



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/MEETING MINUTES
Tuesday, May 19, 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 (Chair), Stephen Grede (Secretary), Stan Schuman (Vice Chair), Martha McClements, Jan Mulder, Maurice Roberts, and Lynne Southerland

Board Members Absent/Excused: Matt Smith

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

Guests in attendance (all virtual): Paul Dominguez, Stewart Rafalo, Alex Enoch, Bob Lanning

2. Review and approval of Legal Action Report (LAR) and Meeting Minutes for 4/21/2026

McClements moved to approve the LAR/Minutes for 4/21/2026 as submitted.

Roberts seconded the motion.

No discussion.

The motion passed unanimously, 7-0 (Smith absent).

3. Call to the Audience

No comments were received prior to the meeting.

4. Reviews

**a. SD-1125-00180/TC-RES-0925-04525
424 E 16th St (Parcel # 117071050)**

Action

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 garage was corrugated metal and a corrugated metal roof with wood doors and a gable roof. It was open to one side. Existing studio is an enlarged footprint of the garage. According to Pima County records, the garage was 12' x 18' and the studio is 12' 6" x 25' 8". Studio maintains same setbacks as garage to the North, East, and West. Studio has a max ridge height of 10' which is lower than the main house of 17'. Roof material is asphalt shingles matching existing main residence with a 2:12 roof pitch. Studio clad in stucco with an off-white color matching existing main residence. Double

French doors face the public R.O.W. APHZAB may recommend approval, approval with conditions, or denial of the project, or may continue the item to a future meeting if the property owner consents.

Full Review/Armory Park HPZ

Contributing and Non-contributing Resources/Rehabilitation Standards

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

Staff Aranda introduced and summarized the project. Project applicant Paul Dominguez presented the project. Questions were asked and points clarified. Discussion was held.

Action was taken.

Motion: Grede moved to recommend approval of the plans with the following condition, noting that the board does not approve of demolishing contributing structures without due process:

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

Second: Southerland seconded the motion.

Discussion: Suggestion was made to amend the motion to note that the new building will not be contributing structure.

Final Motion: Grede amended his motion, moving to recommend 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.

Second: Southerland seconded the motion.

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

**b. SD-0326-00051/TC-RES-1225-06221
848 S 4th Ave (Parcel # 11708075B)**

Action

There are two major scopes of work proposed as part of the project: a detached 800 sq. ft. ADU and conversion of a carport into 309 sq. ft. of conditioned space. The ADU will have a max ridge height of 11' 6-7/8", a 2.5:12 roof pitch, and grey asphalt shingles. Clad in white stucco. Six Pelle wood windows, single-hung, 1-over-1 lite pattern, and inset/recessed and one Pelle wood casement. Exterior French style, fiberglass doors facing South. Carport conversion will be clad in a 4" brick veneer with Pelle wood windows, single-hung, 1-over-1 lite pattern, and inset/recessed. Roof to match existing in pitch, color, and materials.

Full Review/Armory Park HPZ

Contributing and Non-contributing Resources/Rehabilitation Standards

Staff Aranda introduced and summarized the project. Project applicant Alex Enoch presented the project. Questions were asked and points clarified. Discussion was held.

Action was taken.

Motion: McClements moved to continue the item to a future meeting, recommending the following revisions be made to the plans:

1. Make the windows on the existing house more appropriate to the style and age of the house, such as wood or metal clad wood windows that match proportions/configurations of existing windows on the main house
2. The new east facing carport façade should be set back so that it does not align with the front façade; it should be differentiated from the main house by color or some other feature to reflect that the addition is not original to the design
3. Clarify on plans the use of brick, brick veneer, and/or stone veneer
4. ADU floor plan to be rotated 180 degrees, so entrance faces 19th Street
5. New strategy for the person access from 19th Street to the ADU
6. Wood gate on south side that will serve as access for the ADU should be a "person gate"
7. Revise the site plan to show existing driveway placement, modifications to access routes, and setbacks
8. New construction setback not to be greater than prevailing/existing setback along 19th Street

Second: Schuman seconded.

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

c. SD-0526-00071/TC-RES-0426-01972 Action
330 S 3rd Ave (Parcel # 117062770)

The proposed project is to demolish a contributing garage at the rear and construct a new 2-bay carport (468 sq. ft.) and ADU (440 sq. ft.) behind the main contributing single-family residence. New carport will have a 5' North side setback and the ADU will have an 8' 4" South side setback. The carport and ADU will be connected by an open breezeway 8' wide. Both will be clad in a light sand stucco finish and roof material of corrugated steel. A West courtyard wall will be constructed in front of the ADU made of breeze block situated between four stuccoed finish square columns. A section of the rear (West) fence will replace the existing chain link fence with corrugated steel to match the remaining West fence enclosure.

Full Review/Armory Park HPZ

Contributing and Non-contributing Resources/Rehabilitation Standards

Staff Aranda introduced and summarized the project. Project applicants Bob Lanning and Stephen Curti presented the project. Questions were asked and points clarified.

Discussion was held.

Action was taken

Motion: Schuman moved to approve the project with the following conditions:

1. The breeze block be replaced with appropriate material, such as neighborhood-appropriate brick with patterned openings
2. Recommend that a different material be chosen for the screening element on the transom above the doors at the storage units on the east side, to be brick in a permeated pattern to match that used for screening at the west
3. That the doors and windows be metal-clad wood

Second: Southerland seconded.

Discussion: Grede noted that metal or mesh would also be acceptable. Otherwise the board might restrict the applicant too much. The motion was revised.

Final Motion: Schuman moved to approve the project with the following conditions:

1. The breeze block be replaced with appropriate material, such as neighborhood-appropriate brick with patterned openings
2. Recommend that a different material be chosen for the screening element on the transom above the doors at the storage units on the east side, to include either metal, mesh, or brick elements
3. That the doors and windows be metal-clad wood

Second: Southerland seconded.

The motion passed unanimously, 7-0 (Smith absent).

2. Minor Reviews

Informational

- Burr mentioned a code enforcement case will be reviewed as a minor review.
- Grede mentioned he and the Historic Landscapes Subcommittee (HLS) reviewed a project for the Storm to Shade program at the east side of the senior center in Armory Park, noting the area was not the historic portion of the park. HLS made several recommendations on the project.

3. Call to the Board

Discussion

- McClements asked about a proposed splash pad at Children's Museum. Staff Aranda to find out more and follow up
- Burr mentioned an upcoming CLG training in Mesa
- Burr asked that a discussion of proposed redlines for CODE Tucson '26 update be added to the agenda for the APHZAB June meeting
- Next APHZAB special meeting set for Thursday 5/21 at 1pm

4. Staff Updates and Future Agenda Items

Informational

Staff Aranda announced upcoming staffing changes and that there is currently one case in the queue for the June 16, 2026 APHZAB meeting.

5. Adjournment

The meeting adjourned at 8:56 p.m.