



**Armory Park Historic Zone Advisory Board LEGAL
ACTION REPORT/MEETING MINUTES
Tuesday, December 16, 2025
Virtual Meeting**

1. Call to Order/Roll Call

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

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

Board Members Absent/Excused: Ms. Lynda Southerland

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

Guests in attendance (all virtual): David Bachman Williams; Jose Curtis (GGV Design); Gabriel Vargas (GGV Design); Annheliza Jordaan (StudioSAMA, LLC); Raymond Rash (DESA Architecture) Ben Forbes (Meat Company); and John Burr (Citizen Advisory Member)

2. Review and approval of Legal Action Report (LAR) and Meeting Minutes for 11/18/2025

Motion: Mr. Roberts moved to approve the LAR/Minutes for 11/18/2025 as submitted with the amendments as discussed.

Mr. Schuman seconded the motion.

Motion passed unanimously by roll call vote (5-0, Ms. Southerland absent).

3. Call to the Audience

Comments were not received prior to the meeting.

The board offered the opportunity for a member of the public to discuss guidance with roofing materials, a matter considered relevant to the Advisory Board.

- David Bachman Williams, a resident in Armory Park inquired from the board as follows: (1) if a building can have multiple roof materials; (2) proposing metal seam roofing on the south facing roof; and (3) on the rest of the house (N, E and W) use aluminum shingles, color brown as approved on the roof at 337 S 4th Avenue.
- Although there is a precedent for roof material combinations the board prefers standing metal seam for the whole roof.

4. Reviews

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

Contributing Resource/Rehabilitation Standards

Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Taku introduced and summarized the project. Jose Curtis and Gabriel Vargas from GGV Designs presented the project. Questions were asked and points clarified.

Motion #1: Mr. Schuman moved to recommend approval of the project as presented with the following conditions: (1) garage stucco finish to be close to, but not matching the house design, and the stucco pattern; (2) the design elements on the top parapet on three sides, front and back, be removed; (3) the fence along the alley to be a maximum of 6' high; (4) single-man door off the garage be a 4-panel wood door; (5) setbacks be waived; (6) provide additional information on the type of light fixtures to be used on the front and the back and back return as a minor review.

Mr. Roberts seconded the motion.

No discussion.

The motion passed by a 5-0 vote (Ms. Southerland absent).

Motion #2: Mr. Schuman moved to recommend continuing the review for the applicant to provide the following items: (1) owner provides information on any modifications that were made to the house, in particular, windows and doors; and (2) submit plans for the back porch and front fence that were constructed without prior historic review /approval and/or permitting obtained.

Mr. Roberts seconded the motion.

No discussion.

The motion passed by a 5-0 vote (Ms. Southerland absent).

b. **SD-1225-00188/TC-RES-1025-05181**
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

Staff Taku introduced and summarized the project. Annheliza Jordaan presented the project. Questions were asked and points clarified.

Motion: Mr. Schuman moved to recommend approval of the project as presented subject to the following: (1) provide downspouts on 4th Avenue elevation, as per existing conditions; (2) Provide a modified security windows with vertical bars; (3) setbacks modifications: North and East [Garage/Cabana] from 8'- 4" to 5' and 0' respectively; and South [Kitchen Terrace] from 7'-8" to 2' are acceptable; and (4) Poured concrete structures are only appropriate in this condition because they are interior and not precedent setting.

Mr. Roberts seconded the motion.

No discussion.

The motion passed by a 5-0 vote (Ms. Southerland absent).

Note. Ms. Erickson left the meeting at 9:58pm

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

Staff Taku introduced and summarized an overview of the UDC approvals that will be required for the project. Mr. Raymond Rash from DESA Architecture presented the project.

Members of the APHZAB offered the following comments:

General comments:

- The beams are Industrial, compared to all the tubular steel features. the round posts in a square, tubular steel, beams... Might have a different look
- Discussed the thickness of the steel tube and recommend the 4-inch square steel tube.
- Discussion on wall as integral to the planters and as one movable unit on the west side.
- Recommend the building to stay with painted steel
- Discussion on building form and no relationship or rhythm
- Building has three (3) horizontal bands of steel not shed roof forms
- The proposed shade structure should probably be blackened steel, so that it is more compatible with the Baffert building
- Suggest a flatter roof system.
- Discussion on (not typical) round poles vs (typical) squares poles in Armory Park
- Appearance of no relationship to the rhythm of this building and the rhythm of the Baffert and its column systems, or its windows.
- Concerns about smell from the kitchen affecting residents

5. Minor Reviews

Staff and Vice Chair Schuman reported on recent minor review at 431 S 5th Avenue. It was replacement of some existing windows and a door, and there just wasn't enough information to make an intelligent decision on that, so I asked them to resubmit. they were listed as fiberglass windows, which would have been rejected, and one of them was a slider... yeah, it was a slider. No information on the door. Need additional information.

6. Call to the Board

- Mr. Burr inquired about the process for appointment of the three candidates: Jan Mulder; Martha McClements and John Burr who were appointed to join the board in 2026. Secondly, asked why the APNA requested and was not invited to the stakeholder meeting on All Saints project. Staff stated is a private undertaking not public (City of Tucson)
- Mr. Grede inquired if he could take John and Stan to the All-Saints stakeholder meeting. Staff advised avoiding a quorum and contacting the organizer as it is not a city project.
- Mr. Roberts, who has adjacent project inquired if he could participate in All Saints project. Staff response: Potential conflict of interest. Best to recuse.

7. Staff Updates and Future Agenda Items - Information Only

- a. Future agenda item: 212 E 17th Street-Attached garage (Continued) and 726 S Bean Avenue-New Duplex

8. Adjournment

The meeting was adjourned at 10:37 p.m.