



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/Meeting Minutes
Thursday, December 17, 2024
Virtual Meeting**

1. Call to Order/Roll Call

Meeting Opened 6:30 pm

Board Members Attending: John Burr (Chair), Helen Erickson, Maurice Roberts (Vice Chair), Stan Schuman, Lynda Southerland, and Pat O'Brien.

Guests: Michael Taku (Staff), Maria Gayosso (Staff), Anneliza Jordaan (Studio SAMA) (Applicant/Architect)

2. Approval of Minutes— November 19, 2024

Roberts motioned to approve the LAR Minutes as submitted. Schuman seconded. Approved by roll call vote 6-0.

3. Call to the Audience

None.

4. Reviews

- **TP-PRE_1024-00247, 719 S. 4th Avenue**
Remodel/Alteration to existing buildings: removal of walls, veranda roof, pergola, rainwater tanks, relocate condenser; Add: floor benches; outdoor kitchen; garage/pool cabana; door; window, shade structure and demolish carports.
Courtesy Review/Contributing Resource
 - Anneliza Jordaan presented a detailed project overview, including:
 - Existing property conditions.
 - Removal of walls
 - Proposed remodels and additions: structural modifications, garage construction, landscaping enhancements, and interior reconfigurations.
 - Design approach emphasizing indoor-outdoor connectivity and use of natural materials. Add floor benches outdoor kitchen, garage pool cabana doors window shades structures and demolish carports
 - Clarified the vision of creating an urban oasis with extensive use of native vegetation and sustainable materials.
 - Detailed the challenges of working with the existing structure's historical constraints.

1. Board Feedback

- Preservation Standards:
 - Strong emphasis on maintaining the historical integrity of the building.
 - Existing structures must adhere to guidelines for contributing properties in the district.
 - Historical property features, including the original courtyard layout, must be preserved or sensitively modified.
- Design Elements:
 - Concerns about sliding doors, extensive glazing, and overly modern architectural elements that conflict with the district's character.
 - Recommendations to:
 - Replace existing vinyl windows with historically appropriate wood double-hung windows.
 - Avoid modern materials like exposed concrete in visible areas.
 - Consider traditional design for garage façades and entrances to match the historical neighborhood context.
 - Encouraged use of original design elements, such as a gate with sightlines into the courtyard, to maintain air circulation and historical charm.
- Wall Heights and Perimeter Adjustments:
 - Nine-foot perimeter walls deemed incompatible with district guidelines and zoning.
 - Suggestions for alternatives, such as integrating privacy screens within the interior, were offered.
- Material Choices:
 - Positive reception to proposed use of basalt rock and clay pavers for landscaping and hardscaping.
 - Encouraged sourcing authentic materials to ensure historical accuracy.
- Procedural Considerations:
 - Discussed potential utility easement and variance requirements for a zero-lot-line garage on Railroad Avenue.
 - Reinforced the importance of adhering to Armory Park-specific guidelines in Section 9-02 of the Technical Standards Manual.

2. Procedural Guidance:

- Applicants were advised to:
 - Provide detailed elevations and material profiles for all new doors, windows, and structural elements.
 - Consider alternative design solutions that align with historical standards while addressing the client's needs.
 - Review previous approvals and denied cases for contextual reference.
- Clarified procedural steps for submitting formal plans, engaging with multiple reviewing bodies, and the timeline for approval.

3. Next Steps:

- Applicant to refine design elements based on feedback and submit revised plans for a future courtesy review or formal evaluation.
- Administrative support to share historical property records with the applicant for reference.

5. APHZAB Design Guidelines Project

a. Update on the design guidelines

6. Minor Reviews

Chair Burr believed that Michael took care of the solar project at 842 S. 3rd, and those are held up until the next calendar year.

7. Call to the Board

Chair Burr – update on Armory Park Neighborhood Party, which was a success. There was a new proposal for a giant 18' blue and orange neighborhood sign (interior lit, flashing marquee, across from residences (the only place that Safford School has an electrical plug). This will need to be corrected – Chair Burr requested that the sign be reviewed by the Board.

8. Staff Updates & Future Agenda Items – Information only

None.

9. Adjournment

Meeting adjourned at. 8:37 P.M.