



**Armory Park Historic Zone Advisory Board  
LEGAL ACTION REPORT/Meeting Minutes  
Tuesday, June 17, 2025  
Virtual Meeting**

**1. Call to Order/Roll Call**

Meeting was called to order at 6:31 p.m.

Board Members in attendance: Helen Erickson, Maurice Roberts (Vice Chair), Stan Schuman, Lynda Southerland, Stephen Grede, Matt Smith (joined at 7:30 p.m.)

Staff in attendance: Desiree Aranda and Michael Taku

Guests in attendance: John Burr, Martha McClements, residents; (4a): Bob Lanning & Steve Cirte, Lanning Architecture; Rob Staples, Cimarron Circle Construction; Dave Oldman, property owner; (4b): Wally Gasser, Gasser Design.

**2. Review and approval of "REVISED" 03/18/2025 Legal Action Report (LAR) and Meeting Minutes**

Mr. Roberts noted that per the posted public comments of the past chair, that both the 1-21-25 and 3/18/25 LAR/Minutes, needed both corrections and formal approval. Also, the APHZAB 2024 Annual Report mistakenly lists the 2023 board and should be revised. Mr. Taku commented that some revisions had already been made to both posted LAR documents and that the board could approve those revised versions or request further changes. After lengthy discussion, Ms. Erickson made a motion to direct staff to include the revisions specified in the "public comments" for all three documents, and postpone board approval of both LARS to the next meeting after the revisions have been incorporated by staff, seconded by Mr. Schuman.

**Motion:** Ms. Erickson moved to postpone approval of the LAR Minutes for the meeting of March 18, 2025 until comments from former Chair Burr are incorporated into the LAR. Mr. Schuman seconded. Motion passed unanimously by roll call vote (5-0). (Mr. Smith, absent).

**3. Election of APHZAB Officers**

**Motion:** Mr. Roberts moved to nominate Stephen Grede as Chair and Stan Schuman as Vice Chair. Ms. Erickson seconded. Motion passed unanimously by roll call vote (5-0). (Mr. Smith, absent).

The position of Secretary, was more complicated. Of those present, no one volunteered. It is hoped that Mr. Smith may serve. Ms. Erickson asked if Citizen Advisors may serve. Staff were unsure how that may work and will consult the City Clerk's office. The election of Secretary will be left open to a future date.

The question of Citizen Advisors came up again. Per Tucson Code 10A, chapter 37, advisory (and other) boards may select non-voting, non-appointed members of the public with specific knowledge to participate in discussion and advise the board in their deliberations when requested. In January, the board voted to make Mr. Grede & Mr. Smith (elect), and Mr. Burr & Mr. O'Brien (*pro tem*) as "Citizen Advisors to the Board", until the full 2025 board was seated.

**Motion:** Mr. Roberts moved to re-elect John Burr and Patrick O'Brien as citizen advisors to the APHZAB. Motion passed unanimously by roll call vote (5-0). (Mr. Smith, absent).

#### 4. Call to the Audience

The former chair, Mr. Burr, sent a letter of comments to staff which they posted and shared with the board in advance. In addition to making the request for some corrections to the pending LARs and annual report, he listed all reported minor reviews conducted in Armory Park in 2025, and made some other process recommendations that the board may wish to consider for future discussion.

**Note:** Mr. Grede, as elected Chair, conducted the rest of the meeting.

#### 5. Reviews

##### a. TC-RES-0425-01973, 528 S 3<sup>rd</sup> Avenue

Construction of a new residential pool

Full Review/ Contributing Resource/ Rehabilitation Standards

Mr. Lanning and Mr. Cirte presented the development project for a new pool on the north side of the lot. Using portions of existing 24" h and 18" h concrete decking, the 18" platform will be extended to include a new inground pool. The retaining wall portion on the north will be stuccoed, with the rest of the base faced with stone veneer to match the existing foundation rock. The area will be fenced (by code) with new 6' high iron fencing, with rusted corrugated steel panels on the north (replacing existing chain-link), and with typical iron fencing (with post finials) on the east and west faces, backed by perforated metal panels for privacy. Two self-closing 36'w gates (on the east and west) will provide access/security. The installation will require the removal of 3 historic steps, and infilling (to match) the open portion the low capped masonry surround on the historic porch.

Numerous clarifying questions were asked and answered:

- The new platform will not cover any additional portion of the foundation rock of the house.
- The three masonry, capped posts shown on the site plan have been removed from the project.

- The new fence will be behind the porch, about 48 feet from the front property line and will not affect streetscape views.
- No pool equipment will be visible.
- Two sets of steps (historic-porch, and non-historic-platform) will be removed and replaced with a new configuration in the platform.
- Setbacks (3' on the north) likely will not need to be waived for the type of permit (in-ground pool) but are acceptable.

The project sponsor noted the site plan drawing shows fence posts in error, which will be corrected.

**Motion:** Schuman moved to approve the project as proposed. Southerland seconded. Motion passed unanimously by roll call vote (5-0). (Mr. Smith, absent).

**Note:** Mr. Smith joined the meeting at 7:30pm.

**b. TP-PRE-0525-00095, 726 S Bean Avenue**

Construction of two (2) duplex on a vacant lot

Courtesy Review/ Non-Contributing Resource/ Rehabilitation Standards

*Note: This item relates to a previously approved project for the site (2017) which featured a Zoning Administrator Determination of an "Expanded Development Zone", which allows for a 24' total height limit on the site.*

Mr. Gasser made the presentation of the development proposal for two new, two-story duplexes, with parking, on the vacant parcel. The proposal is for the structures to be of rammed earth construction, parapeted flat roofs, with two story porches (asphalt-shingled sloped roofs), access stairs and front parking. Generally, the windows are to be architecturally compatible double(single?) hung and casement forms, with paneled doors. The front building will be 21'6" high and the rear building will be 24' high.

Being a courtesy review, advice is sought on how best to clarify details of the proposal for the formal design review. The advice from the board includes:

- Rammed earth construction is not evident in the historic district. A stucco finish is recommended.
- Materials for doors, windows, porches, railings, stairs, roofing, etc. need to be clarified, perhaps including manufacturers specifications. A window schedule should be provided. Generally, sliders, aluminum, vinyl, fiberglass are prohibited materials in HPZ zones.
- Show how water will be moved off of roof.
- Development zone precedents need to be shown (eg. 404 E 17th St.).
- Context information (streetscape/views) should be provided.
- The general building forms are acceptable.
- Clarify location of parking; the Board parking that does not create a parking lot on the streetscape.

**Action Taken:** None, Courtesy Review.

## 6. APHZAB Design Guidelines Project

Mr. Burr (*pro-tem*, CA) did not provide a formal update. He noted that Ft. Lowell, Barrio Historico, and West University are all in the process of updating their guidelines. Processes have changed since the last version was approved by the board, as have several governing code updates/revisions. Mr. Taku encouraged the board to re-engage with the revisions and process.

## 7. Minor Reviews

The minor reviews reported in Armory Park (from various LARs) from January to June, 2025 are:

- 408 E 16th St., solar
- 809 S 3rd Ave, solar
- 228 S 4th Ave, solar
- 838 S 2nd Ave, solar
- 417 S 4th Ave, roof replacement
- 419 S 5th Ave, roof replacement & EV charger
- 460 S 5th Ave, new fence
- 340 E 13th St. fence (zoning violation)
- 130 S Scott Ave, stucco remediation

Mr. Taku noted that some had been approved, others were still pending. Mr. Roberts noted that he had not been contacted by staff to participate in any of the reviews, but had been contacted by various residents with concerns regarding those reviews. Mr. Schuman offered to participate in future reviews. Mr. Taku said he would contact Mr. Schuman and/or other members of the board for all upcoming minor reviews.

## 8. Call to the Board

Mr. Smith noted that he had not been contacted/noticed of the meeting (hence his lateness in joining in), and that his contact info perhaps needed updating. Mr. Taku will ensure this happens.

Mr. Schuman brought up the ongoing issue of the proposed demolition of 410 S 6th Ave, noting he, Ms. Southerland and Mr. Burr attended the May 29 site meeting. He was concerned by many factors presented in that meeting. Unable to attend the Historic Sites Committee meeting on July 25, he has written a letter outlining his concerns. After lengthy discussion within the board, it was decided that a formal letter from APHZAB should be sent to the relevant authorities regarding the case, outlining the board's concerns. Mr. Taku clarified the board could take formal action under Item 8.

**Motion:** Ms Erickson made a motion for APHZAB to send the letter (as discussed) outlining concerns to SHPO, seconded by Ms. Southerland. **Motion approved by roll-call vote: 6-0.**

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

Mr. Taku shared upcoming reviews.

Ms. Aranda, HPO, introduced herself (this is her first meeting) to the board and was welcomed by all and provided several updates:

- A new Lead Planner with Historic Preservation qualifications has been hired and will start July 21. Mr. Taku will be out for a month on vacation.
- The developer of the All Saint's Project wants to present at a courtesy review. The board requested this be done in August or later.

## **10. Adjournment**

Meeting adjourned at 8:35 p.m.

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