



FULL HISTORIC REVIEW

EXECUTIVE SUMMARY

DATE: June 25, 2026

ACTIVITY NUMBER:	SD-1125-00180
RELATED ACTIVITY NUMBERS:	TC-RES-1225-04525
LOCATION:	424 E 16TH ST (PARCEL #117071050)
ZONING:	HO-3
HISTORIC ZONE/DISTRICT:	ARMORY PARK HPZ
APPLICANT:	PAUL DOMINGUEZ
PROJECT NAME:	GARAGE CONVERSION TO STUDIO
STAFF CONTACT:	MICHAEL TAKU, HP LEAD PLANNER

PROPOSED PROJECT

The project was completed by previous owners. Current owners are seeking approval post hoc for conversion of contributing garage into a studio. The alteration occurred between 2022 and 2025. The original 12' x 18' garage featured corrugated metal siding, a low gable corrugated metal roof, and wood doors. The existing studio is an enlarged footprint of the original garage, measuring 12' 6" x 25' 8". The existing studio has a height of 10', which is lower than the main house of 17'. It has a low-pitch gable asphalt shingle roof and is clad in stucco. Fenestration includes a double French door, wood utility room door, and single fixed window.

PROPERTY DESCRIPTION

The lot is 0.17 acres (7505 sq. ft) with a contributing historic building constructed in 1922 in the Craftsman bungalow style. The main residence is one-story and 17' in height with brick exterior walls and stone veneer along the foundation. It has a gable roof with shed dormer and asphalt shingles. The inventory form notes the presence of a contributing garage constructed of corrugated metal with wood doors and a low gable roof. The garage has since been converted into a studio.

APPLICABLE PRESERVATION STANDARDS

Pursuant to provisions of Section 5.8.9 of the City of Tucson Unified Development Code (UDC), the proposed project was reviewed for compliance with historic preservation standards by the Historic Preservation Office (HPO), the Armory Park Historic Zone Advisory Board. 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
- Historic Zone Design Guidelines

HISTORIC ZONE ADVISORY BOARD COMMENTS

APHZAB recommended approval of the plans with the following condition, noting that the board does not approve of demolishing contributing structures without due process, and that because the new studio building is a complete reconstruction, it should not be considered a contributing structure:

1. The flat panel door is to be replaced with a raised panel door, like the one proposed in the elevations.

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 studio as it exists today conforms with applicable preservation standards in terms of compatibility with the existing residence, Development Zone, and HPZ. The loss of a contributing historic building is regrettable; however, it is noted that the current owner did not conduct the work that led to that loss and is attempting to seek proper approvals. Given that fact, as well as the location of the subject building at the rear of the lot and its secondary significance as an accessory building, Historic Preservation staff is generally in support of a recommendation of approval for the project subject to any conditions, including the addition of window and door material noted on plans.

Two exhibits are provided below to help inform discussion. Exhibit A includes Google Street View imagery between 2011 and 2025 and Exhibit B shows aerial imagery between 2010 and 2026.

Contributing Property Modifications & Additions (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
☐	☒	☐	(1) <u>Minimal Exterior Changes</u> Exterior alterations and changes are minimal; property to be used as it was historically or given new use that requires minimal change to distinctive materials, features, spaces, and spatial relationships <i>*Exterior alterations are significant enough to render loss of contributing status. Corrugated metal siding was replaced with stucco, and the open carport was filled in. Alterations, however, are compatible with existing residence, Development Zone, and HPZ.</i>
☒	☐	☐	(2) <u>Visibility</u> Alterations or renovations visible from the street are minimal
☒	☐	☐	(3) <u>Height</u> Height generally conforms to typical height within development zone; new additions 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.
☒	☐	☐	(4) <u>Roof Types</u> New or replaced roof is compatible in configuration, mass, and materials to that of the existing structure
☒	☐	☐	(5) <u>Setbacks</u> Maintains prevailing street and interior perimeter yard setbacks within its development zone
☒	☐	☐	(6) <u>Site Utilization</u> Spacing between buildings is consistent with that of contributors within the development zone
☒	☐	☐	(7) <u>Building Form</u> Size, scale and mass of additions are compatible with existing structure and with contributors in development zone
☒	☐	☐	(8) <u>Proportion</u> Changes are consistent with proportions of existing structure and with prevailing proportions of contributing properties within development zone

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|-------------------------------------|--------------------------|-------------------------------------|--|
| ☒ | ☐ | ☐ | (9) <u>Projections and Recessions</u>
Appropriate to the style of the existing structure |
| ☒ | ☐ | ☐ | (10) <u>Rhythm</u>
Proportion, patterns and rhythm of openings, including at additions, are compatible with those of existing structure and those of contributors within development zone |
| ☒ | ☐ | ☐ | (11) <u>Windows & Doors</u>
The size, shape, and materials of window and door openings are maintained; repair options fully explored before replacement is considered; removals/infills are limited to only where necessary; evidence of original opening is maintained; where replacement is the only option, the new features will match the original |
| ☒ | ☐ | ☐ | (12) <u>Materials</u>
All construction materials are appropriate to the building and to the neighborhood |
| ☒ | ☐ | ☐ | (13) <u>Surface Textures</u>
Appropriate to historical style of existing structure; and may be differentiated at additions |
| ☒ | ☐ | ☐ | (14) <u>Colors</u>
Appropriate to architectural style of structure and historic period (may only be considered as part of a required HPZ review) |
| ☒ | ☐ | ☐ | (15) <u>Character-Defining Features</u> <ul style="list-style-type: none"> (a) Alterations or changes to character-defining features are minimal; any historical and distinctive architectural details remain (b) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship are preserved; No chemical or physical treatments that would cause damage to historic materials (c) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved (d) Repair options fully explored before replacement is considered; where replacement is the only option, the new features will match the old; replacement of missing features substantiated by documentary and physical evidence |
| ☒ | ☐ | ☐ | (16) <u>Architectural Style</u>
Architectural style of alterations and new construction is compatible but differentiated from historic structure on site and surrounding properties, but there are no conjectural features or elements that give a "false sense of history" (Renovation to earlier historic style of property is acceptable if based on documentary evidence) |
| ☒ | ☐ | ☐ | (17) <u>Details</u>
New additions are appropriate to styles found within the HPZ, while avoiding a false sense of historical development such as by adding conjectural features from other buildings |
| ☐ | ☐ | ☒ | (18) <u>Reversibility</u>
New additions, if removed in the future, leave the essential form and integrity of the property and its environment unimpaired |
| ☐ | ☐ | ☒ | (19) <u>Landscaping</u> |

				Plantings and ornamental features reflect the historic period of subject structure (may only be considered as part of a required HPZ review)
☐	☐	☒	(20)	<u>Enclosures</u> Fences, walls, or other physical features are compatible with architectural style of subject structure and contributing properties within the development zone
☐	☐	☒	(21)	<u>Utilities</u> New above ground power and telephone lines and utility connections are appropriately located
☐	☐	☒	(22)	<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

REQUESTED ACTION

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

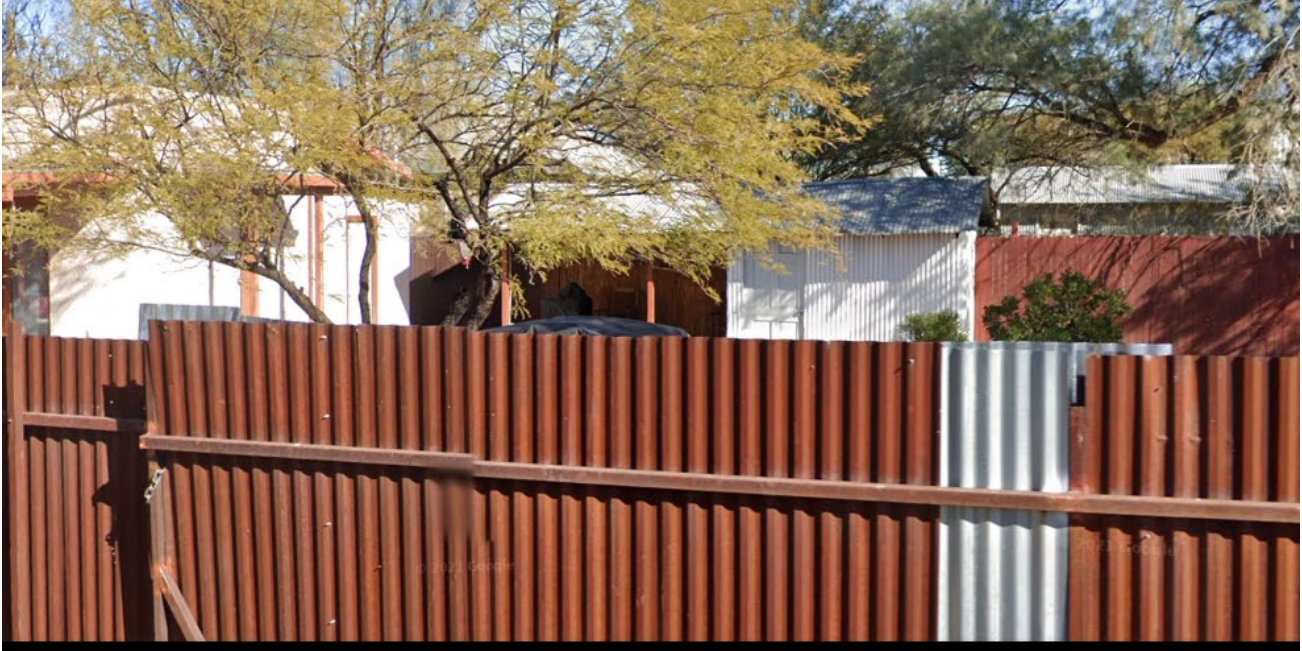
Exhibit A: Google Street View images showing changes between 2011 and 2025



March 2011



April 2013



January 2021



April 2022

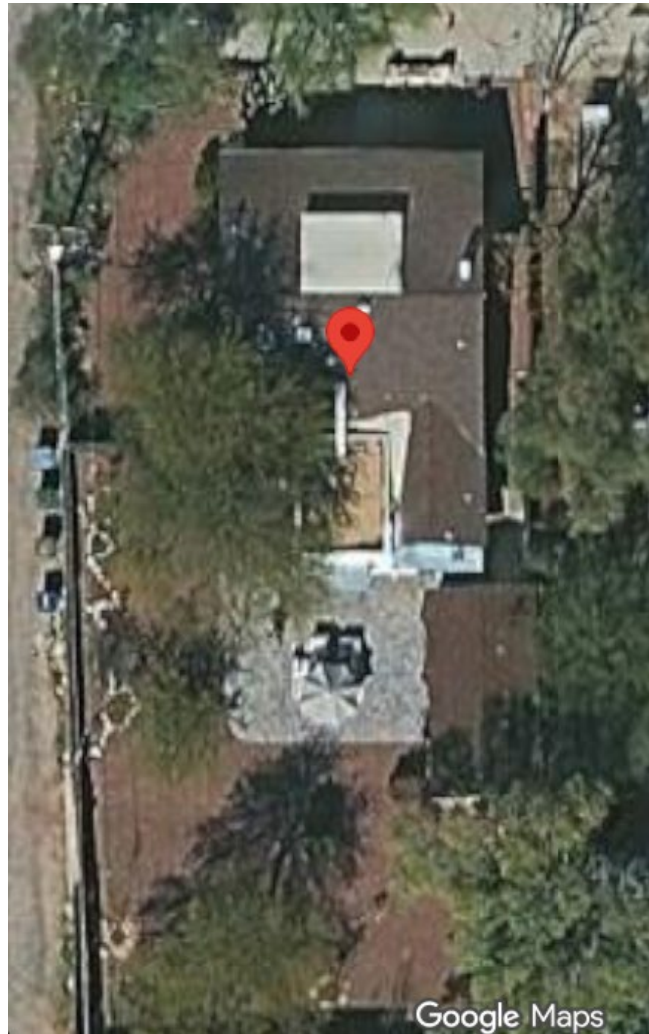


January 2025

Exhibit B: Aerial Imagery



2010, MapTucson aerial image



2026, Google Maps aerial image