



**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 6:31 p.m.

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

Absent: Matt Smith.

Staff in attendance (virtual): Michael Taku (Planning and Development Services Department [PDSD]),

Guests in attendance (virtual): John Burr, Jose Curtisand Ruby Del Compo (Architects, 306 S 3rd Avenue), Myles Pena (architect, 702 S 3rd Avenue)

2. Review and approval of Legal Action Report (LAR) and Meeting Minutes for 09/16/2025

Motion: Mr. Schuman moved to approve the LAR/Minutes for 09/16/2025, with a correction to item #6 (Call to the Board) as follows: "Mr. Grede noted for the record, that he had sent an official response letter on September 8, 2025, to HUD summarizing upcoming Section 106 Process issues and concerns, for the All Saint's Project, now that AZ SHPO has determined that all major historic structures within that project area are indeed Contributing" resources, including 410 S 6th Avenue. Mr. Burr noted that APNA also sent a letter of concurrence with the APHZAB letter to HUD. The Board re-affirmed their agreement with the letter and its contents."

Mr. Roberts seconded the motion with the corrections.

Motion passed unanimously by roll call vote (5-0). (Mr. Smith absent).

3. Call to the Audience

None.

4. Reviews

a. SD-0125-00004, 306 S 3rd Avenue [Continued].

Action

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

Project architect, Jose Curtis presented an overview of the project noting that the presentation was a follow up previous 09/19/2025 reviewed. Architect Ruby Del Campo was in attendance. Mr. Curtis clarified points and answered questions.

Action was taken.

Motion: Mr. Schuman moved to recommend approval of the project as presented with the following conditions (1) exposed fence to be painted; and (2) exterior door to be a single light with a double panel.

The motion was seconded by Mr. Roberts.

No discussion.

The motion passed by a vote of 5-0 (Mr. Smith absent).

b. SD-1025-00156, 702 S 3rd Avenue

Action

Construction of a new 446 sq. ft. detached garage in the rear yard. The garage structure will be a simple gable roof with exposed rafter tails. The structure is wood framed, clad in white stucco, wooden dark gray windows and doors with black shingle roof. There will be demolition of existing shed and shade structures and portions of existing walls and gates. Addition of a 100 sq. ft. driveway for motorcycles

Full Review/Contributing Resource/Rehabilitation Standards

Project architect, Myles Pena, presented an overview of the project noting there was a prior courtesy review for this project. Mr. Pena clarified points and answered questions.

Action was taken.

Motion: Ms. Southerland moved to recommend approval of the project as presented with the following conditions (1) overhang be 6-12" over the finish flush; (2) French doors are acceptable, (3) roof to be dark gray to match the main house; and (4) pool enclosure to follow city guidelines.

The motion was seconded by Mr. Schuman.

No discussion.

The motion passed by a vote of 4-1; Mr. Roberts dissented. (Mr. Smith absent).

5. Minor Reviews

Vice Chair Schuman inquired why the project at 330 E 13th Street (rear patio addition in the rear yard, not visible from the street) was not a minor review. Staff noted a pending review at 209 E 16th for windows and HVAC

6. Call to the Board

Mr. Burr and Ms. Erickson updated the board on actions being taken to improve the historic review process. Both noted that some of the proposals will require Code Amendments.

Mr. Burr reported that on Wednesday November 12, 2025, there will be a joint meeting of APNA and APHZAB at Safford school from 6:30pm-6:35pm. At the meeting the board can consider new members to be nominated for 2026. The following indicated their availability: Mr. Roberts, Ms. Erickson, Ms. Southerland and Mr. Grede.

Mr. Roberts, as Commissioner for Ward VI, indicated that the proposed budget cuts by the city may negatively impact PDSD, Parks & Recreation and even Police.

Staff Taku summarized the service and process improvement being undertaken in the Historic Preservation Office to provide better a timely service. He requested that the board should provide any proposals or feedback to Mr. Burr and Ms. Erickson and/or staff.

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

Staff stated that The All-Saints project will be on the November review meeting. That and 726 S Bean Avenue new construction has been submitted.

8. Adjournment

Meeting adjourned at 8:14 p.m.