



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/Meeting Minutes
Tuesday, July 15, 2025
Virtual Meeting**

1. Call to Order/Roll Call

Meeting was called to order at 6:32 p.m.

Board Members in attendance: Helen Erickson (joined at 7:30 p.m.), Maurice Roberts, Lynda Southerland, Stephen Grede (Chair), Matt Smith

Absent: Stan Schuman (Vice Chair)

Staff in attendance: Desiree Aranda

Guests in attendance: John Burr, Will Robinette (owner of 260 E. 17th St.), Axel Golden (architect, 720 S. 3rd Ave.), Myles Pena (architect, 702 S. 3rd Ave.)

2. Review and approval of Legal Action Report (LAR) and Meeting Minutes for 01/21/2025 (Revised) and 6/17/2025

Motion: Mr. Roberts moved to approve the revised LAR/Minutes for 01/21/2025 and the LAR/Minutes for 6/17/2025. Ms. Southerland seconded. Motion passed unanimously by roll call vote (4-0). (Erickson and Schuman absent).

Ms. Aranda noted that staff would have the LAR for the meeting of March 18, 2025 ready at the next meeting, as comments from former Chair Burr still need to be incorporated.

3. Call to the Audience

None.

4. Reviews

a. SD-0725-00105, 250 E. 17th St.

Construction of a new 1,692 sq. ft. single family residence on vacant lot. An existing wrought-iron fence will be retained at the 17th St. façade. A drive is proposed facing Herbert Ave. with (1) off-street parking space. Corrugated metal fencing is proposed along a portion of Herbert Ave. to conceal utility services and mechanical equipment as well as at the rear and side yards for privacy.

Full Review/Non-Contributing/Rehabilitation Standards

Mr. Robinette presented the updated project, as he had previously presented a courtesy review with this Board. He is building a new home for himself on a vacant, non-contributing parcel within the Armory Park HPZ.

The Board asked questions and discussed the following:

- Mr. Robert stated he likes the project and thinks it will fit well in the neighborhood; he recommended the proposed metal/steel be aged.
- Mr. Smith asked about the materiality and color of scuppers, noting that he prefers galvanized finish.
- Comment: native vegetation; needs to fit mitigation trees.
- Mr. Grede pointed out that there are examples of non-rusted corrugated metal in the zone; requested that corrugated metal or any exposed metal not have shiny reflectance.
- Ms. Southerland stated she thinks the proposed house will fit beautifully and has seen some oxidized galvanized metal in the zone.
- Mr. Burr thanked the applicant for incorporating comments from the first courtesy review into the project; encouraged applicant to enclose fence along Herbert.

Motion: Mr. Roberts moved to approve plans as presented with the recommendation that the corrugated metal fencing, awning, and scuppers be non-reflective, rusty, or painted. Ms. Southerland seconded. Motion passed 4-0 (Erickson and Schuman absent).

b. TP-PRE-0625-00113, 720 S. 3rd Ave.

Construction of an ADU
Courtesy Review/Non-Contributing/Rehabilitation Standards

Mr. Gordon presented the proposed ADU. The Board offered the following comments:

- There was discussion about the roof and height:
 - Secondary structure shouldn't be taller in height than main, contributing structure.
 - Applicant will need to show height of main structure as well as proposed new ADU in plans;
 - Heights in HPZ [UDC6.4.4. A.1 and TSM 9-02.3.2] Building height is the vertical distance measured between the highest part of a structure and the finished grade at the midpoint of the front facade of the principal structure, excluding chimneys, mechanical equipment, church spires, belfries, towers, and other miscellaneous additions.
 - For gable roof, height is measured to mid-point along gable.
 - For flat roof, height is measured at top of parapet.

- Standing seam roof doesn't match the main house; consider using shingles.
- There was discussion about the compatibility of the proposed ADU with the existing Queen Anne home on the site; recommendations included:
 - Color doesn't reflect main building.
 - Simplify the ADU so that it is more subordinate in design to the main house while borrowing some features from the main Queen Anne home, such as the porch, shingles, French door, metal roof, and arch door.
- Mr. Roberts had a question about French door; it is recommended to the applicant to find precedent examples of French doors in the zone.

(Ms. Erickson joined at 7:30pm)

No action taken was taken as the item was a Courtesy Review.

c. TP-PRE-0625-00128, 702 S. 3rd Ave.

402 sq. ft. single story detached garage addition using existing driveway.
Courtesy Review/Contributing/Rehabilitation Standards.

Mr. Pena presented the project, noting the subject property contains a contributing Queen Anne style home. The proposed detached garage will be used to store a motorcycle. It would be lath and stucco over wood frame.

The Board asked questions and offered the following comments:

- There was discussion about the proposed metal garage doors and uncertainty whether there is precedent for metal garage doors in the neighborhood. It was recommended that the applicant find precedent examples in the development zone.
- Prefer a lighter color for the garage door.
- Recommend a regular door with side windows and side lights instead of a double French door.
- Venting should be noted in the plans; Mr. Pena explained that vents will be placed at ridgeline and under the eave.
- Board liked the gable roof.
- Board liked its simplicity, use of symmetry, and sensitivity to downplay the structure.
- Suggested looking into garage door solutions.
- Mr. Burr noted that 22 ft. ridgeline is the total height of contributing structure on his site.

No action taken was taken as the item was a Courtesy Review.

5. APHZAB Design Guidelines Project

Project is still in the works.

6. Minor Reviews

Ms. Aranda thanks Vice Chair Schuman for helping with two recent Minor Reviews.

7. Call to the Board

Mr. Burr reported his draft letter to the Arizona State Historic Preservation Office (SHPO) regarding the proposed reclassification of 410 S. 6th Avenue from a contributing to non-contributing resource to the Armory Park National Register Historic District is almost complete, pending final edits. Mr. Grede said he would submit the letter on behalf of the APHZAB to SHPO this week.

Ms. Erickson shared that the TPCHC a membership to the National Association of Preservation Commissions (NAPC). The membership will allow people to attend webinars free of charge. A mini course on design guidelines is available in August. Commissioner J.J. Lamb needs names and emails of commissioners and board members. Ms. Aranda said she would send the roster to Ms. Lamb.

8. Staff Updates and Future Agenda Items for Upcoming Meetings - Information Only

None.

9. Adjournment

Meeting adjourned at 8:22 p.m.