

ARMORY PARK HISTORIC ZONE ADVISORY BOARD

Tuesday, May 19, 2015. 7:30 pm
St. Andrew's Church Parish Hall
S. Fifth Avenue & E. 16th Street
Tucson, Arizona

LEGAL ACTION REPORT

Call To Order.

Meeting was called to order at 7:30 pm.

Sign In: Board Members and Guests.

A quorum was established.

Approval of previous meeting minutes.

Esthermarie Hillman moved and Bill Duffy seconded a motion to approve the minutes of the meeting of April 21, 2015 as presented. Motion carried.

HPZ-15-35 – 741 S. Fourth Avenue – Formal review of proposed Garage/Guest House.

This project was informally reviewed at the April meeting of the HZAB and will be formally reviewed and approved at this meeting. The only issue that was raised at the April meeting was a request for clarification of the windows in the structure. They are to be wood double hung, but that was not clear on the drawings presented at the previous meeting. The property owners presented clearer drawings which showed the wood double hung windows.

Action Taken: Martha McClements moved and Phyllis Factor seconded a motion that "Relative to HPZ-15-35, the Board recommends that the plans be approved as presented". Motion carried.

HPZ-15-38 – 416 E. 16th Street – Formal review of proposed Cattery/Garden Feature.

The property owner proposed a large wire enclosure to protect her cats. The enclosure will be attached to the rear of the house by only two bolts, and will be able to be very easily removed. It will not have a permanent foundation, and will be completely enclosed – walls and roof – with heavy gauge wire. The Board members considered the structure to be very easily removed and to pose no permanent change to the rear of the house.

Action Taken: Esthermarie Hillman proposed and Martha McClements seconded a motion that "Relative to HPZ-15-38, the Board recommends approval of the plans as presented." Motion carried.

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HPZ-15-39 – 825 S. Second Avenue – Formal review, Canopy Extension and Guest Room.

The main reason for the changes to the rear of this house are to accommodate wheel chair access to the house by one of the residents of the house. These changes involved covering an existing open patio and construction of three ramps which will give access to the various areas of the rear space and drive way. These changes are barely visible from the front street view of the house.

The property owners also asked for help with an issue raised by Code Enforcement when they came out to issue a stop work order on this construction. Code enforcement took issue with a small building which has been on the property for over forty years. The building is closer to the property line than current code permits. This is an issue throughout the Armory Park Historic District.

Action Taken: Esthermarie Hillman proposed and Mike Lex seconded a motion that “Relative to HPZ-15-39, the plans be approved as presented and a variance be granted to the long-standing building that is a bit close to the property line by modern code standards.” Motion carried.

Discussion of APHZAB administrative issues.

-- The APHZAB is required to have a Vice Chair. Chair Jack McLain nominated Esthermarie Hillman to fill this role. **Action Taken:** The selection of Esthermarie Hillman was unanimous.

--A request was made to change the starting time of the Board meetings from 7:00 pm to 7:30 pm. **Action Taken:** The change of starting time was agreed upon unanimously. The Chair will inform the City Boards and Commissions of this change.

-- Other administrative issues included:

-- A report on the IID meeting which had been held earlier in the evening. Phyllis Factor reported on the plans for an apartment/retail structure at the South West corner of Stone and Broadway.

--A Discussion of requirements for scheduling reviews for our meetings.

Call to the Public: No public was present to call.

Adjournment: The meeting was adjourned at 8:35 pm.

Legal Action Report recorded and transcribed by Nadine Rund, Secretary