



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/Meeting Minutes
Tuesday, January 16, 2024
Virtual Meeting**

1. Call to Order/Roll Call

The Meeting was called to order at 6:33 P.M., and per roll call, a quorum was established with six members present: Mr. John Burr, Ms. Helen Erickson, Mr. Maurice Roberts, Mr. Pat O' Brien, Mr. Stan Schuman, and Ms. Lyn Southerland.

Members absent: None

COT staff: Mr. Michael Taku (PDSD) and Ms. Jasmine Chan (Parks and Rec.). Mr. Taku recorded the meeting.

Guests: Mr. Eric Barrett & Mr. Matt Smith, ARC Studios (4a); Mr. Steven Newton, property owner (4b); Ms. Martha McClements; and Ms. Jan Mulder.

2. Approval of Minutes— December 19, 2023.

The draft LAR/ Minutes were available to the board for review prior to the meeting. A motion to approve the LAR/ Minutes for the meeting of December 19, 2023, as submitted was made by Mr. Schuman, seconded by Mr. Roberts. Motion passed by roll-call vote: 6 in favor, 0 opposed.

3. Call to the Audience

None. No written comments were received prior to the meeting.

4. Reviews

- a. **TP-PRE- 012400010, 100 E 12th Street (220 S 5th Ave)**
Consideration of modifications to Armory Park, including the introduction of a dog park.
Full Review/ Contributing Resource.

Ms. Chan provided a brief introduction: Prop 407, the 2018 Parks & Recreation Bond passed by voters in 2018, provides for about \$1.5M in improvements to Armory Park including: new restrooms, shade for a performance structure, renovation of sidewalks and other features, and amenities like benches and picnic tables. The kick-off and public outreach started in summer 2023 with survey results leading to the development of a conceptual plan. The City has partnered with ARC Studios and the Historic Landscape Subcommittee, among others.

Mr. Smith made the presentation, outlining the three main goals: reduction and elimination of parking and vehicle use inside the park; activation of the park by updating amenities; and restoration of the historic context of the park. The first image shows the existing site and is used for both Armory Park and Children's Museum grounds. Each will be a separate project but relate

contextually, as it's generally been decided that a playground feature would be better on the Children's Museum site, and a dog park area better potentially within the park.

The second image shows the current overall concept plans. The current plaza area, bandstand, bocce and shuffleboard courts, horse-shoe area, and vehicle routes are to be removed. A new expanded and centralized plaza will be built with a centered half circle design that aligns with and connects to the historic radial walkways. The new multi-use and flexible stage area (30' x 60') is envisioned to be flush with the walkways and will be potentially covered by either a solid shade canopy that could be curved to resemble a shell or a shade-sail structure that could be used as needed, with examples of each shown. Adjacent to the building's entry would be new raised planters that can accommodate ramps necessary for grade change access. The bathrooms in the north are to be entirely renovated, with better access.

A newly established north-south axis line would include a 10' wide walkway lined with new trees on both sides that could be used for limited vehicle access for events. The plan is to retain all the existing park trees, except an aging mulberry and some unhealthy ash trees in current plaza basins. Replacement trees are expected to be Arizona Ash, Chinese Pistache, Joan Lionetti Oak, and Ironwood varieties. The perimeter would include some new trees to fill in the gaps from the current plantings, recreating a tree line at the edge of the park as it was originally designed. A new parking lot for staff use is planned for the desert island area to the northeast. Some new trees will be added to new bump-outs that help define the new restriped perimeter street parking, with accessible spaces added.

The current plan is to use the area currently taken for the little used courts at the north side of the park to install a small dog park with both small and large dog areas. Plans include 5' iron fencing with either rounded top hoops or spear points, based on historic area examples. The paving will match existing, possibly using both smooth and exposed aggregate finishes to define spaces. The new ground cover will be DG.

Mr. Barrett reiterated that the playground area at the Children's Museum will be a separate project but will likely include a low raised wall for seating, no formal fencing, a northern barrier area defined by large pots or sculptures, retention of the historic palm trees, new trees along the northern edge, and possible replacement of the grass with artificial turf or a rubberized coating in the play area.

The Board unanimously thanked the presenters for coming in so early in the process and are pleased it will also go to the Historic Landscape Committee for review later in the week. The Board also generally liked the tree planting plans, especially the newly defined eastern axis line. A suggestion was made to consider double plantings to allow for natural replacements. Although not shown, the desert plantings on the north and east will be largely retained.

The Board liked the reoriented plaza design generally and how it responded to the historic orientation and walkways. There were some concerns about how the planters/ stairs/ ramps related to the design features of the existing building as a backdrop. Several suggestions were made on potential options for the shade structure: type, design, permanency with no consensus. A few members felt a band shell reference should be included, since one has existed on the site since 1910. A couple of members noted that a totally flat and flexible space would allow for better variation with event specific temporary stages but would not allow for the impromptu uses a raised platform has provided for decades.

The Board had very mixed feelings on the dog park question. It was acknowledged that the location chosen was the best- and agreed that the existing courts could be removed for lack of use, the introduction of both a visual and physical barrier was a problem. The small scale of the area— about 7000 sq. ft was too small for functionality, especially as it was further divided for small and large dogs. It was generally suggested that it remain grassed rather than DG, both for visual continuity and use. Options for temporary fencing that could be removed, or more transparent designs were suggested. Many felt an alternate location might be a better fit for a dog park, noting the park serves as the city park and many events have 20000+ participants.

Other topics discussed included some replacement lighting needed, seating options, and other clarifications as the project gets refined. Alternate locations for both the dog park and the playground were discussed.

Regarding the concept plans for the playground at the Children's Museum site, the north-side trees are welcomed, as is the retention of the historic palm trees. A lack of fencing was well received. However, the low wall barrier, and use of artificial turf due to environmental hazards were subjects of concern.

The Board thanked the team again for the early presentation. The design team thanked the board for its input.

Action Taken: No formal action taken.

- b. SD-1223-00137, 125 E 16th Street**
Enclose patio into family room.
Full Review/Contributing Resource

Mr. Steven Newton, the property owner, presented the project package. The plan is to enclose the existing rear porch as a room (now shown as two rooms) by filling in between the post and beam construction with stuccoed CMU outer walls, lined with framed insulated inner walls. It includes two small, fixed wood windows on the west (with matching metal awnings), 2 wood French doors on the north, and a door and window on the east. He plans to replicate the appearance of the stone base on the original structure. The new enclosed area will add about 500sq. ft to 972sq. ft. structure.

Mr. Burr asked Mr. Taku for clarification on the status of the review since from both the outside view and from images within the proposal it was clear work had already been done. Mr. Taku responded that it was not technically a zoning violation because it had not been formally reported as such. However, the review should include anything done or proposed that would get the project into compliance.

Mr. Burr noted that the rear porch, and a rooftop HVAC had been approved and added in 2010, and that a minor review in 2018-9 had approved the window awnings, corrugated rear fence, and 4' iron fence on the south side. However, other changes are apparent from the street including a new 8' masonry wall with a double door wood gate that had been added to the east side of the front facade to the east property line, new 6' panels had been added to the front fence, and two shade structures appear to have been added along the east side, among other smaller changes including a window replacement and screens. The chimneys were apparently removed in an earlier re-roofing.

Mr. Newton replied that several changes may have been made before he purchased the property in 2021, but that he had built the garden wall, and freestanding shade structures on the east. A temporary wooden structure in the rear yard had been removed. Mr. Taku noted that all changes should be reviewed at one time, including those already done by the applicant without review. The Board generally agreed that the concept of enclosing the rear porch was appropriate but had concerns over the other work that had been done and pointed out some problems with the plans. The type (100 or 200 amp) of eclectic service and location needs to be clarified. The foundation and attic venting plans need revisions. If mini splits are used, the exterior equipment locations need to be noted. The front facade should be shown as it exists, including window number and placement. Changes to windows, including replacements and screens, should be addressed. Efforts should be made for the addition that should delineate old and new to not create a false sense of history.

Mr. Burr noted that the board has the option to continue the case and asked for a motion to do so to allow the applicant to return with revised and updated plans that would address all the proposed and completed work for review.

Action taken: Mr. Schuman made a motion to recommend a continuance to allow the applicant to revise the plans to address the discussed concerns, seconded by Mr. Roberts. Motion approved by roll-call vote: 6 in favor, 0 opposed.

5. Design Guidelines Project

- a. Update on the design guidelines

No new update was made. The last approved version is now in a working document format.

6. Elections

Mr. Burr noted that the bylaws of the board require annual elections for the three officer positions at the first meeting of the calendar year: Chair, Vice Chair, and Secretary.

Actions taken:

Motion by Mr. Roberts to nominate Mr. Burr as Chair.

The motion was seconded by Ms. Southerland.

The motion passed unanimously by a roll call vote of 6-0.

Motion by Ms. Southerland to nominate Mr. Roberts as Vice-Chair. seconded by Mr. Schuman.

The motion was seconded by Mr. Schuman.

The motion passed unanimously by a roll call vote of 6-0.

The position of Secretary will remain vacant, pending new members joining the board.

7. Minor Reviews

Mr. Burr noted that no minor reviews had taken place since the last meeting. Mr. Taku noted that no minor reviews are currently scheduled in Armory Park.

8. Call to the Board

Specific Updates:

- Ms. Erickson noted that the National Parks Service (NPS) celebration for the Butterfield Trail will be coming soon and will forward the press release. Also, she noted that the UA has now placed a “hold” on plans to demolish the historic Soleri Chapel and will consult with stakeholders after a large outcry from the community.
- Mr. Burr noted that the TPCHC had met on January 10, 2024; PRS had met on January 11, 2024, and reviewed the project at 528 S 3rd Avenue, which had been heard by Armory Park Historic Zone Advisory Board [APHZAB] on December 19, 2023, and voted 7-0 to recommend approval as presented. Also, through Armory Park Neighborhood Association (APNA), he has been a stakeholder on the TEP Midtown Reliability Project and is pleased to note that no part of Armory Park will now be included in the project.

9. Future Agenda Items - Information Only

Mr. Taku noted that a revised design plan for construction of one of the properties (815) of the 811 S 4th Avenue FLD Project was moving forward towards the permitting process. In addition to the return of case 4b, two zoning violation cases will likely come forward for review: 327 E 13th Street for an unapproved fence; and 119 E 16th Street for an unreviewed front door replacement. Later, the FLD project at S 4th Ave/ 18th Street will be coming back for review of the six structures now that the plot plan/ lots have been formally approved.

Mr. Taku expressly thanked the board for serving, and especially noted the efforts of the newly appointed/ reappointed members on getting City Clerk office recognition just before the meeting.

10. Adjournment The meeting was adjourned at 8:31 pm. The next regularly scheduled meeting is February 20, 2024.

- Mr. Burr noted that The Mayor & Council will be debating/approving proposed guidelines for hybrid meetings for all BCCs 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 in 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 would 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.