



**Armory Park Historic Zone Advisory Board  
LEGAL ACTION REPORT/Meeting Minutes  
Tuesday, November 18, 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, Matt Smith, and Lynda Southerland.

Board Members Absent/Excused: None

Staff in attendance (all virtual): Michael Taku and Desiree Aranda (Planning and Development Services Department [PDS]).

Guests in attendance (all virtual): Etoile Wichnevetzki (422S Arizona Avenue), Lori Van Buggenum (126 E 14<sup>th</sup> Street), Marty Benites, Marty Esparza (property owner, 330 E 13<sup>th</sup> Street), Lori Van Buggenum, John Burr, Marty Dupont (Architect, 330 E 13<sup>th</sup> Street), Angela Gee, Melissa Sprott, Amanda Tronsdale, Patricia (no last name provided), Jan Mulder, Megan Noli, Alan Koslow, Martha McClements, Shipherd Reed, Frances (no last name provided), Aaron Knepper, Luis Esparza, MBB, Marco Scandroglio, Jennifer Levstik (consultant, 410 S 6<sup>th</sup> Avenue), Ryan Anderson (125 E 15<sup>th</sup> St), Michelle Morden and Benjamin M Johnson.

**2. Review and approval of Legal Action Report (LAR) and Meeting Minutes for 10/21/2025**

**Motion:** Ms. Erickson moved to approve the LAR/Minutes for 10/21/2025 with the following amendments: The motion on Item #4a [SD-0125-00004, 306 S 3<sup>rd</sup> Avenue] to read as (1) The metal elements, standing seam roof, the fence, and new corrugated fence panel to be either a non-shiny, non-reflective, or painted finish and (2) All exterior doors to be replaced with wood, single-lite over two (2) or three (3) panels doors.

Mr. Roberts seconded the motion.

Motion passed unanimously by roll call vote (6-0).

**3. Call to the Audience**

Comments were received from John Burr and the Tucson Preservation Foundation. These comments were provided to the board and summarized by staff Aranda. The board requested that the submitted comments should be made part of the project record.

The board offered the opportunity for members of the public to provide comments on the All-Saints project. Here is a summary of the comments.

- Ryan Anderson, neighbor – expressed that he and his wife live in Armory Park and while they appreciate infill, it's important to retain the character of Armory Park. Encourages compliance with design standards.
- Lori Van Buggenum, neighbor – concerned about the manner and expedited timeline that the project was brought forward for review. Surprised to see the height, scale, massing, and setbacks; thinks that previous comments had been disregarded.
- Etoile Wichnevetzki – pro infill and development and downtown. Lives in Armory Park and owns multiple properties on Arizona Avenue. Has seen a few iterations of this project. This motel-6 style building.
- Taking parking away from Brady Court because now they have more parking on the street; the project would create parking issues in the neighborhood
- Requests that the neighborhood association be a consulting party

#### 4. Reviews

a. **SD-1025-00158/TC-RES-0725-03553, Action  
330 E. 13<sup>th</sup> St. (Parcel # 11706270A)**

The project is to add a new rear patio cover to the existing patio cover/ramada.

*Full Review*

*Contributing Resource/Rehabilitation Standards*

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

Staff Taku introduced the architect for the project, Marty Dupont, who presented the project. Questions were asked and points clarified.

Motion: Mr. Roberts moved to recommend approval of the project as presented.

Mr. Schuman seconded the motion.

No discussion.

The motion passed by a 5-0 vote (Southerland absent due to technical issues).

b. **TC-COM-1125-02090\***

**Courtesy**

**410, 415, and 435 S. 6<sup>th</sup> Ave. and 375 S. Stone Ave.**

**Parcel #s: 117-14-087B, 117-14-087C, 117-14-087D (375 S Stone Ave); 117-07-3420, 117-07-3410, 117-07-3400, 117-07-3390, 117-07-3430, 117-07-3440, and 117-07-3450 (415 and 435 South 6th Avenue); and 117-14-090A (410 South 6th Avenue)**

All Saints Apartments, LLLP, an affiliated entity of MC Companies, proposes to construct and redevelop several buildings and parcels within the Armory Park Historic District. All Saints Apartments will be a 164-unit new construction and adaptive reuse

project consisting of new construction, rehabilitation of existing contributing properties, and demolition or partial demolition of existing contributing and non-contributing properties. The proposed project site is a combination of 11 individual parcels on a 1.99 acre scattered site that includes four existing buildings at 410, 415, and 435 S. 6<sup>th</sup> Avenue and 375 S. Stone Avenue. Each of these buildings has been previously listed as contributing or non-contributing resources to the Armory Park Historic District and are located wholly or partially within the City of Tucson Armory Park Historic Preservation Zone (HPZ). Because this project will be receiving support through the U.S. Department of Housing and Urban Development (HUD), it is considered a federal undertaking, subject to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, 54 USC 306108, and its implementing regulations at 36 CFR 800.

*Courtesy Review*

*Contributing and Non-contributing Resources/Rehabilitation Standards*

*Staff Contact: Desiree Aranda, Historic Preservation Officer*

Mr. Roberts recused himself at 7:05 due to a potential conflict of interest involving a few properties directly adjacent to this project.

Staff Aranda introduced the presenter, preservation consultant Jen Levstik (Westland Resources), to represent the applicant. Ms. Levstik presented the project, providing updates on changes made since the last Courtesy review. The applicant sought input on the project as part of the Section 106 continuing consultation. The project architect, Angela Gee, provided additional information about design decisions, materials, landscaping, noise mitigation, and parking. Questions were asked, points clarified, and discussion held.

Members of the APHZAB offered the following comments:

General comments:

- We have not seen information about setbacks and dimensions so we do not know how to review
- Complicated site and it is difficult to evaluate as one unit; going forward it will be important for each property to be evaluated within its individual Development Zone
- Each parcel will need its own application and Development Zone (DZ) per the UDC; providing one Development Zone for the whole block is not permitted

Site 1: Demolition of adobe garage structure

- Rezoning condition requires full demolition review, which includes Mayor and Council approval
- Garage was a contributing structure to an existing building on site prior to 1994 when the primary building was demolished
- Garage was used as a parking structure for the Brady court for over 70 years
- Last remaining adobe structure
- SHPO is not the keeper, garage is still listed on the National Register as contributing; Keeper of National Register has not been consulted

Site 1: New Building

- Building 1 has compatibility issues; massing and scale is inappropriate
- Massing is a problem; using massing precedent on Stone is a problem

Site 2: Parking lot

- Traffic study would be helpful to understand how the neighborhood would be impacted
- Inconsistencies in the parking spaces and number of proposed units
- No detail for screening the parking lot
- Trees in the parking lot may negatively affect the parking count
- Installing parking into a sea of asphalt removes setting
- Two historic lights should be retained

Site 3: Parcels on both S 6<sup>th</sup> Avenue and Arizona Avenue; 6<sup>th</sup> Ave and 14<sup>th</sup> Street

- Landscaping should be brought into the plan now and can help address some of the concerns brought up by the neighbors
- Glass wall facing Russell Avenue is inappropriate for Armory Park neighborhood
- Rehabilitation and adaptive reuse of two (2) historic structures.
- Discussion on the pool area
- Construction of apartment style buildings-3 story [Blg5 &6]
- Building 2 massing, scale, size, and form of the breezeway has the effect of a three-story motel.
- Breeze blocks are prohibited in Armory Park
- Compare this project to Benedictine Monastery to see what lessons can be learned

Staff Aranda provided an overview of the UDC approvals that will be required for the project. The reviews for those approvals will occur at a later date.

Mr. Roberts rejoined the meeting at 8:27pm.

## 5. Minor Reviews

Staff and Vice Chair Schuman reported on recent minor reviews including 207 E 16<sup>th</sup> Street for windows and HVAC and 460 S 5<sup>th</sup> Avenue for front yard fencing.

## 6. Call to the Board

- Mr. Burr reported that three candidates: Jan Mulder; Martha McClements and John Burr were elected by the neighborhood to be appointed to join the board in 2026.
- Ms. Erickson reported that John Burr, Steve Grede, and Martha McClements were awarded the distinctive Jay Blackford Award.
- Mr. Schuman thanked Mr. Burr for his letter to the city on the All-Saints project.
- Mr. Roberts reported that he was awaiting re-appointment by Ward 6 as Commissioner for Parks & Rec.

**7. Staff Updates and Future Agenda Items - Information Only**

- a. Plan Tucson was approved by voters
- b. Design Guidelines to be continued to future discussion
- c. Future agenda item: 726 S Bean Avenue-New Duplex

**8. Adjournment**

The meeting was adjourned at 8:47 p.m.