Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/MEETING MINUTES
Tuesday, June 16, 2026
Virtual Meeting

1. Call to Order/Roll Call

Meeting was called to order at 6:33 p.m. and quorum was confirmed.

Board Members in attendance (all virtual): John Burr (Chair), Maurice Roberts, Stan Schuman (Vice Chair), Matt Smith and Lynda Southerland.

Board Members Absent/Excused: Martha McClements, Jan Mulder and Stephen Grede.

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

Guests in attendance (all virtual): Ellen Vincent and Samuel Nicolary (217 E 17th St.).

2. Review and approval of Legal Action Report (LAR) and Meeting Minutes for 5/19/2026 and 5/21/2026

Motion: Schuman moved to approve the LAR/Minutes for 5/19/2026 and 5/21/2026 as submitted.

Second: Roberts seconded the motion.

Discussion: None.

Vote: The motion passed unanimously, 5-0 (Martha McClements, Jan Mulder and Stephen Grede absent).

3. Call to the Audience

No comments were received prior to the meeting.

4. Reviews

a. **SD-0226-00030/TC-RES-1225-05979** **Action**
217 E 17th St (Parcel # 117071590)
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 corrugated 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.

Contributing and Non-contributing Resources/Rehabilitation Standards
Staff Contact: Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Aranda introduced and summarized the project noting PRS had reviewed on May 14, 2026. . PRS action: Recommended approval of the project as presented with the following conditions: 1. New porch windows to be aluminum-clad wood. 2. The ADU should be shifted to the west so that the east setback is no less than the existing house, and that a 4' setback on the west side would be acceptable. 3. The 2' setback on the north is acceptable. 4. New wood and glass lite door on north elevation to match the existing front door. 5. All new mechanical equipment to be screened from view from the street.
Project applicants and property owners, Ellen Vincent and Samuel Nicolary, presented the plans seen by PRS. Questions were asked and points clarified.

Discussion was held. Action was taken.

Motion: Stan moved to recommend approval with following conditions:
1. Any window replacements on existing house should match the windows on the main house
2. 4x4 window on ADU be brought up in height, adjusted to an acceptable sill height
3. Existing location and setback on proposed ADU are acceptable
4. Fence to be addressed later in minor review

Second: Roberts seconded the motion.

Discussion Note: Applicant is fine moving the ADU west per PRS' recommendation. Further, No security on back door.

Vote: The motion passed unanimously, 5-0 (Martha McClements, Jan Mulder and Stephen Grede absent).

5. CODE Tucson '26 Discussion **Discussion**

The purpose of this agenda item is for the board to discuss the proposed code update package aimed at modernizing and streamlining the City's development codes. The amendments are intended to address several key areas including removing barriers to housing, promoting adaptive reuse, and simplifying review processes. The proposed amendments will include but are not limited to 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. More information, including the proposed redlines, can be found at the following link: https://www.tucsonaz.gov/Departments/Planning-Development-Services/Planning-Initiatives/CODE-Tucson-26.

Due to quorum issues the board discussion was limited.

6. **Minor Reviews** **Informational**
   Staff Taku reported on a recent minor review conducted by Schuman.

7. **Call to the Board** **Discussion**
   None

8. **Staff Updates and Future Agenda Items** **Informational**
   Staff are working on updating applications to guide applicants and the boards.

   The next meeting will be July 21, 2026. The items will include 848 S 4th Avenue {continued from 5-19-2026] and 647 S 4th Avenue.

9. **Adjournment**
   The meeting was adjourned at 7:15 p.m. as Lynda Southerland left.