



**Armory Park Historic Zone Advisory Board  
LEGAL ACTION REPORT/MEETING MINUTES  
Tuesday, April 21, 2026  
Virtual Meeting**

**1. Call to Order/Roll Call**

Meeting was called to order at 6:31 p.m. and quorum was confirmed

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

Board Members Absent/Excused: Jan Mulder

Staff in attendance (all virtual): Desiree Aranda and Carver Struve (Planning and Development Services Department [PDSD]) and Gabriel Rascon (Department of Transportation and Mobility [DTM])

Guests in attendance (all virtual): Ellen Vincent and Samuel Nicolary (217 E 17<sup>th</sup> St. owners), Gustavo Silva (217 E 17<sup>th</sup> St., architect for model ADU plan)

**2. Review and approval of Legal Action Report (LAR) and Meeting Minutes for 3/17/2026**

Roberts moved to approve the LAR/Minutes for 3/17/2026 as submitted.

Schuman seconded the motion.

No discussion.

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

**3. Elections**

The board held officer elections. Discussion was held. Action was taken.

*Chair*

McClements made a motion to nominate John Burr as Chair.

Schuman seconded.

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

*Vice Chair*

Burr nominated Schuman for Vice Chair.

McClements seconded.

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

*Secretary*

McClements moved to nominate Grede as Secretary.

Burr seconded.

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

#### 4. Call to the Audience

No comments were received prior to 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.

PDSD staff member, Carver Struve, presented an overview of the proposed changes as part of the current Code Update package. He also presented the engagement and adoption process. Questions were asked and discussion was held. No action was taken as the item was informational. The board requested a redline version and that the item come back to the board at future date.

#### 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.

Gabriel Rascon from the Department of Transportation and Mobility (DTM) presented the project. Questions were asked and discussion was held. The board expressed an interest in striping 4<sup>th</sup> Avenue to reflect a central trolley track lane to match 6<sup>th</sup> Avenue and the rest of South 4<sup>th</sup> Avenue. No action was taken as the item was informational.

#### 7. Reviews

##### a. SD-0226-00030/TC-RES-1225-05979 212 E 17th St (Parcel # 117072900)

**Action**

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 fence 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. The project was continued from your last meeting on March 17.

*Full Review/Armory Park HPZ  
Contributing and Non-contributing Resources/Rehabilitation Standards  
Staff contact: Desiree Aranda*

Staff Aranda introduced and summarized the project. Project applicant Ellen Vincent and Samuel Nicolary presented the project. Questions were asked and points clarified. Discussion was held. Action was taken.

Burr moved to recommend denial of the project based on incorrect, non-measured elevations, incomplete information on the restoration of what appears to be a fairly original screen porch, information on the window replacements on the contributing structure that have already been made, and to accommodate or redesign functional services on the ADU and possibly consider window changes that would be more compatible with window projection and recession forms in Armory Park.

Roberts seconded the motion.

No Discussion.

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

The full discussion was recorded and is available online at the Clerk's Office:  
<https://clerksboards.tucsonaz.gov/boards/?run=pastminutesaudio&board=9> and PDSO  
YouTube website at:  
<https://www.youtube.com/playlist?list=PLUfRGd7RxAUeYp2qmunEUMMQg-VgL568>.

**8. Minor Reviews** **Informational**

Staff had no updates. The board discussed adding additional members to assist with Minor Historic reviews. Action was taken.

Grede made a motion that Schuman and Burr assist with Minor reviews.  
Schuman seconded the motion.  
The motion passed unanimously, 7-0 (Mulder absent).

**9. Call to the Board** **Discussion**

Burr thanked staff for a really good training on the 21<sup>st</sup> of March.

**10. Staff Updates and Future Agenda Items** **Informational**

Staff Aranda reported back to the board that the Public Works Building could be available for in-person meetings of APHZAB so long as a staff member was present and the meeting ended before 6pm. APHZAB members discussed other potential meeting venues for a hybrid meeting option but did not make any final decisions.

Chair Grede discussed that he discussed and forwarded the draft Armory Park HPZ Design Guidelines to staff and that the APHZAB would like to revive the effort to complete the design guidelines.

HZAB members thanked and congratulated Chair Grede on his leadership over the last year.

Burr noted that Planning Administrator Dan Bursuck was leaving the City of Tucson PDSD and thanked him for his work over the years.

**11. Adjournment**

The meeting adjourned at 8:55 p.m.