

**Armory Park Historic Zone Advisory Board (APHZAB)
Legal Action Report**

**Tuesday, 19 February 2019, 7:00 P.M.
St Andrew's Church Parish Hall
E. 16th Street and S. 5th Avenue
Tucson, Arizona**

1. Call to Order/Roll Call.

- APHZAB members: A quorum was initially established with eleven APHZAB members present: Mr. J. Burr, Mr. M. Crum, Ms. P. Factor, Mr. G. Furnier, Ms. M. McClements, Mr. M. Means, Mr. P. O'Brien (after approval of minutes), Ms. M. Ress, Mr. M. Roberts and Ms. G. Schau. Absent: Mr. S. Grede and Ms. G. Hesley.
- IT Support: Mr. K. Taylor
- Guests: Mr. G. Bedinger, Ms. J. Brown, Ms. E. Franzen, Mr. B. Mackey, Ms. H. McCormick, Ms. J. Mulder, Ms. C. Wilke, and Mr. M. Wilke.

NOTE: Upon calling the meeting to order, the Chairperson, APHZAB announced that PDSO was making an audio recording the meeting for posting on the City Clerk's website.

2. Approval of Minutes from APHZAB meeting on 15 Jan 2019. Motion made by Mr. Burr and seconded by Mr. Crum to approve Minutes from 15 Jan 2019 as presented. Nine votes in favor: Mr. J. Burr, Mr. M. Crum, Ms. P. Factor, Mr. G. Furnier, Ms. M. McClements, Mr. M. Means, Ms. M. Ress, Mr. M. Roberts and Ms. G. Schau. Opposed: None. Abstention: None.

3. Election of 2019 APHZAB Secretary. Ms. M. McClements nominated Mr. M. Means to serve as the Board Secretary. Motion made by Ms. McClements and seconded by Ms. Factor to approve Mr. Means to serve as Secretary. Nine votes in favor: Mr. J. Burr, Mr. M. Crum, Ms. P. Factor, Mr. G. Furnier, Ms. G. Hesley, Ms. McClements, Mr. P. O'Brien, Ms. M. Ress, Mr. M. Roberts and Ms. G. Schau. Opposed: None. Abstention: Mr. M. Means.

4. Historic Preservation Zone Full Design Review Cases.

Proposed alterations of any design elements must comply with the Unified Development Code (UDC) Section 5.8/TSM 9-02.3.0/Armory Park Historic District Design Guidelines 9-02.7.2/ Revised Secretary of the Interior's Standards and Guidelines.

HPZ-19-09, 133 E. 17th St. Parcel #117-07-177B. B & K Property Group, LLC, property owner; Mr. Bill Mackey, architect. New single family home on vacant lot.

- Mr. Mackey provided an overview of the proposed design and the development zone along E. 17th Street and S. Arizona Avenue consisting of a variety of contributing structures including Craftsmen, Mission Revival, Pueblo Revival, Sonoran and Anglo-Territorial style buildings. He provided also provided a comprehensive review of the design features identified in the Unified Development Code with specific examples within the development zone for each feature of the proposed design.

- The current design features the following:

- A single family, late Victorian/Craftsman style residence facing E 17th Street with attached garage facing S. Arizona Avenue. Square footage was not available.
- The overall gable height of the structure is 24'6".
- The main structure has a hip roof to enable bedrooms on the second floor. The roofing material is asphalt shingle. The two car garage will have a parapet roof.
- The proposed setbacks along E. 17th Street are consistent with referenced properties in the development zone. The proposed setback along Arizona Avenue is 1'6", also consistent with referenced properties in the development zone. However, the Board encouraged Mr. Mackey to contact adjacent neighbors to the east and north as a courtesy, because of reduced setbacks.
- The primary entry façade along E. 17th Street will also have a new 3'9" wrought iron/masonry stucco fence that extends north to the garage on Arizona Avenue. A 6' stucco wall is proposed for the remaining Arizona Avenue side, north of the garage.
- Windows, trim and doors are wood/wood.
- The lot size is 82' x 66'.

- Additional discussion with the Board members:

- An enclosed, glassed-in entry porch is planned for the primary entry. Although no contributing structures would have or be allowed this modification, it may be reasonable for a new compatible structure, as it references the proportions and details characteristic of the adjacent historic structures.
- The west elevation as presented is incomplete as it does not show the west wall of the bedroom portion of the building, although it is set back. That facade does include a second set of French doors that match those on the north facade, as referenced in the site/floor plan. Historic French doors on rear and side elevations are apparent on adjacent contributing structures in the development zone. (Note: please add in that additional facade in the plans.)
- Exterior access (such as stairs) to the garage roof patio, other than from the primary structure's two bedroom doors is not planned. (These meet code requirements, since the dormer windows are not of sufficient size for access.)
- No skylights are planned at present for the 2nd floor stairwell or bathroom. If latter added to the project, they will require a minor review.
- Mr. Mackey proposed additional vegetation to help provide some relief of the large blank wall of the garage on the south side.
- Although the setbacks on the north and east are significantly reduced, they are reasonably supported by the development zone.

Action Taken: the Board recommends approval of the design as presented with the following conditions: 1) modify the west elevation to correctly show the west wall of the bedroom as it extends to the north, 2) approve the reduced setbacks on all four lot lines: 25' reduced to 13'/ 20' on the south (principle) facade; 3' 9.5" to the east; 4'8" to the north and 0'(wall) and 1'6" garage to the west. All are supported but the development zone.

Motion made by Mr. Crum and seconded by Mr. Roberts. Nine votes in favor: Mr. J. Burr, Mr. M. Crum, Mr. G. Furnier, Ms. M. McClements, Mr. M. Means, Ms. M. Ress, Mr. M. Roberts and Ms. G. Schau. Opposed: None. Abstention: Ms. P. Factor. Ms. McClements, Chairperson, and Mr. Means, Secretary, provided the APHZAB stamp to the presented plans with comments

and signatures.

5. Courtesy Reviews. Information and feedback only. (No action required)

844 S 5th Ave. Parcel #117-08-8990. Mike and Christine Wilke, property owners, and Bill Mackey, architect. Rehabilitation of the existing contributing structure and some additional buildings.

- Mr. Mackey provided an overview of the proposed design with a comprehensive overview of the characteristics of the ‘eclectic’ architecture styles and roof types of the development zone. The parcel is on the western boundary of the Armory Park Historic Preservation Zone (east side of Arizona Avenue). The Board noted that structures on the west side of Arizona Avenue, although contributing and included in the National Register Historic District, are not a part of the HPZ development zone and cannot be used as guidance. Mr. Mackey stated that the contributing structures do help to provide context to the overall design. Mr. Mackey also stated that his intent for this review was to obtain preliminary Board feedback on site utilization, demolition of the rear porch, material selection for the new construction and application of a stucco finish over the existing brick of the main house prior to a full design review.

- The current design features include the following:

- Build a ‘sleeping quarters’ structure behind but connected to the main house with a covered, open porch. The main house will be for kitchen dining and living. The creation of a basement area under the sleeping quarters is under consideration.
- Build a stand alone, two car garage/storage structure with access to Arizona Avenue
- Build an open carport of tubed steel with access to 5th Avenue between the main house and the south lot line.
- Demolish the existing (contributing) back porch that was enclosed at some point after the house was built in 1915, but is currently in a very deteriorated condition.
- Build an open, covered porch as a replacement for the current porch to connect the main house with the new structure labeled as ‘sleeping quarters’.
- Replace the chain link fence along the east property line with a partial four foot wall/wrought iron fence and wrought iron gate for the carport.
- Build a 7’ fence with gate on the western and southern property lines.

- Additional discussion with the Board members:

- There is a window opening with a partial arch over a portion of the center window on the south side. It is unclear when the opening was modified. The plan is to block in that opening. The Board noted that it was very likely it was a small original bathroom window that was later enlarged and should be restored in some way to be consistent with the integrity of the south facade. The floor plan suggests this was a small room with an exterior window.
- The roof of the main house is covered with asphalt shingles. The roofs of the new additions, carport and proposed new porch will be standing seam metal. The Board was concerned that newer materials may not be compatible with the original structure.
- The main portion of the house has painted brick exterior walls. However, the plan is to stucco the main house due to the “deteriorating” condition of the bricks. The Board requested

that Mr. Mackey consider repair of the brick and repainting, because stuccoing original brick surfaces is discouraged by the Armory Park design guidelines. Only rarely when the surface has irretrievably been damaged has this been allowed, after expert consultation.

- The proposed material choice for the garage is a galvanized, corrugated metal wall and a painted grey standing seam roof with metal stud walls or similar product. He was encouraged to find reference examples of corrugated metal siding and standing seam roofs within the development zone to support the proposal.

- The material choice for the ‘sleeping quarters’ is a different metal for the walls, a painted grey standing seam roof and insulated concrete formwork for the exterior walls. One member suggested consideration of brick to match the primary structure. Other board members questioned how the ‘addition’ was compatible with the contributing structure.

- There was discussion regarding a limitation on the potential size of the addition to 75% of the primary structure. Mr. Mackey requested a specific UDC code reference for validation. However, he contends that this UDC code does not apply since the ‘sleeping quarters’ will be connected to the main house via the covered porch. He also stated that he has coordinated the square footage of the structures with zoning requirements. The Board requested the dimensions of the structures for the full design review.

- It was noted by the Board that the contributing structure is now listed as being 1099 sq. ft. Removal of the enclosed porch area would reduce that to approximately 825 sq. ft. The proposal suggests an 864 sq. ft garage /accessory building, a +/- 600 square ft. carport/accessory building, a new covered porch of +/- 320 sq. ft. and a new addition that includes the sleeping quarters, large covered veranda, and enclosed stairway that suggests a 1200-1300 sq ft. footprint. The code limits total accessory structures to no more than 50% of the primary structure. Several members of the Board expressed concern that the sleeping quarters structure appears to dwarf the main structure.

- The porch on the rear was enclosed with T1 eleven wood siding that is now deteriorated beyond repair. However, the Board recommends consideration of a repair/replacement of the porch as a transitional element since it is a characteristic feature of both the primary structure and the other bungalows in the HPZ. Mr. Mackey made a counter argument citing context and perception. It was suggested that Mr. Mackey consult the Sandborn maps to determine that the porch was not original to the building.

- The Board pointed out that the elevations on chart labeled G16 South Elevation are really the east elevation.

- The proposed 7’ fence on the south and west sides of the parcel would require a variance, because although the building code now allows them, the zoning code, which prevails, does not. Side and rear walls shall be 6’.

- The CMU wall on the front porch will be removed and replaced with some other element.

- The Board is concerned about the placement of the carport on the south side with a zero lot line along the bedroom windows of the property to the south. It noted that only one other carport in the development zone was set back behind the primary structure and was considerably smaller in scale and design. The streetscape of 5th Avenue does not support its design.

- The Board requested that the clients/architect consider alternative design solutions for the ‘sleeping quarters’ addition that would be more compatible with and supportive of the contributing structure.

6. Update status of APHZAB design guidelines project and approval of minutes of the APHZAB Design Guidelines Working Group meeting on January 10, 2019.

- Mr. Means and Mr. Taylor provided a status report on the project to update the Armory Park design guidelines. The first end-to-end draft is out to the project team and APHZAB members. Some feedback has been received to date. The requested feedback suspense is no later than 1 March. Mr. Means reminded members that no feedback equates to agreement with the proposed content. Based upon the feedback, the working group will identify and discuss issues and concerns on 5 March. The recommendations of that meeting will be presented to the full APHZAB at a special meeting of the Board on 26 March for discussion and potential inclusion of decisions into the design guidelines. A second draft of the guidelines will be drafted in a two-column format with appropriate graphics for a final review by the team, APHZAB and PDSD.
- The APHZAB with voting authority approved the minutes of the working group meeting conducted on 10 Jan 2019 and re-confirms that the working group is performing according to APHZAB expectations. Motion made by Mr. Roberts and seconded by Ms. Ress. Ten votes in favor: Mr. J. Burr, Mr. M. Crum, Ms. P. Factor, Mr. G. Furnier, Ms. M. McClements, Mr. M. Means, Ms. M. Ress, Mr. M. Roberts and Ms. G. Schau. Opposed: None. Abstention: None.

7. Current Issues for Information/Discussion

a. Minor reviews conducted since last APHZAB meeting. Minor reviews were conducted at 630 S. 4th Ave for security bars on windows and 140 E. 18th St. for fencing. The latter was the first of four individual reviews directed by PDSD.

b. Status of zoning violations. No change on violation at 731 S. 4th. A new violation has been reported for an eight foot fence on S. Arizona Ave. Another potential violation has occurred with the removal of the original one foot retaining wall on a property on S. 4th Ave.

c. Plan to conduct APHZAB business (Chair expectations, potential process improvements, changes to draft design guidelines).

- As Chairperson, Ms. McClements provided her expectations of Board members and the conduct of Board business. A general discussion followed.

- Ms. McClements desires to limit the number of reviews per project and limit the amount of reviews by the APHZAB. The Board agreed in principle. The Board also agreed to set a target objective of two reviews per proposal (e.g. Courtesy review and Full review with recommendation, Full reviewed continued and Full final with recommendation), but recognizes that there may be unique situations when more Board reviews may be appropriate.

- The Board should strive to make clear recommendations to applicants to minimize uncertainty and guesswork as to what is acceptable. The members also recommend a short wrap up after reviews.

- The Board agrees to include a brief description of how the Board conducts reviews in the proposed new design guidelines. Members also recommend including references to other successful design proposals as potential examples to follow.

- The Chairperson also seeks expanded Board member participation for minor reviews. These typically occur on Fridays and later in the morning due to recent feedback to PDSB.

8. Call to the Board. (Information only)

- Mr. Crum has identified several short, concise documents relevant to all City Board members. For example, there are documents on the open meeting law (one page), conflicts of interest (one page) and suggested ground rules for Boards and Commissions meetings (one page). Mr. Crum intends to contact the City Clerk's office to ensure that he has the latest version of each document and then make those available to place in the APHZAB member reference library.
- The Height Text Amendment went back to the Planning Commission at a public hearing with a recommendation of 8-1 to Mayor and Council for approval. Mr. Burr believes the Mayor and Council will review 'easier, housekeeping' issues in March and set up a task force to develop a timeline for the harder issues in April.
- A member sought guidance to address parking issues on the east side of 2nd Ave, which is not part of the Armory Park HPZ. Points of contact were provided.

9. Call to the Public. (Information only)

- Ms. J. Brown from PDSB talked about potential plans to conduct training for Board members. The last session occurred in November 2018. Planning is ongoing with the next training session expected in the summer timeframe, but the intent is to maximize the availability of limited staff for multi-board members. One possibility is to focus specific training for new members and a shorter session for all members.
- One member suggested an in-house member meeting with outgoing and incoming members focused on Board issues without including any of the more time consuming design reviews. Several supported the suggestion, but the meeting must meet open meeting standards.
- Ms. Brown stated that PDSB is trying to work with applicants to improve the quality of proposals for review.
- The Board recommended that an annual training session be scheduled in February each year for new members of all HPZ Boards.

10. Next Scheduled Meeting: 19 Mar 2019

11. Adjournment. At 8:25pm.

Martha McClements
Chairperson, APHZAB