



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/Meeting Minutes
Tuesday, January 21, 2025
Virtual Meeting**

1. Call to Order/Roll Call

Meeting Opened 6:33 pm

Board Members Attending: Helen Erickson, Maurice Roberts (Vice Chair), Stan Schuman and Lynda Southerland.

Guests: Michael Taku (Staff), Maria Gayosso (Staff), Pat O'Brien, John Burr, Matt Smith, Steve Grede and Will Robinette.

Schuman motioned to recommend John Burr and Pat O'Brien to remain on board as citizen advisors until Matt Smith and Steve Grede are subsequently appointed into Special Qualification category.

Motion was amended by Erickson to say that Steve, Matt, John, and Pat should be appointed as citizen advisors at this meeting or until the appointment of Steve and Matt. Motion maker concurred and motion was seconded by Helen Erickson. Motion passed by a vote 4-0.

Note Board elections are withheld until the full board is constituted.

2. Approval of Minutes— December 17, 2024

Roberts motioned to approve the LAR Minutes as submitted with a revision that the sign at Safford school be presented to the TPCHC not to APHZAB. Schuman seconded. Approved by roll call vote 4-0.

3. Call to the Audience

None.

4. Reviews

a. TP-PRE_1124-00260, 250 E 17th Street

New construction of a 1.621 square foot single family residence on a currently vacant lot. The property is corner lot at the intersection of E. 17th St. & S. Herbert Avenue.

Courtesy Review/Non-Contributing Resource/ Estimated time: 30 minutes

Staff Taku provided a summary of the review process noting that the applicant is before the board to get feedback. That the applicant will get feedback and use in the design and then refine the design to meet all the information provided. That, when the applicant is ready, the application will be submitted for a formal review. Thus, no action from the board is required.

Architect Will Robinette provided an overview of the project, clarified points, and answered questions during the presentation, including:

- Intent to build a house on the vacant lot.
- Need feedback, information and compliance mechanism.
- Noted no contributing properties around the lot except those across Herbert and 17th.
- The surrounding houses were constructed around the 1990s.
- City maps erroneously list them as contributing properties.
- Discussed the Development Zone, roof type precedents, parapet, flat roof, varying heights, setbacks precedents, massing, parking, and elevations and site plan.

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.
 - Appreciation for the good research and homework into the project.
- Design Elements and Board Suggestions:
 - Concerns about the height of the fence. Response about 6' or 7'. Zoning limits to 4' front and 6' sides/rear
 - Discussion on uncovered off street parking not a garage.
 - North elevation: cover above the door and the windows is quite unusual for cover like that over doors and windows.
 - Inquiry on mechanical and electrical locations and screening. Located underground
 - Windows: square windows are not appropriate in the neighborhood. May consider steel sash that are wider; wood sash are taller.
 - Are front windows wood? Answer-metal clad, double or single hung; metal outside and wood inside.
 - Suggestions: make those windows a little bit taller on the Hubert side and make them double-hung metal, either vertical or horizontal.
 - Main elevation on Hebert should have double hung windows. All windows should have the same style on the house.
 - Historically, most windows in Armory Park are vertical in nature.
 - AP Design Guidelines prohibit clerestory windows.
 - There is a mix for a compatible new building that could have all sorts of options. You just must make a case and present for review.
 - Discussion on door, gate awnings, setbacks, and building materials was
 - Reinforced the importance of adhering to Armory Park-specific guidelines in Section 9-02 of the Technical Standards Manual.

5. APHZAB Design Guidelines Project

No updates. Still working on the draft.

6. Minor Reviews

Some solar and roof replacement reviews were undertaken. Notably, 408 E 16th (Solar); 809 S 3rd Ave (solar); and 228 S 4th Ave(solar). A wood shingle was replaced with a cedar shake roof on 417 S 4th Ave was reviewed and considered appropriate for approval.

7. Call to the Board

Prospective board members -Steve Grede and Matt Smith provided a brief self-introduction. Their appointment in the Special Qualification status is being reviewed by staff and will be forwarded to the Mayor and Council for approval.

Maurice Robert was appointed as the Commissioner for Ward 6 in the Park and Recreation Department, effective December 27, 2024.

8. Staff Updates & Future Agenda Items – Information only

The position of the historic preservation officer is getting close. Interviews have been conducted, and I think that it is at the level of giving an offer, and not long from now we're going to get a historic preservation officer.

Staff requested clarification on Armory Park motion from the meeting of November 19, 2024, regarding the dog park.

John Burr, former Chair, clarified as follows: The action that the Board took on November 19th was to not approve a dog park, but to approve the slimmed down version that was presented has an intrusion moving forward.

Asked to be more specific, he said "It means that the Board did not support the concept of a dog park in Armory Park, but the proposal as presented, the revised proposal for the smaller one, which was 145 by 50 feet, snuggled up to the north, was recommended for approved as the best design iterative of the development". He concluded that "The director approves the plans, moving forward."

9. Adjournment

Meeting adjourned at. 7:25 P.M.