



# 2024 Annual Report

## ARMORY PARK HISTORIC ZONE ADVISORY BOARD (APHZAB)

Prepared By: Planning And Development Services Department (PDSD)

Historic Preservation Zones (HPZs) are City of Tucson zoning overlays enabled by a 1972 ordinance. Most of these areas are also nationally designated Historic Districts listed in the National Register of Historic Places. The purpose, standards and review process can be found in [Section 5.8](#) of the Unified Development Code (UDC).

There are six designated HPZs within the City (Armory Park, Barrio Historico, El Presidio, Fort Lowell and West University), which require compliance with specific development standards and design guidelines for exterior alterations to existing historic and non-historic buildings and for new construction, including work that does not require a building permit.

For each Historic Preservation Zone (HPZ) proposed or established, an HPZ advisory board is appointed to assist the Mayor and Council and the Planning and Development Services Department (PDSD) in evaluating establishment of, or amendment to, an historic zone and in evaluating proposed development within an adopted Historic Preservation Zone.

### APHZAB Powers and Duties (Per UDC § 2.2.8)

Each HPZ advisory board shall perform the following duties.

1. Establishment of Historic Preservation Zone.

Upon receipt of a request to establish an HPZ, the Mayor and Council may establish an HPZ advisory board for the proposed historic zone to evaluate and make recommendations on the proposed establishment of the HPZ in accordance with Section 5.8.3, *Establishment and Amendment to Historic Preservation Zones*. As part of the review, the HPZ advisory board makes recommendations on the boundaries of the HPZ and which sites or structures are to be designated "Contributing Properties" and "Noncontributing Properties."

2. Historic District Amendments.

Each HPZ advisory board shall make written recommendations to the PDSD Director and to the Mayor and Council concerning amendments to the boundaries of its HPZ and the addition or deletion of designated sites and structures in accordance with Section 5.8.3, *Establishment and Amendment to Historic Preservation Zones*.

3. Historic Preservation.

Each HPZ advisory board shall review and make written recommendations to the PDSD Director on applications involving new construction, additions, alterations, and moving or demolition of existing structures located within its HPZ for compliance with the purpose and intent of the HPZ and all applicable provisions and standards.

4. Permitted Uses.

The HPZ advisory board shall review applications for resident artisan uses and make recommendations to the PDSD Director.

### APPOINTMENTS (UDC § 2.2.8.A.1.)

Members of each HPZ advisory board are appointed by the Mayor and Council.

### QUALIFICATIONS (UDC Section 2.2.8.A.2.)

For each HPZ advisory board, approximately one-third of the voting members must be residents within the historic zone; approximately one-third of the voting members must be property owners within the historic zone; and approximately one-third of the voting members must have special qualifications in such areas as archaeology, architecture, architectural history,

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local history, historic preservation law, landscape architecture, planning, construction, or other related field. The application information for all prospective members must be accompanied by a statement of interest, including the category in which they would serve. The information for members having special qualifications shall also reference the individuals' educational and professional experience. The PDSO Director, the Historic Preservation Officer, and a member of the Tucson-Pima County Historical Commission Plans Review Subcommittee shall review the information for applicants in the special qualifications category and make recommendations prior to the nomination being forwarded to the Mayor and Council for consideration. Members serve without compensation.

**APHZAB MEMBERSHIP:** (UDC Section 2.2.8.A.3.)

Each HPZ advisory board shall consist of at least six, but not more than 15, members. Members may be either voting or non-voting advisory members.

<u>Member</u>	<u>Role</u>	<u>Classification</u>
John Burr	Chairperson	Resident
Helen Erickson	Member	Special Qualifications
William O'Brien	Member	Special Qualifications
Maurice Roberts	Vice Chairperson	Property Owner
Stan Schuman	Member	Special Qualifications
Robijn Giesen	Member	Property Owner
Thomas Beal	Member	Property Owner
Sara Bachman-Williams	Member	Resident

**2024 APHZAB ACTIONS**

The APHZAB met on the third Thursday of each month, as needed, at 6:30 PM in a hybrid environment via Zoom, and in person, at the Safford School's library, 220 E 13th Street, Tucson, Arizona 85701. In 2024, the APHZAB held 9 meetings to review 10 cases, which included:

- 3 single-family residence rehabilitations
- 1 new accessory dwelling unit
- 1 landscaping plan for a single-family residence
- 1 office and retail building rehabilitation
- 1 conversion of former Hotel Glenwood to 6 residential condos
- 2 study sessions for single-family residence rehabilitations
- 2 study sessions and formal review of improvements to Armory Park
- Minor reviews
- Revisions to the Armory Park Design Guidelines

Additionally, the APHZAB performed six minor reviews for: Four rooftop solar projects, one for the replacement of doors at the Temple of Music and Arts, and two reviews for roof repairs of single-family residences.

Agendas and Legal Action Reports for each meeting can be found here:

<https://www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Armory-Park-Historic-Zone-Advisory-Board>

**ATTENDANCE RECORD**

Member	2024 APHZAB Meeting Dates								
	1/16	2/20	3/19	4/16	5/21	9/17	10/15	11/19	12/17
John Burr	✓	✓	✓	✓	✓	✓	✓	✓	✓
Helen Erickson	✓	✓	✓	✓	Excused	✓	✓	✓	✓
William O'Brien	✓	Excused	✓	✓	✓	✓	✓	✓	✓
Maurice Roberts	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stan Schuman	✓	✓	✓	Excused	Excused	✓	✓	✓	✓
Lynda Southerland	✓	✓	✓	✓	✓	✓	✓	✓	✓

**AN ONGOING BOARD:**

APHZAB membership and activities remain important to the Tucson Community and will continue to operate indefinitely under UDC pursuant to the powers granted by the Arizona Revised Statutes (A.R.S.).