



APHZAB
P.O. Box 27210
Tucson, Arizona 85726-7210
(520) 791-4213 (Voice)
(520) 791-2639 (TDD)

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, April 21, 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

For materials in accessible formats, and/or materials in a language other than English, please contact PDSHistoric@tucsonaz.gov, no later than Friday, April 17, 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, a más tardar el Viernes 17 de Abril de 2026.

AGENDA

1. **Call to Order / Roll Call**
Stephen Grede (Chair)
Stan Schuman (Vice Chair)
Maurice Roberts
Lynda Southerland
Martha McClements
Jan Mulder
Matt Smith
John Burr
2. **Review and approval of Legal Action Report (LAR)/Minutes for the meeting of 3/17/2026** **Action**
3. **Election of APHZAB Officers** **Action**
4. **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 PDSHistoric@tucsonaz.gov by 5:00PM on April 20, 2026. Any comments received will be provided to Board members in advance of the meeting.
5. **Code Update** **Informational**
The purpose of this agenda item is to discuss and receive feedback on a proposed code update package aimed at modernizing and streamlining the City's development codes. This package is intended to address several key areas including removing barriers to housing, promoting adaptive reuse, and simplifying review processes. The proposed amendments include changes to the Unified Development Code, Administrative Manual, Technical Standards Manual, and the Tucson City Code. These amendments are not intended to provide major policy change, but instead are intended to streamline processes and improve code usability.
6. **Prop 411 Military Plaza Area Mill/Fill** **Informational**
The Prop 411, Phase 1 - Military Park (a.k.a. Armory Park) Area Mill & Fill is a pavement rehabilitation project, which consists of 2" asphalt plane/mill and replace, to include speed hump installation, as well as the demolition, replacement, and construction of curb access ramps, utility adjustments, and pavement markings as necessary.
7. **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-0226-00030/TC-RES-1225-05979** **Action**
217 E 17th St (Parcel # 117071590)
The proposed project is a 405 SF Accessory Dwelling Unit (ADU). It will have a maximum ridge of 13' with a decorative parapet with single-sloped Galvanized metal roof. Will be built with insulated concrete foam blocks clad in sand-floated plaster in an un-pigmented white Portland cement with natural sand. A new 6'-0" corrugated metal fencing is proposed on the north property line, and along the eastern alley side, a 6'-0" wall constructed of mikey block and clad in lime plaster—matching the

materials of the ADU—will extend 24'-0" south from the north property line to a gated entry. Proposed demolition of a rear addition and restoration of the rear porch. Restored rear porch to feature a wood door with three horizontal recessed panels and glass pane at the top, a 6" x 6" rounded porch post, a wooden floor atop a concrete base and wood over concrete steps. A new fascia board to match existing, as well as roof and eaves to match existing. The original brick walls on the North and East sides (enclosed by addition) to be preserved. APHZAB may recommend approval, approval with conditions, or denial of the project.

Full Review/Armory Park HPZ

Contributing and Non-contributing Resources/Rehabilitation Standards

Staff Contact: Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner

Estimated time: 30 minutes

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| 8. Minor Reviews | Information Only |
| 9. Call to the Board | Discussion |
| 10. Staff Updates and Future Agenda Items | Information Only |
| 11. Adjournment | |