



FULL HISTORIC REVIEW

EXECUTIVE SUMMARY

DATE: AUGUST 18, 2026

ACTIVITY NUMBER:	SD-0726-00105
RELATED ACTIVITY NUMBERS:	TC-COM-0626-00962
LOCATION:	747 S 6TH AVE (PARCEL #11707226B)
ZONING:	HC-3, C-3
HISTORIC ZONE/DISTRICT:	ARMORY PARK HPZ
CONTRIBUTING STATUS:	CONTRIBUTOR
APPLICANT:	RAYMOND RASH, D.E SHAMBACH ARCHITECTS
PROJECT NAME:	NEW PATIO COVER, OUTDOOR SEATING
STAFF CONTACT:	MICHAEL TAKU, HP LEAD PLANNER

PROPOSED PROJECT

The Baffert at 5 Points Patio Cover: This project proposes the addition of a permanent shade cover over an existing outdoor seating patio. The goal of the proposed shade cover is to allow the client to better utilize the existing patio as outdoor seating. Site enhancements will be introduced, including moveable planters with integrated vertical screens, a barbecue with an associated prep area, and a dry bar located in front of the outdoor kitchen. No new cuts or additional parking will be required for these modifications.

PROPERTY DESCRIPTION

The lot is 0.49 acres (21,268 sq. ft) and contains a small, 720 SF contributing historic building at the southeast corner of the property and a 3-story mixed-use commercial building constructed in 2023. The historic building will not be impacted by this project.

APPLICABLE PRESERVATION STANDARDS

Pursuant to provisions of Section 5.8.9 of the City of Tucson Unified Development Code (UDC), the proposed project must be reviewed for compliance with historic preservation standards by the Historic Preservation Office (HPO), the Armory Park Zone Advisory Board, and the Plans Review Subcommittee (PRS) of the Tucson Pima County Historical Commission. Applicable preservation standards include:

- Section 5.8 of the City of Tucson Unified Development Code (UDC)
- Technical Standards Manual Section 9-02
- The Secretary of the Interior's Standards for Rehabilitation
- Armory Park Historic Zone Design Guidelines

HISTORIC ZONE ADVISORY BOARD COMMENTS

On December 16, 2025, APHZAB reviewed this project as a courtesy (TP-PRE-1125-00242) and provided the following 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

PUBLIC/NEIGHBORHOOD INPUT

The Department has not received any public comments regarding the proposed project.

ZONING & BUILDING CODE REQUIREMENTS

This review applies only to the project's compliance with historic preservation standards. Compliance with all other applicable zoning and building code regulations is required to obtain a building permit. Changes made to the plan to achieve compliance with these other code requirements may require another review for compliance with historic preservation standards.

STAFF FINDINGS

Historic Preservation staff find that the proposed work will conform with applicable preservation standards. The existing historic building on this property will not be impacted and the applicant has addressed most of the APHZAB comments provided as part of the courtesy review. The proposed patio is Additional parking requirements to fulfil this proposal will not be needed.

New Construction & Non-Contributing Property Modifications (UDC 5.8, TSM 9-02.7.0, SOI Standards, HPZ Design Guidelines)				
S	D	NA	S - satisfies D - does not satisfy NA - not applicable	Staff Comments
☒	☐	☐	(1) <u>General</u> Compatible with contributing properties within the HPZ (new construction is not mistaken for an original historic building)	
☒	☐	☐	(2) <u>Height</u> Height generally conforms to typical height within development zone; new buildings are no higher than the tallest contributor of the same use in the development zone (e.g. principal buildings are	

		compared to principal buildings, accessory structures are compared to accessory structures except for Accessory Dwelling Units, which are compared to primary buildings); and height of new buildings are compatible with the height of neighboring contributing historic properties.	
☒ ☐ ☐	(3)	<u>Roof Types</u> Roof is compatible in configuration, mass, and materials to the prevailing style and period of existing structures within the development zone	
☒ ☐ ☐	(4)	<u>Setbacks</u> Maintains prevailing street and interior perimeter yard setbacks within its development zone	
☒ ☐ ☐	(5)	<u>Site Utilization</u> Spacing between building is consistent with that of contributors within the development zone	
☒ ☐ ☐	(6)	<u>Building Form</u> Size, scale and mass of additions are compatible with contributors within the development zone	
☒ ☐ ☐	(7)	<u>Proportion</u> Consistent with prevailing proportions of contributing properties within the development zone	
☒ ☐ ☐	(8)	<u>Projections and Recessions</u> Consistent with prevailing projections and recessions of contributing properties within the development zone	
☒ ☐ ☐	(9)	<u>Rhythm</u> Proportion, patterns and rhythm of openings, including at any additions, are compatible with those of contributors within development zone	
☒ ☐ ☐	(10)	<u>Windows & Doors</u> The size, shape, and materials of window and door openings are compatible with those of contributors within the development zone	
☒ ☐ ☐	(11)	<u>Materials</u> All construction materials are appropriate to the HPZ	
☒ ☐ ☐	(12)	<u>Surface Textures</u> Appropriate to historical style of the HPZ	
☒ ☐ ☐	(13)	<u>Colors</u> Appropriate to the HPZ (May only be considered as part of a required HPZ review)	
☒ ☐ ☐	(14)	<u>Architectural Style</u> New construction is compatible with surrounding properties, but there are no conjectural features or "false sense of history"	
☒ ☐ ☐	(15)	<u>Details</u> New construction is appropriate to styles found within the HPZ, while avoiding a false sense of historical development such as by	

		adding conjectural features from other buildings	
☐ ☐ ☒	(16)	<u>Landscaping</u> Plantings and ornamental features reflect the historic period of the HPZ (may only be considered as part of a required HPZ review)	
☒ ☐ ☐	(17)	<u>Enclosures</u> Fences, walls, or other physical features are compatible with architectural style of contributing properties within the development zone	
☐ ☐ ☒	(18)	<u>Utilities</u> New above ground power and telephone lines and utility connections are appropriate	
☐ ☐ ☒	(19)	<u>Motor Vehicle & Parking Areas</u> (a) Off-site parking spaces for uses within HPZ are not more than 600 feet away (b) New and modified vehicular use areas are landscaped and screened using compatible structural and plant materials	No new parking proposed.

REQUESTED ACTION

The Department seeks a recommendation whether to approve, approve of the conditions, or deny the proposed project.