FULL HISTORIC REVIEW

EXECUTIVE SUMMARY

DATE: October 27, 2026

ACTIVITY NUMBER:	SD-0626-00100
RELATED ACTIVITY NUMBERS:	TD-DEV-0526-00124
LOCATION:	135 W COUNCIL STREET (PARCEL #11710133A)
ZONING:	HO-3, HC-3
HISTORIC ZONE/DISTRICT:	EL PRESIDIO HISTORIC PRESERVATION ZONE (HPZ)
CONTRIBUTING STATUS:	NON-CONTRIBUTOR
APPLICANT:	KELLY REHM, TECHNICIAN FOR SUSTAINABILITY (TFS)
PROJECT NAME:	PHOTOVOLTIC CANOPY
STAFF CONTACT:	MICHAEL TAKU, HISTORIC PRESERVATION LEAD PLANNER

PROPOSED PROJECT

The proposed project is the installation of a proposed 510 sq. ft. Photovoltaic Canopy System for the Hameroff Law offices (west parking lot). The system will be comprised of 17 PV modules and an inverter mounted on a new steel canopy covering 4 of the existing parking spaces adjacent to the building. The modules are bi-facial, and the canopy will have 3 posts and beams (painted to match the trim of the building). Four galvanized steel purlins will span the beams to support the modules. Matching galvanized end caps will finish off the array. The canopy footprint is 33'-11.5" long and 14'-6" wide. The minimum clearance under the beams of the canopy is 8'-0" and the total height of the canopy (top of modules) is 13'-6.5". A one-module gap is left in the array to allow maintenance access to the roof. Two full-cutoff under-canopy lights on a timer circuit will be included. A landscaping buffer with vegetation appropriate to the area is proposed.

PROPERTY DESCRIPTION

This is a non-contributor to the El Presidio HPZ. The single-story building on the lot was constructed in 1986.

APPLICABLE PRESERVATION STANDARDS

Pursuant to provisions of Section 5.8.9 of the City of Tucson Unified Development Code (UDC), the proposed project must be reviewed for compliance with historic preservation standards by the Historic Preservation Office (HPO), the applicable EL Presidio HPZ Advisory Board (ELHZAB), and the Tucson Pima County Historical Commission's Plans Review Subcommittee (PRS). Applicable preservation standards include:

- Section 5.8 of the City of Tucson Unified Development Code (UDC)
- Technical Standards Manual Section 9-02
- The Secretary of the Interior's Standards for Rehabilitation
- HPZ Design Guidelines

BACKGROUND
The El Presidio Historic Zone Advisory Board reviewed this proposal on September 24, 2026 and with the consent of the applicant, continued the review for a future meeting to allow the applicant to revise the plans to show the following: (1) removal of two (2) panels from the front edge; (2) landscaping on the north-south edge of the canopy; (3) a large tree to be planted on the open graveled area; (4) taller native heat-tolerant shrubs like Texas ranger and Mexican bird of paradise to be planted in the landscape border; and, (5) show a rendering of how the overall design will screen and soften the streetscape.

The applicant is returning with a revised plan to meet the board's request from the previous meeting.

PUBLIC/NEIGHBORHOOD INPUT
The Department has not received any public comments regarding the proposed project.

ZONING & BUILDING CODE REQUIREMENTS
This review applies only to the project's compliance with historic preservation standards. Compliance with all other applicable zoning and building code regulations is required to obtain a building permit. Changes made to the plan to achieve compliance with these other code requirements may require another review for compliance with historic preservation standards.

STAFF FINDINGS
Historic Preservation staff find that the proposed work will conform with applicable preservation standards. Free standing new steel parking canopies, including some with PV modules mounted on top, exist within the Development Zone as evidenced from submitted photos, notably, 261 N Court Avenue (the BWS Architects parking area). The proposed roof form, height, tilt, materials, and color appear compatible with the surrounding El Presidio HPZ. Although the solar carport is visible from the public right-of-way, it is set back from the street. Proposed landscaping/screening areas will minimize visual impacts from the street.

New Construction & Non-Contributing Property Modifications (UDC 5.8, TSM 9-02.7.0, SOI Standards, HPZ Design Guidelines)			
S D NA		**S - satisfies D - does not satisfy NA - not applicable**	**Staff Comments**
☒ ☐ ☐	(1)	**General** Compatible with contributing properties within the HPZ (new construction is not mistaken for an original historic building)	
☒ ☐ ☐	(2)	**Height** Height generally conforms to typical height within development zone; new buildings are no higher than the tallest contributor of the same use in the development zone (e.g. principal buildings are compared to principal buildings, accessory structures are compared to accessory structures except for Accessory Dwelling Units, which are compared to primary buildings); and height of new buildings are	

		compatible with the height of neighboring contributing historic properties.	
☒ ☐ ☐	(3)	**Roof Types** Roof is compatible in configuration, mass, and materials to the prevailing style and period of existing structures within the development zone	
☐ ☒ ☐	(4)	**Setbacks** Maintains prevailing street and interior perimeter yard setbacks within its development zone	
☒ ☐ ☐	(5)	**Site Utilization** Spacing between buildings is consistent with that of contributors within the development zone	
☒ ☐ ☐	(6)	**Building Form** Size, scale and mass of additions are compatible with contributors within the development zone	
☒ ☐ ☐	(7)	**Proportion** Consistent with prevailing proportions of contributing properties within the development zone	
☒ ☐ ☐	(8)	**Projections and Recessions** Consistent with prevailing projections and recessions of contributing properties within the development zone	
☒ ☐ ☐	(9)	**Rhythm** Proportion, patterns and rhythm of openings, including at any additions, are compatible with those of contributors within development zone	
☐ ☐ ☒	(10)	**Windows & Doors** The size, shape, and materials of window and door openings are compatible with those of contributors within the development zone	
☒ ☐ ☐	(11)	**Materials** All construction materials are appropriate to the HPZ	Steel parking canopies in existing paved parking areas can be found in the HPZ and Development Zone.
☒ ☐ ☐	(12)	**Surface Textures** Appropriate to historical style of the HPZ	
☒ ☐ ☐	(13)	**Colors** Appropriate to the HPZ (May only be considered as part of a required HPZ review)	The posts and beams will be painted to match trim of the office building.
☒ ☐ ☐	(14)	**Architectural Style**	

		New construction is compatible with surrounding properties, but there are no conjectural features or "false sense of history"	
☒ ☐ ☐	(15)	**Details** New construction is appropriate to styles found within the HPZ, while avoiding a false sense of historical development such as by adding conjectural features from other buildings	
☒ ☐ ☐	(16)	**Landscaping** Plantings and ornamental features reflect the historic period of the HPZ (may only be considered as part of a required HPZ review)	Asphalt in a 16' x 20" strip adjacent to the sidewalk will be removed to allow the planting of Texas Sage (aka Texas Ranger) shrubs. A new Desert Willow tree will be planted in the existing gravel circle in front of the building. Staff find these plants to be appropriate choices.
☒ ☐ ☐	(17)	**Enclosures** Fences, walls, or other physical features are compatible with architectural style of contributing properties within the development zone	
☒ ☐ ☐	(18)	**Utilities** New above ground power and telephone lines and utility connections are appropriate	
☒ ☐ ☐	(19)	**Motor Vehicle & Parking Areas** (a) Off-site parking spaces for uses within HPZ are not more than 600 feet away	
☒ ☐ ☐	(20)	(b) New and modified vehicular use areas are landscaped and screened using compatible structural and plant materials	A landscape buffer is proposed to be installed. Proposed landscaped plant materials are appropriate and will screen the canopy from street view.

REQUESTED ACTION

The Department seeks a recommendation whether to approve, approve with conditions, or deny the proposed project.