



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/Meeting Minutes
Tuesday, May 21, 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

Due to technological/ accessibility problems, the Meeting was called to order at 6:54 P.M., when a quorum was established.

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

Members absent: Mr. Stan Schuman (excused-out of country), Ms. Helen Erickson (excused-traveling).

COT staff: Mr. Dan Bursuck, (PDSD) (in person), who recorded the meeting.

Guests: Mr. Michael Becherer, architect, Swaim Associates (in person); and Elliot Welch, COT, P&R, project manager (virtual); (item4b).

2. Approval of LAR/ Minutes— April 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 Ms. Southerland, seconded by Mr. Roberts. Motion approved by roll-call vote: 4 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. TP-PRE-0424-00102, 825 S 2nd Avenue

Landscaping plan for property.
Courtesy Review/ Contributing Resource.

The applicants were unavailable for the meeting. The courtesy review will be rescheduled for a future APHZAB meeting.

b. TP-PRE-0524-00121, 220 S 5th Avenue

Options for proposed plans and shade structure.

The first courtesy review for the proposed masterplan for the property was presented at the 1-16-24 APHZAB Meeting, by ARC Studios and COT staff. This courtesy review is limited to the proposed shade structure at the center of the proposed new plaza courtyard.

Michael Becher, architect at Swaim Associates, is part of the team working with Arc Studio's Matt Smith and Eric Barret, partnered with the City, to design the improvements for Armory Park that are funded by Prop 407 monies. Mr. Becherer provided a brief overview of the masterplan that was previously reviewed. He then went on with the latest proposal presentation, which showed current and historic aspects of the Armory Park site, along with contemporary precedents throughout the US that have been used as design inspiration.

Currently, there are 4 types of design being considered:

1. **Blur**—a 40' x 40' square pavilion with a rectangular, open truss box on columns, that would have reflective, semitransparent panels on the sides of the truss box that could be metal mesh. Like all the proposals, it faces west at (just east of) the center of the new plaza and might also have back panels/ planters that frame the Armory Center doors.
2. **Reach**—a 25' x 40' simple cantilever structure on 4 columns, that could also have a butterfly roof rear option over the walkway.
3. **Tent**— a 40' x 40' cantilevered structure rotated on a 90 angle, supported by 3 columns, with a sharply inclined roof, whose western point would align with the center of the circle of the plaza.
4. Still to be named option that could feature a freeform tensile roof over posts that might feature spinographic elements.

Mr. Welch, the project manager for the City, noted the items that were part of the Prop 407 language, and the budget. Also to be discussed at a later time will be the bathroom improvements which will require more visibility from the premises.

Mr. Becherer thanked the board for the thoughtful feedback. The Board thanked him for the early opportunity for discussion and input. (Please see the recording for more detailed conversation).

Action Taken: None- courtesy review.

The various proposals were discussed by the board. All were pleased at the central, west facing location. However, many felt the modernity of the shown forms were not as sympathetic to the historic park as would more classic forms. Options that might reference the arch form of the original bandshell, and Palladian style window on the early postmodernist 1974 building would be preferred. The team were encouraged to also seek guidance from SHPO, since the Beaux Arts Park has a pending individual listing nomination for the National Register.

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 a recent minor review for the temporary replacement of 10 doors on the east side of the Temple of Music and Art (330 S Scott Ave), which was approved. Mr. Bursuck did not expect any minor reviews were currently scheduled in Armory Park.

7. Call to the Board

Mr. Burr thanked Dan Bursuck for hosting the meeting and congratulated him for his recent promotion to Planning Administrator. He also noted that Karen Uhlich had been appointed as the new Ward VI Councilperson.

8. Future Agenda Items - Information Only

Mr. Bursuck did not know of any cases pending besides the rescheduling of item 4a.

9. Adjournment

The meeting was adjourned at 7:49 pm. The next regularly scheduled meeting is June 18, 2024.

