



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/MEETING MINUTES
Tuesday, July 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): John Burr (Chair), Stan Schuman (Vice Chair), Martha McClements, Jan Mulder, Maurice Roberts, Matt Smith, and Lynne Southerland

Board Members Absent/Excused: Stephen Grede (Secretary)

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

Guests in attendance (all virtual): Alex Enoch (848 S 4th Avenue) Dane Donatelli, Adria Melsted and Peter Melsted (647 S 4th Avenue).

2. Review and approval of Legal Action Report (LAR) and Meeting Minutes for 6/16/2026

Schuman moved to approve the LAR/Minutes for 6/16/2026 as submitted.

McClements seconded the motion.

No discussion.

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

3. Call to the Audience

No comments were received prior to the meeting.

4. Reviews

**a. SD-0326-00051/TC-RES-1225-06221 [Continued]
848 S 4th Avenue (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 Resources/Rehabilitation Standards

Staff Contact: Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Taku 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: Mulder moved to recommend approval of the project as presented with the following conditions:

1. That the front enclosure be characterized by a brick pony wall and horizontal wood paneling to match the configuration of the north wall of the Arizona Room
2. That the windows on the addition be metal or metal clad, vertical casement windows to match the existing windows on the house, with one window on the east wall and one on the north wall
3. That the existing car gate on the south side of the property be replaced with a 4-foot tall, open metal picket fence to fill the opening within, including also a pedestrian gate
4. That hardware and fixtures be simple or historically consistent with the neighborhood
5. That the board also approves of the back porch that exists but was not previously reviewed/ permitted.

McClements seconded the motion.

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

**b. SD-0526-00084/TC-RES-0526-02663
647 S 4th Avenue (Parcel # 117071410)**

Action

The proposed project is a bedroom addition, new bathroom, bathroom skylight, and roof dormer.

Full Review/Armory Park HPZ

Contributing Resources/Rehabilitation Standards

Staff Contact: Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Taku introduced and summarized the project. Project applicant, Dane Donatelli, Adria Melsted, and Peter Melsted presented the project. Questions were asked and points clarified.

Discussion was held.

Action was taken.

Motion: Schuman moved to recommend approval of the plans with the following conditions:

1. It is recommended that a structural engineer be consulted/engaged to ensure the integrity of the historic structure.
2. That the detailing of the scaling in the new gable end of the new dormer be changed to another simpler pattern to differentiate from the historic pattern.
3. That there will be appropriate trim and structural detailing on the new gable that are compatible or match the eave detailing of the existing gable ends, including appropriate wood trim around the new double hung wood windows.
4. That the skylight be flush in style and raised and set at safe height for opening/operation.

Southerland seconded the motion.

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

5. Minor Reviews

Informational

Staff Taku reported on recent minor reviews conducted by Schuman: 215 E 19th-Roof, 719 S 4th Avenue-Pool, and 428 E 17th St-Fence.

6. Call to the Board

Discussion

- 813 S 3rd Avenue needs to be investigated.
- There is a potential that what is actively being constructed is different than was approved for 719 S 4th Avenue.
- Board requested that staff provide the link of final, approved plans to the board.
- Burr requested staff to provide copies of decision letters to the board Chair.
- Board still exploring in-person meetings.

7. Staff Updates and Future Agenda Items

Informational

- Staff provided updates on the hiring of a new Historic Preservation Lead Planner.
- The next meeting will be on August 18, 2026. The items will include 747 S 6th Avenue (proposed patio alterations at The Baffert at 5 Points).

8. Adjournment

The meeting was adjourned at 8:26 p.m.