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**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/Meeting Minutes
Tuesday, July 27, 2021, at 6:30PM
Virtual Meeting**

AGENDA

1. Call to Order/Roll Call

Meeting was called to order at 6:45 pm when a quorum was established with 5 members of the board present: Ms. Sara Bachman-Williams, Mr. John Burr, Ms. Martha McClements, Mr. Pat O'Brien, and Mr. Maurice Roberts. Members absent: Mr. Tom Beal, Ms. Helen Erickson, Mr. Glenn Furnier. COT staff: Ms. Jodie Brown, HPO, moderator; Mr. Chris Minniti; Mr. Wyatt Berger; Ms. Georgia Pennington. Guests: Thoger & Mellow Dawn Lund, property owners.

2. Approval of Minutes —May 3, 2021

The LAR/ Minutes were distributed prior to the meeting. Mr. Roberts made a motion to approve the LAR/ Minutes as presented, seconded by Ms. Bachman-Williams. The motion was approved by roll-call vote: 5 votes in favor; 0 opposed.

3. Call to the audience

Ms. Brown noted that she had received no written comments. No one spoke.

4. Reviews

a. HPZ 21-044, 822 S. 3rd. Avenue (T21CM03933)

Renovation with addition to an existing accessory structure.
Full Review/ Contributing Property

Mr. Lund provided an overview of the project to the board. He wishes to stucco the existing adobe accessory structure (290SF) to help preserve the adobe bricks and to add a small addition (90SF) to the west side of that structure. He showed photos of the existing building and the general development zone area. Ms. Brown then controlled the screen and showed the site plan for the proposal and revised elevations (dated 7-27-21) of the proposed roof to the addition. The pre-presented plans showed a simple low slope shed roof and the revised plan now proposes a simple gable roof that matches the slope of the existing gable roof of the contributing structure, the addition's roof peak slightly below the wood gable vent of the existing structure. The window header heights will match the existing building and the new 10 light wood door will match those on a recent approved addition to the main contributing building. The exact age of the adobe structure is unknown, but it was listed on the 1996 amended National Register listing as "contributing", indicating pre- 1945 construction. Some discussion was made about types of stucco to be used. The Board recommends lime-based stucco rather than cement-based stucco over the historic adobes to minimize water damage. Since the addition will be framed construction on a concrete foundation, a weep screed line will be visible, and a flatter texture will differentiate old vs. new construction.

Action Taken: The Board recommends approval of the project as presented with the following conditions:

that the new stucco on the contributing adobe portion of the building be lime-based, not cement based, to protect the historic adobes; that a weep screed line on the addition will be visible to differentiate old vs. new; that the revised gable roof design for the addition (7-27-21) is preferred, (as long as the peak is slightly below the existing end gable vent) and that repairs to (and any needed replacements of) the existing corrugated roof and new addition roof will match existing. Motion made by Mr. Burr, seconded by Mr. Roberts. Motion was approved by roll-call vote: 5 votes in favor, 0 against.

(Mr. Burr left the meeting at 7:10 pm due to technical issues and returned at 7:13 pm. The meeting was suspended during that time due to a lack of quorum.)

5. Design Guidelines Project

a. Update on the design guidelines

No new progress has been made in the revisions for the past few months due to other considerations. The board pledged to resume working on a revised draft version. Ms. Brown mentioned that both WUHZAB and BHHZAB had been working on draft revisions to their Design Guidelines as well. She will forward draft versions to APHZAB for reference.

6. Call to the Board

Ms. McClements noted that a minor review was scheduled for 7-29-21 for 125 E. 16th St.

7. Future Agenda Items - Information Only

Ms. Brown said she did not anticipate any specific items for the next scheduled meeting in August but would let us know.

8. Adjournment

The meeting was adjourned at 7:18 pm.

The next regularly scheduled APHZAB meeting is August 17, 2021.