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ARMORY PARK HISTORIC ZONE ADVISORY BOARD (APHZAB)

MEETING NOTICE AND AGENDA – REVISED*

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, NOVEMBER 18, 2025, 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 PRS' website and clicking "Click Here To Join Meeting" at the top of the page. This agenda and agenda materials are also available on the PRS' website:

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, no later than Friday, November 14, 2025.

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, a más tardar el Viernes 14 de Noviembre de 2025.

AGENDA

1. Call to Order / Roll Call

Helen Erickson
Stephen Grede (Chair)
Maurice Roberts
Stan Schuman (Vice Chair)
Matt Smith
Lynda Southerland

2. Review and approval of Legal Action Report (LAR)/Minutes for the meeting of 10/21/25 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 by 5:00PM on November 17, 2025. Any comments received will be provided to Board members in advance of the meeting.

4. Reviews

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

Action

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

Estimated time: 30 minutes

b. TC-COM-1125-02090*

Courtesy

410, 415, and 435 S. 6th 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. 6th 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.

The applicant will present the project and provide updates on changes made since the last Courtesy review. The applicant is seeking input on the project as part of the Section 106 continuing consultation. Additionally, staff will provide an overview of the UDC approvals that will be required for the project. The reviews for those approvals will occur at a later date.

Full Review

Contributing and Non-contributing Resources/Rehabilitation Standards

Staff Contact: Desiree Aranda, Historic Preservation Officer

Estimated time: 45 minutes

5. **Minor Reviews**
6. **Call to the Board**
7. **Staff Updates and Future Agenda Items - Information Only**
 - a. **Plan Tucson-Approved by Voters**
 - b. **Design Guidelines-To Continue/Committee**
 - c. **726 S Bean Avenue-New Duplex**
8. **Adjournment**