

ARMORY PARK HISTORIC ZONE ADVISORY BOARD

Minutes of Meeting

October 17, 2007

The Armory Park Historic Zone Advisory Board met at St. Andrews Church Parish Hall on Wednesday, October 17, 2007. The meeting was called to order by the Chair, Phyllis Factor, at 7:00 pm.

Members Present: Phyllis Factor, Chair, John Bissell, Bonnie Brooks, Dolores Cannon, Marty Diamond, Michael Hall, Michael Kennedy.

Members Absent: Don Coleman, Adam Ussishkin.

Guests: Chris Stebe, Earl Youssef, Rick Green, Howard Dutt, Bob Nguyen, Harvey Brooks, Kevin Oakes, Nadine Rund, Ex-Officio Secretary to the Board.

1. Tucson Children's Museum – HPZ-06062 – Demolition, Sidewalks, Ramps, Fences, Landscaping.

Informal discussion. Howard Dutt and Rick Green presented for the Children's Museum. They presented plans to remove two walls from the front and sides of the Carnegie Library Building which houses the Children's Museum. The two walls are the huge wall and a smaller wall. In their place, the Museum plans to erect a smaller retaining wall of 20 inches with seven feet of wrought iron fencing above that. This would give both security and a view of the historic building.

The major concerns of the Board were the plans for the north side of the building where a ramp for bringing in exhibits is planned. The Board was concerned that the plan did not address the relationship between this ramp and the existing sidewalks which are a part of the historic landscape of the building. The Board asked for more clarification on plans for the north side of the building.

The consensus of the Board was that "relative to HPZ-06-02, the Children's Museum, the Board was supportive of the general direction of the proposed plans, but wished to have much more detail about the plans for the ramps, entryway, and sidewalks on the north side of the building." Motion by Michael Kennedy, seconded by Marty Diamond. Motion passed unanimously.

2. Earl Youssef – 438 S. Third Avenue – Modifications to rear of property, lot division. Mr. Youssef described the activities planned for this property. On the main house in front, repairs are planned so that the building does not look dilapidated. A porch is planned for the rear. Mr. Youssef presented three designs for this porch. There was some confusion with these designs.

The consensus of the Board was that the design was going in the right direction but that much more detail was needed on the plans for the porch.

Regarding the structure at the rear of the property, plans are to maintain much of the original structure but make it practical for living. The question of a lot split is still in discussion, with more information needed from Development Services.

3. Chris Stebe – 229 S. Herbert Avenue – Addition to house. Informal review. Mr. Stebe presented plans for an addition to this house on the rear of the property. The addition will come to the property line, which is consistent with structures in the development zone. The Board cautions that all set backs be

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clarified. The Board also asked for clarification on the planned windows for the addition. The Board asked Mr. Stebe to return with more specific plans for the windows on the addition and to clarify the set back issue. The Board was generally supportive of the direction of Mr. Stebe's plans.

4. Bob Nguyen – 843 S. 2nd Avenue – Presentation of color chart, explanation of utility issues. Mr. Nguyen presented the color chart from which he had selected his color after discussion with his site representative. Unfortunately, the color turned out to be much brighter than anyone imagined. This raised the point of asking homeowners to paint a large square on the building before doing the final total house painting.

Regarding the utility issue, Mr. Nguyen is working with Tucson Electric Power to bring power to his property without stringing wires over other residences or bringing power poles on to Second Avenue. He will bring his power in from the corner of 2nd Ave. and 19th St. and will go underground with his electricity, phone, and television cables.

Reports on site visits: 745 S. 3rd Avenue. A question has arisen about the windows on this property. John Bissell is the site representative on this project and will coordinate with the Chair and Frank Podgorski in this issue.

Elections: All of the current Board members remain for another year. The Board will ask Don Coleman if he would like to be reinstated for another year. Nadine Rund is willing to run again for the Board.

Announcements: the next meeting is scheduled for November 22, 2007. This is the night before Thanksgiving. The Chair asked if the Board would consider changing the meeting date to the Wednesday before, the 14th of November. All were willing. The City Clerk's office will be notified and any individuals indicating a desire to present to the Board will be notified.

Call to the Public: None of the public present wished to speak.

Adjournment: The meeting was adjourned at 9:15 pm.

Minutes recorded and transcribed by Nadine Rund and approved by Phyllis Factor, Chair