



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/Meeting Minutes
Tuesday, September 16, 2025
Virtual Meeting**

1. Call to Order/Roll Call

Meeting was called to order at 6:33 p.m.

Board Members in attendance (all virtual): Stephen Grede (Chair), Stan Schuman (Vice Chair) Maurice Roberts, and Lynda Southerland

Absent: Helen Erickson, and Matt Smith.

Staff in attendance (virtual): Michael Taku

Guests in attendance (virtual): John Burr, Nichole Marillac (owner of 212 E. 17th St.), Gabriel Vargas (designer, 306 S 3rd Ave.), Jan Mulder (joined at 6:50 p.m.)

2. Review and approval of Legal Action Report (LAR) and Meeting Minutes for 07/15/2025

Motion: Mr. Schuman moved to approve the LAR/Minutes for 07/15/2025, with the following corrections pointed out by Mr. Burr: (1) That in attendance, Ms. Erickson is recorded as both present and absent. She was present and joined later at 7:30 p.m. (2) 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.

Mr. Roberts seconded the motion with the corrections.

Motion passed unanimously by roll call vote (4-0). (Ms. Erickson and Mr. Smith absent).

3. Call to the Audience

None.

4. Reviews

a. TP-PRE-0725-00131, 212 E. 17th St.

The proposal is to add a 14' x 24' single car garage with two options: Option (A) Full demolition of the existing 320 sq.ft. detached carport and construct a proposed new garage on the same footprint. Option (B) Construct the proposed new garage addition

on the southwest side of the existing 1,942 SF main residence. Additionally, replace the existing chain link fence on the east end of the property to match the wood fencing on the west side or to be composed of corrugated steel paneling for privacy. Courtesy Review/Contributing/Rehabilitation Standards

Staff Taku provided background and noted that as a courtesy review, it was a presentation for information and feedback from the board only. The request is seeking guidance on the two proposed options for constructing the garage-detached or attached. Based on feedback received, applicant(s) will revise the Design Package and resubmit for a full review.

Designer Gabriel Vargas along with property owner Nichole Marillac presented the project. Presenters focused on the options and provided information about their design considerations. Presenters were concerned that options will lead to a DDO application for setbacks. Staff Taku clarified that the HPZ process can waive setbacks if applicants demonstrate the proposed setbacks are prevailing within the development zone. Per TSM 9-02.3.3 (setbacks) "The prevailing setback is the most frequently occurring distance between buildings and the street and interior property boundaries in the development zone of the subject property" Based on this, a DDO will not be needed.

The Board asked questions and discussed the following:

- Both options are acceptable, but the detached garage is preferred. As is in keeping with the development style within the neighborhood.
- Both are sensitively considered and designed.
- Garage attached to the house has issues with footer of the existing house stability.
- Carport was probably built in the 1990s so non-contributing.
- Asked for applicant's preference, response was attached to the house but will consider both options.
- The back addition(porch) was never reviewed or permitted. May need retroactive permitting.
- Add new proposed fence and porch to the Design Package when submitting for review.
- Thanked the applicant for sensitivity of the design and reaching out to the board for feedback to incorporate comments into the project design.

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

b. SD-0125-00004, 306 S 3rd Ave.

Renovation and restorations-Exterior plaster to be repaired / refinished with mud plaster over the unstabilized adobe and repainted. Deteriorated mortar. Restore all exterior exposed wood trimming. Windows and doors shall be repaired and restored.

The existing chain-link fence is to be removed and replaced with a corrugated metal fence.

Full Review/Contributing Resource/Rehabilitation Standards

Staff Taku provided background and noted the applicant had hired Vint & Associates Architects to evaluate non-conforming stucco, placed over the existing exterior adobe mass walls. The evaluation is intended to determine if the existing stucco should be removed and replaced with appropriate plaster, or if the existing plaster can be repaired and refinished to match the vernacular finishes of adobe walls. The recommendation was that the adobe would be compromised during the removal process and since the adobe is not compromised, it is best to leave the stucco in place and re-texture the exterior to match the vernacular fabric of the Armory Park.

Designer Gabriel Vargas provided an overview of the project, clarified points, and answered questions during the presentation. He discussed the issue of stucco; removal of a dilapidated shed structure; removal of a tree in front of the house; removal/replace fencing with vertical not horizontal panels; condensing unit on west side to be screened from street view; property being vacant and used by transients and windows/doors to be repaired not replaced.

The Board offered the following comments:

- Mr. Roberts commented as follows:
 - Use of existing windows/doors is acceptable.
 - Applicants are using a reference house and fencing that was never reviewed/approved and should not be used.
 - Adobe houses are hard to repair.
 - Stucco on top of adobe is acceptable.
 - Caveat on the proposed fencing design.
- Mr. Schuman noted some issues to be considered in the design.
 - Concern on metal roofing type proposed.
 - Proposed 3 over 3 doors/windows are not historic.
 - Appropriate wood door to be upper light over 3 panel.
 - Not sure if all windows can be salvaged.
 - Provide more details on doors/windows proposal.
 - Concern on proposed wood trim.
 - Window sashes need to be replaced to function properly and not repaired as proposed.
 - Fencing to be vertical not horizontal and the design should consider the weight bearing capacity of the fence.
 - Concerns about a contractor who can do the proposed repair work.
 - Support Vint & Associate recommendations.
 - Encouraged to be familiar with The Rehabilitation Standards for guidance
 - Presentation well done.

- Mr. Grede comments:
 - Keeping the historic fabric is good preservation.
 - Repairing does not replace is appreciated.
 - Replacement in-kind is preferred.
 - Sensitivity to the foundation is appreciated.
 - Investigate door/windows to be installed.
 - Standing metal roof is approvable.
 - Corrugated metal roof on case-by-case basis.
 - Fencing: 2 street frontages (east side) need to be seen through. In the (west and south) taller and opaque is appropriate.
 - A good document and a good opportunity to comment.
- Mr. Burr summarized the issues to be considered in the design.
 - Roof material. proposed.
 - Fence design.
 - Transitional Sonoran with gable style roof.
 - The shed to be demolished.
 - Support Vint & Associate recommendations.
 - Need for non-permitted additions to be resolved during this review.
 - Do not use the reference property for fencing as it was never reviewed or permitted
 - Advised continuance for a future review with revised plans.

Motion 1: Mr. Shuman moved to recommend approval as presented with the following conditions: (1) roofing to be standing seam roof or corrugated; (2) fencing to be vertical panels and corrugated metal on the sides not on the street façade; (3) door to be single lite with 3 panel door; (4) repair door/window/trim needs consistency on how this will be undertaken; (5) windows to be 1 over 1; and (6) existing shed can be demolished/removed.

Mr. Roberts second. Prior to the vote rescinded.

Motion failed with no seconder.

Motion 2: Mr. Roberts moved to recommend continuance with the consent of the applicant of the review to allow applicant time to revise the plans to include: (1) roofing to be standing seam roof or corrugated; (2) fencing to be vertical panels and corrugated metal on the sides not on the street façade; (3) door to be single lite with 3 panel door; (4) repair door/window/trim needs consistency on how this will be undertaken; (5) windows to be 1 over 1; and (6) existing shed to be removed to be documented.

The motion was seconded by Mr. Schuman.

The motion passed with a roll call vote of 3-1. [Southerland, nay (Erickson and Smith absent)].

5. Minor Reviews

Staff Taku thanks Vice Chair Schuman for helping with recent Minor Reviews. These reviews included:

617 S 3rd Ave-Roof solar panels.

711 S 6th Ave-New electrical relocation.

424 E 16th St-New residential pool.

219 E 13th -New fencing and

330 S Scott Ave- Roof tiles replacement and 7 new signs. [pending]

Mr. Schuman summarized his findings and recommendations on behalf of APHZAB to PDSD Director. Staff Taku noted approval decision notices have been signed and sent to applicants. That, in all cases, the recommendations of the board have been a factor in decision making.

The board was provided with plans for the tile replacement at 33 S Scott for discussion. At issue was the replacement of Spanish Tiles with Classic "S" Mission Tile. The board felt that contributing historic material would be lost if the tiles were replaced in its entirety. Also, the lack of compatibility of the different tile types on adjacent buildings

The recommendation is for salvage and repairing the original Spanish tiles and in-kind replacement, when necessary, which is the preferred preservation practice. Clay tiles shouldn't be the reason for the roof to be having issues.

Staff inclination is to recommend salvage and reuse of existing clay tile, with any structural work done first. Any broken tiles can be replaced in-kind.

6. Call to the Board

Messrs. Burr and Grede updated on the September 8, 2025 letter to the Arizona State Historic Preservation Office (SHPO) regarding the proposed reclassification of 410 S. 6th Avenue from a contributing 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.

Mr. Burr reported that valuable information to users on Armory Park Historic Preservation Zone is no longer available on PDSD Website or has been moved. Staff will inform the PDSD Web Team of this issue.

Mr. Roberts shared that maintenance of the school on 6th Avenue needs immediate attention as it has become home to the homeless who are damaging the building. The windows are boarded and there is no sign of any attempts to repair. There is graffiti on the building. He requested it be agendized for the board's action.

Staff Taku advised that (1) it can be reported to Code Enforcement; and (2) The All-Saint's Project will be coming to APHZAB for review. This issue could be part of that review when agendized.

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

None.

8. Adjournment

Meeting adjourned at 9:01 p.m.