



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/MEETING MINUTES
Tuesday, August 18, 2026
Virtual Meeting**

1. Call to Order/Roll Call

The meeting was called to order at 6:30 p.m. and a quorum was confirmed.

Board Members in attendance (all virtual): John Burr (Chair), Stan Schuman (Vice Chair), Steve Grede (Secretary), Martha McClements, Maurice Roberts, Matt Smith, and Lynne Southerland

Board Members Absent/Excused: Jan Mulder

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

Guests in attendance (all virtual): Raymond Rash, and Francisco Hernandez, DESA Architecture (747 S 6th Avenue).

2. Review and approval of Legal Action Report (LAR) and Meeting Minutes for 7/21/2026

The chair requested some minor typo changes, which staff made. Schuman moved to approve the LAR/Minutes for 7/21/2026 as submitted, with the noted corrections.

Southerland seconded the motion.

No discussion.

The motion passed by those present, 7/0/0, (Mulder absent).

3. Call to the Audience

No comments were received prior to the meeting.

4. Reviews

**a. SD-0726-00105/TC-COM-0626-00962
747 S 6th Ave (Parcel #11707226B)**

Action

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.

*Full Review/Armory Park HPZ
Contributing Resources/Rehabilitation Standards
Staff Contact: Staff Contact: Michael Taku, Historic Preservation Lead Planner*

Staff Taku introduced and summarized the project. Project applicant Raymond Rash from DESA Architecture presented the project. Questions were asked and points clarified.

Discussion was held: the Board are pleased that the recommendations from the courtesy review in December 2025 were incorporated into the revision. The largest concern was over the potential exhaust/venting system, encouraging the applicant to research filtering options. A request was made to put metal end caps on the 12'x 4" beam ends (4), which was accepted by the applicant. Drainage should be through existing scuppers from the new gutter/downspout. Necessary access for utilities will be available through existing chases within the extant infrastructure. The roof will be no higher than the 2nd floor level of the main building.

Action was taken.

Motion: Southerland moved to recommend approval of the project as presented/discussed.

McClements seconded the motion.

The motion passed by those present, 7/0/0 (Mulder absent).

- 5. Minor Reviews** **Informational**
Staff Taku reported on recent minor reviews conducted/scheduled, by Schuman: 215 E 19th-Roof, Mini-splits, 719 S 4th Avenue-Pool, and 428 E 17th St-Fence.

- 6. Call to the Board** **Discussion**
- Several members asked about a troubling property on S 3rd Avenue, that appears to be undergoing extensive renovation without review and permits. Staff will address the potential code -violation.
 - Burr noted that M&C are holding the public hearings concurrently with this meeting regarding the 2 previously approved contributing structure demolitions in Armory Park, also noting that he was pleased the process is again working after several years.
 - Grede updated the board about seminars he had attended at a NACP preservation conference that may inform the board's updates to the design guidelines.
 - Roberts noted that another neighborhood property is becoming a nuisance and was advised to report issues with the City.
 - Several members again asked for information on revisions other HZABs are making to their design guidelines. Because the information is internal as drafts only, members are advised to attend their meetings when the topic is on an agenda for discussion.
 - The Board is still exploring options for return to hybrid meetings.

- 7. Staff Updates and Future Agenda Items** **Informational**

- Staff provided updates on the hiring of a new Historic Preservation Lead Planner.
- The next meeting will be on September 15, 2026. The items will likely include 711 S 6th Avenue (proposed classroom/storage addition).

8. Adjournment

The meeting was adjourned at 7:38 p.m.