



Armory Park Historic Zone Advisory Board
Tuesday, January 21, 2020, 6:30PM
Parish Hall, Saint Andrew's Church
545 South 5th Avenue
E. 16th Street and S. 5th Avenue
Tucson, Arizona

Legal Action Report/Meeting Minutes

1. Call to Order/Roll Call

Meeting was called to order 6:31 pm.

A quorum was established with all 9 members present: Ms. S. Bachman-Williams, Mr. T. Beal, Mr. J. Burr, Mr. G. Furnier, Mr. S. Grede, Ms. M. McClements, Mr. P. O'Brien, Mr. M. Roberts and Ms. G. Schau. Absent: None.

IT: Ken Taylor

Audience: Jodie Brown, PDSO; Jesse Soto, TDOT/COT; Richard Lanning, property owner; Alex Enoch, designer; Valerie Enoch, guest; David Shambach, architect for The Baffert; Anna Cooper, resident; Jack McLain, resident; Greg Bedinger, resident; Jan Mulder, resident (TPCHC/PRS).

2. Approval of Minutes-December 17, 2019

Mr. Beal made a motion to approve the minutes as presented, Mr. Burr seconded. The motion was approved by 9 votes in favor, 0 opposed.

3. Call to the Audience

None.

4. Reviews

a. HPZ 19-108, 521 S. Russell

Construction of an attached second dwelling unit at the rear of the lot.
Full Review/Contributing Resource

The project is a completely new proposal for a secondary dwelling unit on the property, following a previously reviewed project that was rejected/withdrawn. Mr. Enoch, designer (Cadman Designs), presented the revised design project by showing what had changed from previous iterations. The new dwelling is now smaller than the contributing structure (verified); the majority of the building has been set back from the property line by 3'; the new dwelling is separated from the primary structure; the height is now lower (11' 4") than the contributing structure; and the details have been revised to be more compatible to the contributing structure. As the presentation continued, it also became evident that a new adobe (stabilized block) wall of 6' was also planned along the portion of the lot line where the structure has been setback (this was not indicated on the

plans presented). The applicant(s) requested the board include this element in the review as well.

The board had several concerns on the proposed design. The first was how the drainage would work on the lot with the revised setbacks. Mr. Enoch responded that the drainage for the new building would be entirely to the west and tied into the existing drainage. He also stated that he did not expect problems with the small yard area (permeable). The small overhang over the French doors was minimal.

The Board requested clarification on the planned doors and windows. All doors and windows will be wood, non-clad, and either solid/paneled (front/ garage) or 2/8 paned double doors. Wood headers and brick sills are in keeping with the primary structure. However some concern over the rhythm and proportions of the series of windows on the east side (hallway, master bedroom) was discussed. Mr. Enoch was willing to replace the three narrow tall windows (in series, with a single header and sill) with two separate windows with individual trim to be more in keeping of the proportions of historical window openings, as present on the contributing structure. He did request maintaining the tall narrow window (minimally visible) in the master bedroom to provide enough light/ privacy into the room.

The Board asked for clarification on the new adobe wall. Mr. Enoch stated the site wall will be exposed (concrete stabilized) adobe with a concrete cap. Mr. Enoch indicated that he would maintain a minimum 2'-0" clearance between the building and the wall.

Action taken: Mr. Burr made a motion to recommend approval of the project as presented with the conditions of: the windows (in series) on the east wall will be revised to reflect the rhythm and proportions of the contributing structure's openings (2 vs.3) individual windows/trim; all doors and windows wood (as presented); and a new adobe perimeter wall (6'-0" high, max) be installed with a minimum 2'-0" clearance between perimeter wall and structure. Mr. Beal seconded the motion.

Motion passed with 8 votes in favor: Ms. Bachman-Williams, Mr. Beal, Mr. Burr, Mr. Furnier, Mr. Grede, Ms. McClements, Mr. O'Brien, Mr. Roberts. One vote opposed: Ms. Schau.

b. HPZ 20-007, 5 Points Art Project

Construct decorative arches over the roadway (intersection of South Stone, South 6th Avenue and West 18th Street) in the Right-Of-Way
Full Review

Mr. Soto, TDOT, presented the project, now that 100% plans had been approved for construction. The project consists of 5 large arches with pedestals over the intersecting streets. Each will have lighted signage representing the four historic neighborhoods/ barrios that come together at that point (the fifth element being the Caesar Chaves park that will also now be recognized with a statue/ pedestal of the leader. Mr. Soto noted that the project had begun construction the prior week (1-13-2020) and that all elements, including the art panels had been completed. He reiterated the process has been over a period of years and that prior reviews included federal, state, and regional entities. He clarified that State Historic Preservation Office had cleared the project, finding no adverse impacts on the adjoining historic districts.

The Chair noted that this project review was basically a formality for PDSD process, as previous informal reviews had been held over the years.

The Board asked for clarification on several elements. The plans indicate both neon and LED lighting: LED's had been selected for maintenance issues. Mr. Soto noted the brightness of the lighting could be preselected and requested feedback; the Board suggested dimmer lighting would probably be preferential for area residents. Mr. Soto clarified that the colors for the lighting had been preselected by the various neighborhoods/ barrios, and that Armory Park had chosen a green. He also noted a unified standard block font had been selected over previous script designs.

The Board asked for clarifications on the bollards around the statue base pedestal. Mr. Soto clarified that a minimum 4' clearance will be maintained for ADA compliance (different than the presented plans).

Mr. Soto also showed the various plaques that have been created and will be installed on the arch pedestals. Their placement has been revised to face the adjoining sidewalks rather than the traffic lanes. He asked for guidance on where the art panel of Mr. Elias should go, given that he had been a neighborhood leader, especially on the project over the years. The Board suggested it go on the eastern pedestal of the Armory Park arch, on the south face, in view of the intersection from the proposed Baffert project.

The Board asked for clarification on the proposed finish for the pedestal bases (why stucco on concrete) and Mr. Soto indicated the stucco had been selected as a maintainable finish for potential graffiti issues.

It was noted the placement of the statue under the "ugly but honest" historic sign (with new lighting) was unfortunate. Mr. Soto noted the issue had been discussed, but approved by all the participants as no other ROW location was deemed possible with the intersection configuration. He also indicated that the "Caeser Chavez Ave." sign had been a design choice that had been approved for the project.

The Board asked about the installation timing. Mr. Soto indicated that there would be single lane closures, access maintained, and that the project is scheduled to be completed in April this year.

Action taken: Mr. Burr made a motion to recommend approval of the project as presented. Mr. Roberts seconded. Motion approved by 9 votes in favor, 0 opposed.

The Board thanked Mr. Soto for his longstanding work on the project and also noted that Mr. Soto has been very helpful with the APNA sidewalk repair project.

5. Design Guidelines Project

a. Update on the design guidelines

Ms. McClements stated that the guidelines are still under review. PRS members have been reviewing and will get their proposed revisions back to us when they are finished. Mr. Beal asked if there had been substantive comments. Mr. Burr reiterated that the prior review had only done a portion of the document and nothing had been finalized.

6. Minor Review Update

a. Updates on recent Minor Reviews provided

232 E 13th Street – Solar Panels were approved.

7. Call to the Board

- Mr. Burr noted that the formal M&C rezoning hearing for 375 S. Stone Ave. has been scheduled for 1-28-2020. He also noted that access from all four directions of the neighborhood will likely be under construction simultaneously over the next two years.
- Mr. Roberts noted that there had been a huge upsurge of solicitations for property sales in the neighborhood.
- Ms. McClements noted that the board had been invited to attend Ft. Lowell Day celebrations on 2-8-2020, 12-4pm, by the FLHZAB.
- Ms. McClements stated that the Baffert developers and the City have requested a special meeting, earlier than next month's regularly scheduled meeting (was 2-18-2020) and asked for feedback from the board. After discussion, it appears that 2-4-2020 is the best time to have the meeting, provided that there are no scheduling conflicts.
- Mr. O'Brien commented on one of the projects.
- Mr. Grede stated that he hopes Helen Erickson will be on the board in time for the next meeting as his replacement, since she is a great resource with 8 years of experience on the Historic Commission. The board then thanked Mr. Grede for his service. He indicated that he will be still available for the design guidelines project.
- Mr. Burr noted that the 1-23-2020 PRS meeting has a number of items from Armory Park on the agenda and encouraged Board members to go.

8. Call to the Audience

Mr. Shambach said he appreciates the assistance of the board in terms of scheduling the February meeting on the Baffert project's timeframe schedule.

9. Future Agenda Items-Information Only

None.

10. Adjournment

Meeting adjourned 7:23 pm. The next APHZAB meeting will (probably) be on February 4, 2020.