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ARMORY PARK HISTORIC ZONE ADVISORY BOARD (APHZAB)

MEETING NOTICE AND AGENDA

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Armory Park Historic Zone Advisory Board (APHZAB) will hold the following virtual meeting, which will be open to the public on:

TUESDAY, DECEMBER 16, 2025, AT 6:30PM

If a member of the public wishes to join through the remote format via Zoom on a computer, smart phone, room device, or telephone:

[Click Here to Join Meeting](#)

Meeting ID: 848 1500 6087

To Join by Phone:

One tap mobile

+12532158782,,84815006087# US

+13462487799,,84815006087# US

Or call in (audio only)

+1 669 444 9171

Meeting ID: 848 1500 6087

Members of the public may also join in online by going to the PRS' website and clicking "Click Here To Join Meeting" at the top of the page. This agenda and agenda materials are also available on the PRS' website:

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

For materials in accessible formats, and/or materials in a language other than English, please contact PDSHistoric@tucsonaz.gov, no later than Friday, December 12, 2025.

Para solicitar materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, Maria.Gayosso@tucsonaz.gov, a más tardar el Viernes 12 de Diciembre de 2025.

AGENDA

1. Call to Order / Roll Call

Helen Erickson
Stephen Grede (Chair)
Maurice Roberts
Stan Schuman (Vice Chair)
Matt Smith
Lynda Southerland

2. Review and approval of Legal Action Report (LAR)/Minutes for the meeting of 11/18/25 Action

3. Call to the Audience

Note: Public comment on any of the items on this agenda or other matters relevant to this Advisory Board can be made prior to the meeting by emailing PDSDHistoric@tucsonaz.gov by 5:00PM on December 15, 2025. Any comments received will be provided to Board members in advance of the meeting.

4. Historic Review Cases

UDC Section 5.8/TSM 9-02.0/Historic District Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

a. SD-1125-00168/TC-RES-1125-05399 Action
212 E. 17th St. (Parcel # 117072900)

The proposed project is construction of an attached single-story garage at the west side of the existing single-family residence. The non-contributing carport at the rear property line is proposed for demolition. Also proposed is replacement of existing wood and metal fencing on the south and east sides with a vertically oriented rusted corrugated metal panel fence, and a new metal gate at the alley. The applicant is also seeking approval for an as-built wood picket fence on the north side of the property. APHZAB may recommend approval, approval with conditions, or denial of the project, or may continue the item to the next meeting.

Full Review/Armory Park HPZ

Contributing Resource/Rehabilitation Standards

Staff Contact: Michael Taku, Historic Preservation Lead Planner

Estimated time: 30 minutes

b. SD-1225-00188/TC-RES-1025-05181 Action
719 S 4th Ave. (Parcel # 117072360)

The applicant proposes to transform existing four-plex into a single-family home. The project would include exterior alterations to existing contributing buildings (South Building, Unit #1 and Northern Building, Unit #2), including window and door replacements and alterations to window openings. The project also proposes a new entry terrace, kitchen terrace, detached garage, pool cabana, entry gate along 4th Ave, rainwater collector and downspout, and landscaping. The existing garden walls, shade structures, and metallic carport would be demolished. Applicants are requesting setback waivers on the north, south and east lot lines. APHZAB may recommend approval, approval with conditions, or denial of the project, or may continue the item to the next meeting.

Full Review/Armory Park HPZ

Contributing Resource/Rehabilitation Standards

Staff Contact: Michael Taku, Historic Preservation Lead Planner
Estimated time: 30 minutes

c. TP-PRE-1125-00242

Courtesy

747 S 6th Avenue (Parcel # 117072268)

The project is an informational presentation for feedback on a proposed patio cover design for an outdoor seating space at the Baffert at 5-Points. The 32,741 SF building is a mixed -used space. With the addition of a shade cover, the client will be able to better utilize the patio as outdoor seating. Additional changes include moveable planters with integrated vertical screens, a BBQ and associated prep area, and a dry bar in front of the outdoor kitchen. No new curb cuts will be required, and no additional parking will be required. APHZAB may provide comments on the project, but no action required from the board at this time.

Courtesy Review/Armory Park HPZ

Contributing and Non-contributing Resources/Rehabilitation Standards

Staff Contact: Staff Contact: Michael Taku, Historic Preservation Lead Planner

Estimated time: 20 minutes

5. **Minor Reviews**
6. **Call to the Board**
7. **Staff Updates and Future Agenda Items - Information Only**
8. **Adjournment**