FULL HISTORIC REVIEW

EXECUTIVE SUMMARY

DATE: OCTOBER 22, 2026

ACTIVITY NUMBER:	SD-0926-00121
RELATED ACTIVITY NUMBERS:	TC-RES-0826-04676
LOCATION:	44 W 17TH ST (PARCEL #11714277D)
ZONING:	HO-3
HISTORIC ZONE/DISTRICT:	BARRIO HISTORICO HPZ
CONTRIBUTING STATUS:	CONTRIBUTOR
APPLICANT:	RICK GONZALEZ
PROJECT NAME:	2 NEW PARKING/SHADE CANOPIES
STAFF CONTACT:	MICHAEL TAKU, HP LEAD PLANNER

PROPOSED PROJECT

The proposed project is to install two new shade canopies. The first would be a parking canopy installed at the existing side carport, behind an existing solid wood fence. The second would be a shade canopy in a courtyard towards the rear of the residence. Both canopies would be constructed of painted steel posts with a matte finish fabric roof material. Neither canopy would attach to the building.

PROPERTY DESCRIPTION

The 0.35-acre lot contains a contributing historic residence constructed in 1954. The building is a one-story, detached dwelling constructed of brick with a stucco exterior. It features a corner porch and combination hip-and-gable roof capped with corrugated metal. It has a non-original addition at the rear. An existing carport is located immediately west of the home. A combination of wrought iron and wood fencing enclose the lot.

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 Barrio Historic Historico Preservation Zone Advisory Board (BHHZAB), 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

HISTORIC ZONE ADVISORY BOARD COMMENTS

The Barrio Historic Historico Zone Advisory Board (BHHZAB) reviewed this project. On October 12, 2026, and recommended approval with the following conditions:

1. Posts to match the metal on the gate.
2. Add a gentle east-to-west slope that matches the slope of the building's historic roof.

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. The proposed shade canopies will not touch the existing contributing residence, will be located at the sides and rear, and will be subordinate in height to the contributing residence. The canopies are light in massing and will not block the view of the contributing historic building. Although part of the canopy will be visible from the street, it will be screened by a fence and gate, minimizing its visibility. The proposed design and materials are compatible with the Barrio Historico HPZ and consistent with existing canopy elements in the HPZ.

Note: It is advised that the applicant confer with the Arizona State Historic Preservation Office (SHPO) as early as possible to ensure that the proposed project will not compromise participation in the State Property Tax Reduction Program. Contact SHPO at: spt@azstateparks.gov.

Contributing Property Modifications & Additions (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)	**Minimal Exterior Changes** Exterior alterations and changes are minimal; property to be used as it was historically or given new use that requires minimal change to distinctive materials, features, spaces, and spatial relationships	
☒	☐	☐	(2)	**Visibility** Alterations or renovations visible from the street are minimal	
☒	☐	☐	(3)	**Height** Height generally conforms to typical height within development zone; new additions 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.	
☒ ☐ ☐	(4)	**Roof Types** New or replaced roof is compatible in configuration, mass, and materials to that of the existing structure	
☒ ☐ ☐	(5)	**Setbacks** Maintains prevailing street and interior perimeter yard setbacks within its development zone	
☒ ☐ ☐	(6)	**Site Utilization** Spacing between buildings is consistent with that of contributors within the development zone	
☒ ☐ ☐	(7)	**Building Form** Size, scale and mass of additions are compatible with existing structure and with contributors in development zone	
☒ ☐ ☐	(8)	**Proportion** Changes are consistent with proportions of existing structure and with prevailing proportions of contributing properties within development zone	
☒ ☐ ☐	(9)	**Projections and Recessions** Appropriate to the style of the existing structure	
☒ ☐ ☐	(10)	**Rhythm** Proportion, patterns and rhythm of openings, including at additions, are compatible with those of existing structure and those of contributors within development zone	
☐ ☐ ☒	(11)	**Windows & Doors** The size, shape, and materials of window and door openings are maintained; repair options fully explored before replacement is considered; removals/infills are limited to only where necessary; evidence of original opening is maintained; where replacement is the only option, the new features will match the original	
☒ ☐ ☐	(12)	**Materials** All construction materials are appropriate to the building and to the neighborhood	
☒ ☐ ☐	(13)	**Surface Textures** Appropriate to historical style of existing structure; and may be differentiated at additions	
☒ ☐ ☐	(14)	**Colors**	

		Appropriate to architectural style of structure and historic period (may only be considered as part of a required HPZ review)	
☒ ☐ ☐	(15)	**Character-Defining Features** (a) Alterations or changes to character-defining features are minimal; any historical and distinctive architectural details remain (b) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship are preserved; No chemical or physical treatments that would cause damage to historic materials (c) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved (d) Repair options fully explored before replacement is considered; where replacement is the only option, the new features will match the old; replacement of missing features substantiated by documentary and physical evidence	
☒ ☐ ☐	(16)	**Architectural Style** Architectural style of alterations and new construction is compatible but differentiated from historic structure on site and surrounding properties, but there are no conjectural features or elements that give a "false sense of history" (Renovation to earlier historic style of property is acceptable if based on documentary evidence)	
☒ ☐ ☐	(17)	**Details** New additions are appropriate to styles found within the HPZ, while avoiding a false sense of historical development such as by adding conjectural features from other buildings	
☒ ☐ ☐	(18)	**Reversibility** New additions, if removed in the future, leave the essential form and integrity of the property and its environment unimpaired	
☐ ☐ ☒	(19)	**Landscaping** Plantings and ornamental features reflect the historic period of subject structure (may only be considered as part of a required HPZ review)	
☐ ☐ ☒	(20)	**Enclosures** Fences, walls, or other physical features are compatible with architectural style of subject structure and contributing properties within the development zone	

☐ ☐ ☒	(21)	**Utilities** New above ground power and telephone lines and utility connections are appropriately located	
☒ ☐ ☐	(22)	**Motor Vehicle & Parking Areas** (a) Off-site parking spaces for uses within HPZ are not more than 600 feet away (b) New and modified vehicular use areas are landscaped and screened using compatible structural and plant materials	

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