



**Armory Park Historic Zone Advisory Board  
LEGAL ACTION REPORT/Meeting Minutes  
Tuesday, February 20, 2024  
Virtual Meeting**

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

The meeting was called to order at 6:31 pm when a quorum was established with five members present: Mr. John Burr, Ms. Helen Erickson, Mr. Maurice Roberts, Mr. Stan Schuman, Ms. Lyn Southerland.

Members absent: Mr. Pat O'Brien.

COT staff: Mr. Michael Taku (PDSD)

Guests: Mr. Steven Newton, property owner (4a); Mr. Caelin Norgard, KMS, property owner (4b).

**2. Approval of Minutes— January 16, 2024**

The draft LAR/ Minutes were available to the board for review prior to the meeting. Motion to approve the LAR/ Minutes as presented was made by Mr. Schuman, seconded by Ms. Erickson. Motion approved by roll-call vote: 5 in favor, 0 opposed.

**3. Call to the Audience**

None.

**4. Reviews**

**a. SD-1223-00137, 125 E 16<sup>th</sup> Street (Continued)**

Enclose patio into family room.

Full Review/Contributing Resource

The case is continued from the January 16, 2024 meeting. Please see 1-16-24 APHZAB LAR.

Mr. Steven Newton, the property owner presented the revised project package, which now includes the work already done on the property. He briefly reiterated the plan which is to enclose the existing rear porch as a family room 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 still plans to replicate the appearance of the stone base on the original structure. The new enclosed area will add about 500sq. ft to the 972sq. ft. structure.

The revised plans now show the new (8' stuccoed CMU with brick cap) garden wall on the east side, which includes a double door, wood louvre gate and 3 light fixtures. Also shown are two new, existing, 10'x 20' pergolas on the east side. The elevations have been revised to show the altered bathroom window (now horizontal with fixed wood framing) and the rooftop 3-ton HVAC system and re-shingling (which removed the two chimneys) that were done without review by prior owners. The revised plans now include the existing 100-amp electrical service (which is expected to remain unchanged) and 2 new air handling interior units with an outside compressor just to the north of the newly enclosed room, within the yard enclosure. Also listed are the new screens on the west windows.

The Board were pleased that all the unresolved completed work and prior questions about the plans were now shown. Clarifications were requested about several items. The setback from the east property line from the new garden wall is about 1-2" which is apparently fine with the neighbors who like the additional lighting in that area. Mr. Newton believes he can show that the new garden wall meets structural requirements. The pergolas are freestanding, metal, with interior gutters. No rainwater runoff occurs. Despite their weight which generally keeps them in place, they may later require some type of anchoring. The screens on the west windows, both now existing and proposed are transparent. The new awnings will proportionately match those existing. The fence will be removed abutting the enclosed room.

The Board's major concern was the attempt to recreate the rock base appearance on the new room, as it could create a false sense of history. The owner agreed to remove that portion of the plans and use smooth stucco instead. It was suggested that roof venting should be reviewed by the building division. Mr. Taku requested that the board waive code setback requirements in their action.

**Action Taken:** Mr. Roberts made a motion to recommend approval of the project plans as presented, including work already completed, the waiver of setbacks as appropriate, with the condition the new room would be all stucco, without a replicated rock base. Ms. Southerland seconded the motion. Motion passed by roll-call vote: 5 in favor, 0 opposed.

- b. **SD-1123-00119, 443 S Stone**  
Replace windows, doors and recessed entrance projection.  
Full Review/Contributing Resource

Mr. Norgard presented the project package, which includes minimal changes to the exterior of the building. He is proposing re-painting the entire structure with an "antique white" color on the building with all windows, doors and accents in black. He plans to remove all the wrought-iron window bars. He would like to replace some flat panel doors with eight panel wood doors that match an existing door. He plans to retain all the metal window frames, but will sandblast and repaint them, replacing all the glass in every frame with new 1/4 inch tinted (35%) glass. Two doors in the

courtyard are to be filled in. Finally, he is planning on removing some existing (fabric over frame) awnings and replacing them with four new (6" tubular steel with rusted corrugated metal inserts) awning structures over the street facing doors/windows, that project about 4' out from the building. All other proposed work is on the interior of the building or within the private courtyard.

The property record card was presented, and the building's history was briefly discussed. A small adobe structure (northeast corner) was built in 1880, expanded to the larger zaguan style structure in 1887-1920. Additions were made to the south and east, including the courtyard/structures in the 1940s to the 1980s current configuration. The original roof was replaced with a truss system during the last renovation.

The Board were generally agreed that the paint, door, and window proposals were appropriate. Removal of the bars is the owners' preference. Retaining the existing steel window frames by refurbishment was encouraged. Concerns about the glass replacements were discussed, noting tinted glass was not supported by the district guidelines. They will be clear, low-E glass. While not original, the wood paneled door that will be matched is appropriate, especially since the flat panel doors are not. There were no concerns about the doors to be filled in on the non-contributing structures in the courtyard. Most board members were concerned that the plans were incomplete in that they were not fully dimensioned and did not show how the new proposed projections related to the site and adjoining sidewalks. TRE's were mentioned.

The interior plans created some concerns for the board. No remaining adobe walls (that are required to stabilize the structure) will be removed. Only the nonstructural wood interior framing will be demolished/reconfigured. Although listed on the plans, no dumpsters are anticipated on the site. Several board members were concerned that the change in use listed in the design package as being a change from business to communal residential use, with 8 living units, 45 occupants and no cooking facilities could be problematic. Mr. Taku noted that use was not the purview of the board for review.

The Board's major concern was the proposed exterior awning structures over the openings along the north and west facades, directly over the public ROW. The 3 previous awnings were lightweight metal with a cloth covering, the northern one now partially removed. It was noted that the proposed attachment hardware/mechanisms were not structurally sound to support the new steel structures, especially on the unstabilized adobe portions of the building. Although some "toldos" examples on historic buildings do exist in nearby areas, they do not cover windows, only doors.

After further discussion, Mr. Norgard agreed to revise the plan to remove the 3 awnings proposed for the adobe structure but would like to keep a new steel with corrugated awning on the southwest corner annex that is setback from the street. The board agreed it was appropriate in that location, as long as the plans meet code and building requirements. After a discussion of consensus items, a motion was made and seconded. It was amended and approved by maker and seconder. The final (amended) motion is below.

**Action taken:** Mr. Schuman made a motion to recommend approval of the project that includes: replacing flat exterior doors with wood paneled doors as shown; removing the iron window bars; replacing all the glass with transparent, minimally tinted, low-E glass within the repainted existing window frames; removal of the 3 initially proposed awnings on the adobe building from the project, but allowing a metal awning on the south, west facing block addition, providing it meets building requirements; and that the plans are revised to include all dimensions and revisions for further review. Motion seconded by Mr. Roberts. Motion approved by roll-call vote: 5 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. 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.

## 7. Call to the Board

Specific Updates:

- Ms. Erickson noted that the National Association of Preservation Commissions will be providing the long-discussed CAMP trainings to all advisory board and commission members as well as COT staff on 4-11(evening) & 4-13(morning) virtual sessions. They can be accessed for 30 days and expected to be free of charge. Ms. Erickson expects we will be soon notified by staff and the chair of the TPCHC so we can sign up for these trainings. They will be in addition to the City trainings and cover larger issues like public outreach and code enforcement. Ms. Erickson also noted that the “hold” on the Soleri chapel demolition plan is ongoing. Apparently a 2003 mandate to create a survey by the UA of its historical resources was never completed and should be reinitiated.

- Mr. Roberts again noted that soil samples were being taken at the schoolhouse property (400 block, South 6th Ave.), perhaps in anticipation of a sale or new development plans for the properties.

- Mr. Schuman asked about some street trees requiring maintenance. Mr. Burr noted that APNA may be able to help the property owner, who is responsible.

- Mr. Burr noted that the city will be providing mandatory training for all historic preservation board and commission members on February 28 (evening) and March 2 (morning). This will be the first training in several years and hopefully will provide members with the resources they will need to properly review projects. Please RSVP so staff can have enough packets on hand. The TEP Midtown Reliability Project will hold a public meeting on 2/28/24. There will be a new test meeting on 2/27/24 at Safford school, so we can move to hybrid meetings.

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

Mr. Taku had planned to discuss the training sessions, which have been covered. He noted that they are still working on zoning violation cases. He is unsure when they will be coming forward for review.

**9. Adjournment**

The meeting was adjourned at 8:00 pm. The next regularly scheduled meeting is March 19, 2024.