



APHZAB
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ARMORY PARK HISTORIC ZONE ADVISORY BOARD (APHZAB)

MEETING NOTICE AND AGENDA

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Armory Park Historic Zone Advisory Board (APHZAB) will hold the following virtual meeting, which will be open to the public on:

TUESDAY, May 19, 2026, AT 6:30PM

If a member of the public wishes to join through the remote format via Zoom on a computer, smart phone, room device, or telephone:

[Click Here to Join Meeting](#)

Meeting ID: 848 1500 6087

To Join by Phone:

One tap mobile

+12532158782,,84815006087# US

+13462487799,,84815006087# US

Or call in (audio only)

+1 669 444 9171

Meeting ID: 848 1500 6087

Members of the public may also join in online by going to the APHZAB' website and clicking "Click Here To Join Meeting" at the top of the page. This agenda and agenda materials are also available on the APHZAB' website: www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Armory-Park-Historic-Zone-Advisory-Board

For materials in accessible formats, and/or materials in a language other than English, please contact PDSHistoric@tucsonaz.gov, no later than Friday, May 15, 2026.

Para solicitar materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, María.Gayosso@tucsonaz.gov, a más tardar el Viernes 15 de Mayo de 2026.

AGENDA

1. Call to Order / Roll Call

John Burr (Chair)
Stephen Grede
Martha McClements
Jan Mulder
Maurice Roberts
Stan Schuman (Vice Chair)
Matt Smith
Lynda Southerland

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

3. Call to the Audience

Note: Public comment on any of the items on this agenda or other matters relevant to this Advisory Board can be made prior to the meeting by emailing PDSDHistoric@tucsonaz.gov by 5:00 PM on May 18, 2026. Any comments received will be provided to Board members in advance of the meeting.

4. Historic Review Cases

UDC Section 5.8/TSM 9-02.0/Historic District Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

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

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

Estimated time: 30 minutes

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

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.

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

Estimated time: 30 minutes

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 residential. 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.

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

Estimated time: 30 minutes

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| 5. Minor Reviews | Information Only |
| 6. Call to the Board | Discussion |
| 7. Staff Updates and Future Agenda Items | Information Only |
| 8. Adjournment | |