



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/MEETING MINUTES
Tuesday, March 17, 2026
Virtual Meeting**

1. Call to Order/Roll Call

Meeting was called to order at 6:32 p.m. and quorum was confirmed.

Board Members in attendance (all virtual): John Burr, Stephen Grede (Chair), Maurice Roberts, Martha McClements, Jan Mulder, Stan Schuman (Vice Chair), and Matt Smith.

Board Members Absent/Excused: Lynda Southerland

Staff in attendance (all virtual): Desiree Aranda and Jason Lilienthal (Planning and Development Services Department [PDSD]).

Guests in attendance (all virtual): Anthony Allen (applicant, 431 S 5th Av), Myles Peña (architect, 720 S 3rd Av), Sofia Rower (owner, 720 S 3rd Av), Ellen Vincent and Samuel Nicolary (217 E 17th St.), Gabriel Vargas (applicant, 212 E 17th), Ruth Ann Kibler.

2. Review and approval of Legal Action Report (LAR) and Meeting Minutes for 2/17/2026

Motion: McClements moved to approve the LAR/Minutes for 2/17/2026 as submitted.

Second: Roberts seconded the motion.

Discussion: None.

Vote: The motion passed unanimously, 7-0 (Southerland absent).

3. Call to the Audience

No comments were received prior to the meeting.

4. Reviews

**a. SD-1125-00168/TC-RES-1125-05399
212 E 17th St (Parcel # 117072900)**

Action

The proposed project is construction of an attached single-story garage at the west side of the existing single-family residence. The non-contributing carport at the rear property line is proposed for demolition. Also proposed is replacement of existing wood and metal fencing on the south and east sides with a vertically oriented rusted corrugated metal panel fence, and a new metal gate at the alley. The applicant is also seeking approval for

an as-built metal mesh fence on the north side of the property. APHZAB may recommend approval, approval with conditions, or denial of the project. This item is ineligible for continuance as was continued from the December 12, 2025 APHPZ meeting.

Full Review/Armory Park HPZ

Contributing Resource/Rehabilitation Standards

Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner

Staff Lilienthal introduced and summarized the project. Project applicant Gabriel Vargas presented the project. Questions were asked and points clarified.

Discussion was held. Action was taken.

Motion: Schuman moved to recommend approval of the existing fence, although it's not historically appropriate and should not set a precedent, and recommend against approval of the vinyl windows located at the north and east sides of the house, with the understanding that any future proposed replacements will need to be approved through the Minor Historic Review process.

Second: McClements seconded the motion.

Discussion: None.

Vote: The motion passed unanimously, 7-0 (Southerland absent).

**b. SD-1125-00176/TC-RES-1025-05009 Action
431 S 5th Avenue (Parcel # 117070250)**

The proposed project is to replace four windows on the front and south elevations. The three existing windows on the front elevation will be replaced with DH, 1-over-1, stucco frame flush mounted, fiberglass windows. The window on the south elevation will replace the existing casement window with a sliding glass window, fiberglass material, and stucco frame flush mounted. All proposed windows will be almond color.

Full Review/Armory Park HPZ

Contributing Resource/Rehabilitation Standards

Staff Contact: Jason Lilienthal, Historic Preservation Lead Planner

Staff Lilienthal introduced and summarized the project. Project applicant Anthony Allen presented the project. Questions were asked and points clarified.

Discussion was held. Action was taken.

Motion: Mr. Schuman recommended denial of the proposed project as presented because they are not an approved window material and type by the Armory Park neighborhood regulations.

Second: Mulder seconded the motion.

Discussion: None.

Vote: The motion passed unanimously, 7-0 (Southerland absent).

c. 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 corrugated 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.

Contributing and Non-contributing Resources/Rehabilitation Standards

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

Staff Lilienthal introduced and summarized the project. Project applicants and property owners, Ellen Vincent and Samuel Nicolary, presented the project. Questions were asked and points clarified.

Discussion was held. Action was taken.

Motion: Mr. Burr moved to continue the case to a future meeting, requesting that the applicant return with additional information:

- Explore what historic fabric remains at the rear addition of the existing home to provide the basis for the board to make a recommendation for the demolition of a contributing element of a contributing structure
- Provide more information regarding the proposed replacement of the demolished rear addition, new fence, and proposed setbacks

Second: McClements seconded the motion.

Discussion: None.

Vote: The motion passed unanimously, 7-0 (Southerland absent).

d. SD-0326-00038/TC-RES-0326-01098 **Action**
720 S 3rd Avenue (Parcel # 11707234A)

The proposed project is an 801 SF Accessory Dwelling Unit (ADU). The proposed design is a simple gable roof with exposed rafter tails. The structure is to be wood framed and clad in white stucco. Wood windows and doors and a grey standing seam metal roof are proposed.

Full Review/Armory Park HPZ

Contributing and Non-contributing Resources/Rehabilitation Standards

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

Staff Lilienthal introduced and summarized the project. Project applicant Myles Peña (architect) and Sofia Rower (property owner) presented the project. Questions were asked and points clarified.

Discussion was held. Action was taken.

Motion: Mr. Burr moved to recommend approval of the design package as proposed.

Second: McClements seconded the motion.

Discussion: None.

Vote: The motion passed unanimously, 7-0 (Southerland absent).

5. Minor Reviews

Informational

Staff Lilienthal reported on a recent minor review for a solar device panel at 744 S 5th Av.

6. Call to the Board

Discussion

Several items were discussed, including:

- HZAB training on Saturday, March 21st
- Question of moving meeting to a hybrid format
 - Staff requested to look into the option to hold meetings in the Public Works Building
- Agenda item for Officer Elections at the next meeting – Chair, Vice Chair, Secretary
- For projects that do not require a permit, they should not be charged permit fees

7. Staff Updates and Future Agenda Items

Informational

Chair Grede asked that the following items be put on the agenda for the next meeting: elections, vote on hybrid meeting format, and a discussion about design guidelines

8. Adjournment

The meeting was adjourned at 8:41 p.m.