



**Armory Park Historic Zone Advisory Board  
LEGAL ACTION REPORT/Meeting Minutes  
Tuesday, March 19, 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 six members present: Mr. John Burr, Ms. Helen Erickson, Mr. Pat O'Brien, Mr. Maurice Roberts, Mr. Stan Schuman, Ms. Lyn Southerland.

Members absent: none

COT staff: Ms. Jodie Brown (HPO)

Guests: Mr. Kevin Volk, property owner (4a); Mr. Dennis Canty (4b); Mr. Patrick Rooney, Ms. Etoile Wichnevetski.

**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 Mr. Roberts. Motion approved by roll-call vote: 6 in favor, 0 opposed.

**3. Call to the Audience**

None.

**4. Reviews**

**a. SD-0324-00024, 343 S Scott Avenue**

Change of exterior wall, replacement of 8 windows and install brick pavers.  
Full Review/Contributing Resource

The overall development project was reviewed and approved at the 10-17-2023 APHZAB meeting (see 10-17-23 LAR). The applicant is requesting modifications/additions to the permitted plans.

Mr. Kevin Volk briefly provided an overview of the project to date and outlined the changes they are requesting. The rear courtyard wall, facing Russell Avenue was built in 1988. A portion of it was removed by error by the contractor. The intention in October 2023 was to rebuild it exactly as it was built in 1988. However, to allow for more parking, they would like to change its footprint to create a new enhanced entrance gate to the courtyard, set back from the remaining portion of 1988 wall, which will be

retained. A new angled section of 6' wall will be built around the new parking spaces, and a new entrance wall and gate will be set back from the existing wall foot print. All wall sections will have 8' capped columns at angle points. The angled walls on either side of the new proposed gate will be 7', stepping up to a 94" gate, flanked by 8'10" columns. Wall lamps are proposed for the columns adjacent to the gate. The (expanded) parking area will be leveled (partial asphalt removed) and covered with new brick pavers in an undetermined pattern.

After repair work on all the existing windows, it has been determined that 8 original windows are beyond repair. They are on the south and (south)west sides of the original building. Mr. Volk proposes all wood, single pane double hung windows, produced by Pella Reserve - "Traditional" series and they will have attached 'Ogees" on the upper panel to best match the original historic windows. He currently expects all the other windows to be retained.

The Board were pleased generally with the revised project. All agreed the plans to use pavers for the expanded parking area and selective necessary replacement windows were appropriate. The general concept for the new proposed wall and its layout was generally well received. However, the details and heights were of some concern. The sketch shown had two different styles of double layer cap on the columns and no capping on the wall sections. After discussion, it was felt that a single brick cap on all the walls and columns would be a better solution that does not compete with the building. The lights and gate hardware, although only apparently suggestive, were considered incompatible with the simplicity of those on the building. The type and color of brick to be used was discussed, but not actually provided. The taller height of the gate and flanking walls was discussed. It was suggested that the applicant should provide supporting evidence that taller wall heights do indeed exist in the development zone. It was generally felt that a minor review for historically appropriate lights, door hardware, bricks (and potentially a new gas line, and any other south facing windows that may be determined to need replacement) would be best. Mr. Volk agreed.

**Action Taken:** Ms. Southerland made a motion to recommend approval of the project plans as presented, including the proposed window replacements and brick pavers for 6 parking spaces, with the following conditions: a single brick cap should be used on all the walls and columns of the existing and new yard walls, and that the lights, gate hardware, and brick shall come back to be approved through a minor review. Mr. Schuman seconded the motion. Motion passed by roll-call vote: 6 in favor, 0 opposed.

Next steps were outlined. Mr. Volk thanked the board for making the project better with helpful suggestions. The Board thanked Mr. Volk for thoughtfully restoring the building.

**b. TP-PRE-0324-00061, 460 S 5<sup>th</sup> Avenue**

Remodel exterior including a perimeter wall, replacement of sliding doors.  
Courtesy Review/Non-contributing Resource

Mr. Canty and his wife are relocating from Oregon and now have a contingency contract to buy the property. The timeline for closure is yet to be determined as it will be a bank "short-sell". Mr. Canty is aware that the property has received a Zoning Code Violation for work done by the previous owner. This includes painting of the adobe brick walls and

removal of the window and door bars. The structure was originally built in 1964 and is a characteristically typical mid-century ranch style home in Tucson. It is listed as “Contributing, Non-historic” on the National Register listing for Armory Park. They would like to remedy the Zoning Violation and make some changes to the property if they indeed purchase it. Generally, they would like to privatize the space along 15th Street by building a 6’ stuccoed block wall, with a lower courtyard wall and gate on the east, remove the chain link fence, and make upgrades to the windows, doors, and systems. They would like to retain the paint, and not return bars to the windows and doors.

The Board discussed, and Ms. Brown provided expertise on the paint and other issues. Because of the nature of the adobe, it is likely removal may damage the building, but a change of color may be appropriate. The removed grilles do not appear to have been retained. Both violation items will need to be resolved through formal review.

Potential options for landscaping, window replacements, walls and other items were discussed. Generally, the Board suggested that the historic integrity of design for the midcentury building and its site should be retained and that any modifications be appropriate to the development zone. While it is non-contributing to the district itself, due to age/period of significance, it does have its own character defining features.

**Action taken:** none, pre-courtesy review.

## 5. Design Guidelines Project

### a. Update on the design guidelines

No new update was made.

## 6. Minor Reviews

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

## 7. Call to the Board

- Ms. Erickson again 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 will follow up with chair Terry Majewski to make sure the board will be noticed on the trainings.
- Mr. Roberts thanked Ms. Brown and staff for the training session which he found helpful.
- Mr. Burr noted that the TEP Midtown Reliability Project will hold a final public meeting on 3/28/24. There are now two primary routes—Euclid Avenue and Campbell Avenue. There was no consensus on a route at the stakeholder meeting. The test meeting on 2/27/24 at Safford school was successful generally. Mr. Burr has ordered the equipment

needed (camera/cables) for Mr. Taku's device. We expect to move to a hybrid format for the next meetings.

- Mr. Burr noted that Tim Thomire is expected to be the next City Manager. He also hopes the next Ward 6 Councilperson will be as supportive of historic preservation as was Mr. Kozachik.
- Ms. Southerland is pleasantly surprised that the board's role is so thoughtfully helpful for applicants. She noted she may have some schedule conflicts on election Tuesdays during the year as she works at the polls.
- Mr. Schuman noted he will be in northern Spain in April and May, and will likely not be able to attend virtually due to an expected lack of signal connectivity.

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

Ms. Brown noted that staff are still working on zoning violation cases. She is unsure when they will be coming forward for review.

#### **9. Adjournment**

The meeting was adjourned at 8:22 pm. The next regularly scheduled meeting is April 16, 2024.