



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/Meeting Minutes
Tuesday, December 21, 2021
Virtual Meeting**

1. Call to Order/Roll Call

A quorum was established at 7:18 pm. However, due to technical issues, the meeting was formally called to order at 7:30 pm with all eight members present: Mr. Tom Beal, Ms. Sara Bachman-Williams, Mr. John Burr, Ms. Helen Erickson, Mr. Glenn Fournier, Ms. Martha McClements, Mr. Pat O'Brien, Mr. Maurice Roberts. Members absent: None.

COT staff: Mr. Michael Taku & Mr. Chris Minniti.

Guests: Mr. Lias Gallardo, designer, and Mrs. Adelina Gallardo, property owner; Mr. Robijn van Giesen, board nominee.

2. Approval of Minutes – November 9 and 16, 2021

The LAR/ Minutes were distributed prior to the meeting. Ms. Erickson made a motion to approve the minutes as presented, seconded by Ms. Bachman-Williams. The motion was approved by rollcall vote: 8 in favor; 0 opposed.

3. Call to the Audience

None.

4. Reviews

a. HPZ 21-060, 847-849 S 4th Avenue (T21CM07998)

Restucco exterior, replace windows, new perimeter fence, replace awnings
Full Review/Non-Contributing Property

Mr. Gallardo presented the application and project on behalf of his parents, Rene and Adelina Gallardo. The overall renovation project consists of four items:

- 1) a new front perimeter security fence made of wrought iron in a simple style, 4' in height and approximately running 60' on the west front (with two gates) and 48' on the south front, connecting to an existing 5' masonry wall. The existing masonry walls and chain link fencing will remain.

- 2) replacement of the rotted wood framing/ asphalt shingle roofing on 4 bracketed over-door awnings with new wood framing and new corrugated metal roofing. These are on the north, south, and west (2) sides.
- 3) restoring the existing damaged stucco with a new coating on metal lath to match existing in color, pattern, and texture.
- 4) replacement of all the existing windows of which there are 8 double pairs and two single windows.

Originally wood double hung, many have been replaced over the years with inappropriate aluminum sliders. The applicant proposes using Milgard Ultra C650 fiberglass windows that are single hung that roughly mimics the few remaining double hung wood windows. Because of cost and numbers to be replaced, the applicant feels these are the most appropriate windows for the structure and climate. All will be behind the current iron grilles that will be retained. Mr. Gallardo stressed that the structure was non-contributing and should be allowed to use affordable and reasonably historic looking replacements. He was unclear if he could undertake the renovations if the budget substantially increased. The opportunity for renovation has occurred because long-term tenants have left. The family's plans are to keep the property as a duplex rental.

Overall, the Board was pleased by the completeness of the project as presented. There were no concerns about the proposed fencing and stucco. The awnings proposal seemed to be appropriate for the simple Sonoran Transitional structure, provided the framing matched the extant originals in dimension and design. The window proposal however was of considerable concern and discussion. It was noted by the Board that per TSM 9.02.3.9 that fiberglass was a prohibited material in the HPZ for window replacements. It was also noted that since the building was constructed in 1946, one year after the APHZ period of significance (1860s to 1945) that it could be eligible for contributing status in the future, and because of its age, potential tax credits. It was also clear the applicants had not had the benefit of staff guidance of possible appropriate options. It was also clarified that the structure appears to have had all wood, double hung windows initially, despite the partial later replacements of some with aluminum sliders, which were also code-prohibited and historically inappropriate.

Some Board members felt that considering its current status, the scale of the proposed replacements and the overall look of the building being generally compatible with the development zone and area, that a reasonable case could be made for the proposed fiberglass single hung windows vs. much more expensive wood or clad-wood windows.

Few other options in the current market appear to be available today. Other members did not believe they had the option to approve the proposed windows per the code and that guidance from the HPO was needed to do so.

The Board explored several options for possible action, each with discussion and a lack of consensus. It was determined that it was unclear if the board could, in

this specific case, approve the proposed fiberglass windows and required guidance from the HPO.

Many felt a continuance only on the windows issue was in everyone's best interests, but the applicant preferred action to move forward. The Board then took the below action, by consensus.

Action Taken: The Board recommends approval of the stucco as presented; the fence as presented; the awnings generally as presented, provided that the wood is like-for-like replacement, with the replacement of the asphalt shingle roofing with corrugated metal; and that the question of whether fiberglass windows or wood clad windows are most appropriate (for this specific case) shall be determined by the HPO. Motion made by Mr. Burr, seconded by Mr. Roberts. Motion was approved by roll-call vote: 8 votes in favor, 0 opposed.

5. Design Guidelines Project

- a. Update on the design guidelines

No new updates were provided.

6. Call to the Board

- Ms. Erickson and Mr. Furnier requested that further guidance, clarification of definitions and implications for future process be clarified for the board by the HPO at a future meeting.
- Mr. Robert noted that Peach Properties appears to have sold the "Herbert" and several other local properties.
- Mr. Burr noted the changes M&C made to the ADU ordinance. He also noted the approval of the CO-OP plans at the IID-DRC and probable timeline for upcoming meetings for 375 S Stone Ave and related projects.
- Mr. van Geisen hopes his appointment will come in early January.
- Ms. McClements noted she had been approached by a potential future member.
- Mr. Taku thanked all the Board members for serving and doing our job so well this past year.
- Holiday Greetings were shared all around!

7. Future Agenda Items - Information Only

Ms. McClements noted that we will need to elect the 2022 Chair and other positions at the January meeting.

8. Adjournment

The meeting was adjourned at 8:43 pm.

The next regularly scheduled meeting will be January 18, 2022.