Contributing Resource

The property is the Glenwood Hotel, formerly the Arizona Theatre Company offices. The interior conversion of 30 offices into six, two-story residential units was permitted in 2022. (Note: the parcel is actually 117-07-044B, not 044A). The ongoing renovation expanded to some exterior work, which was not reviewed and resulted in a Zoning Violation. Various links were provided prior to the review. The property record card link did not work. The Chair provided that document to the board prior to the meeting.

Owner Mr. Kevin Volk presented, with partner Mr. Morgan Abraham also attending by phone. Mr. Volk, a native of Tucson, has a longstanding interest in the neighborhood and also owns, in partnership, both 340 and 336 S Scott Avenue.

When the property was offered for sale, he and his partner were awarded the sale. He went through the "Presentation" package with the board, noting what had already been done and what needed review/approval. He apologized profusely for having not gone through the review process for the exterior renovation work. Most of the exterior work has been repair, with some minor replacement in kind of the historic fabric of the building, focusing on the exterior doors and windows and other wood components. Unfortunately, the contractor also removed a portion of the non-historic (1988) courtyard wall along Russell Ave. for easier access, without the owner's permission. It will be rebuilt as before, including reinstallation of the gate.

Mr. Volk outlined the history of the building that their research has uncovered. Originally built in 1908, it was expanded in the 1920s-30s with other modifications over time. He showed two postcards, dating from 1955 and 1962 which showed the open arched balconies partially filled in with windows, including one in the former opening over the primary entrance on the west facade. He also shared a 1924 aerial photo which showed no exterior stairs in the rear courtyard. The building was last renovated and converted to office use in 1988-93. They have been able to restore and incorporate historic fabric in their renovation, including original hardware. They have been able to repair all the existing wood exterior doors and windows, with some minor repairs with Douglas Fir, also including the attic vents. No replacement windows or doors are anticipated. The rear exterior staircase, which was non-historic metal and concrete has been removed already, allowing light into previously covered historic windows. This restored the original footprint of the balcony. New interior stairs will provide access to the second floor. The exterior stucco was repaired, and they plan to repaint the entire structure in historically authentic colors, which were shown and discussed. The one new item is the re-enclosure of the second story balcony over the primary entrance on the west side with a new window (which has already been installed).

Mr. Burr noted that Armory Park records indicate that the original building from 1908 was the southern 2/3 of the west facade, with exposed brick. The 3 bay, two story addition on the north side was built in 1921 when the building was stuccoed. The lower arches of that addition were enclosed by permit in 1958. It is unknown when the over entrance arch was windowed in, as shown in the postcards, but it was open again in 1974 when the property was surveyed for the National Register. He also noted that the larger palm is visible in the 1924 aerial, is likely a c. 1908 Washingtonian palm and included on the property record forms. The Board were pleased the owners planned to keep and maintain the two historic palm trees.

The Board asked for some clarifications of some of what was shown in the presentation. The south elevation has a scrivener's error in showing a double window on the upper right that does not exist. Most of the exterior doors are original wood, single-light over lower panels, of various dimensions to fit the many sized original openings, all of which will be retained. It was noted that an east side basement vent, partially exposed by the raised level the parking area will also need (wood framing) restoration and a grille to match those on the west and south sides to provide underfloor ventilation.

The Board were pleased with the overall plans to repair historic fabric, instead of replacement, including the use of Douglas Fir for restoration work. The new window over the arch was discussed. The design shown (and as built) follows function. The half-round large pane is intended to mimic the open arches of the second-floor balconies, rather than replicating those on the ground floor which were installed in the 1980s. The 3 glass panels below are for an operable louver window, hinged at the top. The Board thought it a reasonable design solution.

Regarding the removal of the exterior staircase, it was noted that the upper edge was raised to match the existing balcony rail line. The lower raised (belt course) detail was replicated on the east side, but not on the south side of the reconstruction. Mr. Volk agreed that adding that detail to the south elevation would help with the continuity of design. The Board were also pleased the courtyard wall and gate would be rebuilt as before.

**Action Taken:** Ms Erickson made a motion for the Board to recommend approval of the project as presented with the following conditions: 1. The new window enclosure in the 2nd story balcony open arch to be as shown on the plans; 2. The east side basement vent to be restored to match others existing; 3. The courtyard wall/gate to be rebuilt to the prior configuration; and 4. The lower raised detail line of the balcony shall be added to the south facade. The motion was seconded by Mr. Schuman.

Motion approved by roll-call vote: 7 in favor, 0 opposed.

## 5. Design Guidelines Project

- a. Update on the design guidelines

No new update was made.

## 6. Minor Reviews

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

1. 345 E 13th St: re-shingle of roof, approved.
2. 727 S 2nd Ave: extension of solar installation, approved.
3. 408 E 16th St: re-shingle of roof after storm damage, approved.
4. 218 E 17th St: non permitted shed. The "contributing" garage fell down in a windstorm, c. 2015 and a small shipping container was moved in. Zoning Violation was from city officials, not neighbors. Approved to stay, with some additional screening, but is not considered a precedent.

No other minor reviews are scheduled in Armory Park currently.

## 7. Call to the Board

Specific Updates:

- Mr. Roberts commented on fluctuating property values and the general stability of the market in the neighborhood.
- Ms. Erickson noted the upcoming Historic Preservation Conference and encouraged board members to attend.
- Mr. Burr noted that Mayor & Council will be debating/approving proposed guidelines for hybrid meetings for all BCC's at tonight's meeting. It is hoped some leeway will be allowed as they are tested in practice.
- Mr. Taku noted that Ft. Lowell has been a test case for hybrid meetings and that APHZAB will test our functionality for them before the next meeting. The tests will take place at Safford with the HPO, himself, Mr. Burr, Ms. Bachman-Williams and Mr. Fred Ronstadt. Mr. Taku also noted that FLHZAB had filed an appeal of a case, now scheduled to be heard by M&C on 11-14-2023.

#### **8. Future Agenda Items—Information Only**

Mr. Taku indicated that possible future items will include a revised design plan for one (815) of the FLD lots at 811 S 4th Ave., and a proposed new ADU at 326 E 17th St. Also, approval of 9-19-23 LAR/ Minutes will be carried forward to the next regular meeting.

#### **9. Adjournment**

The meeting was adjourned at 8:15 pm. The next regularly scheduled meeting is November 21, 2023.