



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

This was a hybrid meeting. The meeting was accessible at the provided link to allow for participating in-person, virtually, and/or calling in.

1. Call to Order/Roll Call

The Meeting was called to order at 6:33 P.M., when a quorum was established.

Members present: Mr. John Burr, Mr. Pat O'Brien, Ms. Lyn Southerland (in person); Ms. Helen Erickson, Mr. Maurice Roberts (virtual).

Members absent: Mr. Stan Schuman (excused-out of country).

COT staff: Mr. Michael Taku (PDSD) (in person), who recorded the meeting.

Guests: Mr. Jeff Adragna, J W Adragna Co., (virtual) (4a); Mr. Fred Ronstadt, Safford School; Ms. Annika Risser, student (virtual).

2. Approval of LAR/ Minutes— March 19, 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 Ms. Southerland, seconded by Mr. Roberts. Motion approved by roll-call vote: 5 in favor, 0 opposed.

3. Call to the Audience

None: No one spoke, and no written comments were received prior to the meeting.

4. Reviews

a. SD-0923-00108, 326 E 17th Street

Construct rear yard ADU. Full Review/ Contributing Resource.

Mr. Adragna briefly went over the development package. He noted the contributing structure dates from 1907 and is largely original, with a dining room addition that was done in 2003/4. The addition was used as a design reference for the proposed ADU. Similar concrete sills will be used on the windows. Originally the owners wanted to use vinyl windows but have revised the plans to use Kolbe & Kolbe double hung wood windows that match the 2003 versions. The ADU will be a two bedroom, two bath L- shaped structure with about 819 sq. feet. The details, including roof and frame stucco finish walls will basically match the addition.

There is an older 3 bay structure on the site, which has been permitted for demolition already. The owners could not get insurance for it due to its dilapidated condition.

Mr. Burr asked for some clarifications to be addressed, since the plans are different from the narrative. The distance between the existing and new structure will be 11'6", not the 6' indicated on the plans. It was clarified that height in the HPZ was defined as total ridge height, not midpoint height as used generally in the code. That said, the new ADU is lower (14'11") than the contributing

structure (19'10") and reasonable in the development zone. The roof will have architectural shingles that generally match those on the main structure.

Although the narrative lists vinyl windows, the revised project will use wood windows and doors. At the request of the board, the windows can (and will) be inset into the window openings to comply with area design standards. Clerestory windows are generally not acceptable in the HPZ but may be appropriate at this specific site to allow some privacy within, and help distinguish the ADU from the contributing structure, but should not be used as a precedent. All the corrugated and chain-link fencing will be removed and replaced by 6' high wrought iron fencing that matches the existing 4' fencing at the front of the property. There will be two on-site parking spaces. Although mentioned in the narrative, there is no landscaping plan.

The demolition of the contributing garage is not part of the design package and has already been approved by the Planning Director, with a demolition permit issued. Mr. Taku clarified that although demolitions of contributing structures are generally reviewed by the board, the structure was determined to be a safety hazard by the building inspector, with Tucson Code 16-6 used to permit the demolition.

Because of the discrepancies between the written narrative, the plans, and omissions/ corrections needed, the board were in consensus that these clarifications should be called out in the action/ motion.

Action Taken: Mr. Roberts made a motion to recommend approval of the project as presented, with the following conditions:

- (1) the windows will be wood, to match those in the 2003 addition, and will be inset into the openings;
- (2) the multi-panel and single pane doors shall be wood;
- (3) the 12' maximum height for an ADU will be waived by Development Zone standards (actual 14'11");
- (4) the landscaping is not part of this design review;
- (5) the chain-link and corrugated fencing will be replaced by 6' wrought iron fencing to match existing;
- (6) corrections to the plans will indicate a 11'6" distance between the Contributing Structure and the ADU,
- (7) the wall height is 8'6', and the top height of all openings will be at 6'8".

The motion was seconded by Mr. O'Brien

Motion passed by roll-call vote: 5 in favor, 0 opposed.

Next steps were outlined. The same plans will be presented to PRS with any additional corrections supplemental.

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. 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' CAMP trainings had been a success, and informative.
- Mr. Roberts thanked Ms. Erickson for her work in making the training sessions accessible, which he found helpful.
- Mr. Burr noted that the Ward 6 councilperson candidates had been finalized at 12 which will be narrowed to 4 by M&C, who will then present on 4-23-23. The process is consistently updated the City Clerk's webpage. On a separate note, Mr. Burr also hopes that the audio functionality for the next hybrid meeting will be improved/resolved.
- Mr. Burr asked the single guest to introduce herself. Ms. Risser is in the Masters in Urban Planning program at the U of A.

8. Future Agenda Items - Information Only

Mr. Taku hopes that a longstanding Zoning Violation case on 327 E 13th Street will be coming forward for review.

9. Adjournment

The meeting was adjourned at 7:08 pm. The next regularly scheduled meeting is May 21, 2024.

