

**Armory Park Historic Zone Advisory Board  
Legal Action Report**

**Tuesday, 21 November 2017, 7:00 P.M.  
St. Andrew's Church Parish Hall  
E. 16<sup>th</sup> Street and S. 5<sup>th</sup> Avenue  
Tucson, Arizona**

**1. Call to Order.** The meeting was called to order at 7:02 PM.

**2. Introduction of Members and Guests.** A quorum of the Board was established with seven members present: J Burr, M Crum, W Duffy, P Factor, G Hesley, E Hillman, M McClements. Absent: M Diamond, M Lex. Also present were Board candidates S Grede, M Means, and W O'Brian.

**3. Approval of Previous Meeting Minutes.** Motion made by Ms. Hillman, seconded by Mr. Burr, to approve the previous meeting's minutes using the meeting's Legal Action Report. Seven votes in favor, none opposed, no abstentions.

**4. Planning and Development Services Department Update to the Board.** Michael Taku, PDSO Lead Planner. Mr. Taku reviewed the HPZ process, said the City would initiate training for HPZAB members next year, and asked for feedback on making the HPZ process better. Board members asked that the City keep the Board informed of approved changes to plans that the Board had already reviewed, to help prevent misunderstandings within the neighborhood. The Board will provide additional feedback at a later date.

Mr. Taku also reported that Mayor and Council have directed staff to initiate the process to amend the Armory Park HPZ boundary to remove the Baffert property from it.

**5. Informal Review, 726 S Bean Ave.** Brian Kassel, property owner. Mr. Kassel proposes to build two two-story apartment buildings on a vacant lot. The Board had a number of questions, including the buildings' proposed height and whether existing examples in the development zone support the proposal.

**6. Informal Review, 811 S 4<sup>th</sup> Ave.** Fernando Chiquette, property owner. Bill Mackey, architect. Proposed Flexible Lot Development, adding houses and remodeling two existing structures. Mr. Mackey presented plans to build five two-story houses on three lots. There are two existing houses. One house on 4<sup>th</sup> Ave would be built with a gambrel roof and the other four (one on 4<sup>th</sup> Ave and three on Railroad Ave) would be built in a Sonoran style. Board members' questions included whether two-story houses were appropriate and how the Railroad Ave frontage would appear.

**7. Formal Review, HPZ 17-74, 731 S 4th Ave. (HPZ Violation).** John Lee, property owner. Installation of security bars on 4<sup>th</sup> Ave windows and of glass block windows on Railroad Ave side without prior HPZ review. Mr Lee explained that TEP informed him that due to the new installation of the electric service on the back side of the property only non-opening windows could be used within three feet of that service. In the bathrooms they are part of new tilework so tearing them out would involve considerable expense. The security bars' artistic appearance is inappropriate for the house. Mr. Lee said he was willing to remove them.

**Actions Taken:** 1. While APHZAB would not have permitted the use of glass block windows if asked prior to their installation, the Board is willing to allow them to remain if the property owner develops a plan to retrofit their exterior appearance to make them look more conforming to historically appropriate windows and presents his proposal to the Board. The Board emphasizes this sets no precedent for other properties. Motion by Mr. Burr, second by Ms. Factor. Seven votes in favor, none opposed, no abstentions.  
2. The Board recommends that the property owner remove the 4<sup>th</sup> Ave. window security bars or replace them with some more historically appropriate. Motion by Ms. Factor, seconded by Mr. Crum. Five votes in favor, two opposed (Ms. Hillman and Ms. McClements), no abstentions.

**8. Formal Review, HPZ 17-91, 245 S 5<sup>th</sup> Ave. (HPZ Violation).** Waverly Rentals, property owner. Windows / doors / porch replacements without prior HPZ review The property owner replaced all the windows with vinyl windows and all the doors, and replaced a small porch on the back of the house facing 13<sup>th</sup> St.

**Action Taken:** The Board agrees to allowing the windows and doors currently in place to remain temporarily in order to secure the property, but the property owner should explore the history property cards and develop a plan to present to the Board that will restore the character-defining elements of all the door and window openings and the back porch, in character with the age and style of the house. Motion by Mr. Burr, seconded by Ms. Factor. Seven votes in favor, none opposed, no abstentions.

**9. Call to the Public.** None responded.

**10. Discussion of APHZAB Administrative Issues.** The Board will elect 2018 officers at the December meeting. The Board discussed that new construction on vacant lots needs to be consistent with HPZ guidelines and not set precedents that may negatively impact the integrity of the HPZ.

**11. Adjournment.** At 10 PM. Ms. Hesley moved, Ms. McClements seconded.

Respectfully submitted,  
William Duffy  
Chair, APHZAB