



APHZAB  
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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, FEBRUARY 17, 2026, 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 APHZAB' website and clicking "Click Here To Join Meeting" at the top of the page. This agenda and agenda materials are also available on the APHZAB' website:

[www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Armory-Park-Historic-Zone-Advisory-Board](http://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 [PDSDHistoric@tucsonaz.gov](mailto:PDSDHistoric@tucsonaz.gov), no later than Friday, February 13, 2026.*

*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](mailto:Maria.Gayosso@tucsonaz.gov), a más tardar el Viernes 13 de Febrero de 2026.*

# AGENDA

## 1. Call to Order / Roll Call

Stephen Grede (Chair)

Maurice Roberts

Stan Schuman (Vice Chair)

Matt Smith

Lynda Southerland

Martha McClements

John Burr

|    |  |        |
|----|--|--------|
| 2. | Review and approval of Legal Action Report (LAR)/Minutes for the meeting of 12/16/25 | 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](mailto:PDSDHistoric@tucsonaz.gov) by 5:00PM on February 16, 2026. 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-1225-00196/TC-RES-1025-04977 | Action |
|------------------------------------|--------|

**726 S Bean Avenue (Parcel # 11707261B)**

The proposed project is construction of two (2) duplexes (Building A and Building B) on a vacant lot. The current design was presented as a courtesy under activity number TP-PRE-0525-00095 to APHZAB on June 17, 2025. The applicant is also seeking waiver for setbacks on the north, south and east sides 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*

### Non-Contributing Resource/Rehabilitation Standards

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

*Estimated time: 30 minutes*

b. TP-PRE-0126-00026

**720 S 3<sup>rd</sup> Avenue (Parcel # 11707234A)**

The project is an informational presentation for feedback on a proposed 801 SF Accessory Dwelling Unit (ADU). The proposed design is a simple gable roof with exposed rafter tails. The structure is to be wood framed and clad in white stucco. Wood windows and doors and a grey standing seam metal roof are proposed. APHZAB may provide comments on the project, but no action is 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                         | Information Only |
| 6. | Call to the Board                     | Discussion       |
| 7. | Staff Updates and Future Agenda Items | Information Only |
| 8. | Adjournment                           |                  |