



FULL HISTORIC REVIEW

EXECUTIVE SUMMARY

DATE: OCTOBER 6, 2026

ACTIVITY NUMBER:	SD-0725-00104
RELATED ACTIVITY NUMBERS:	TC-COM-0325-00598/CE-VIO0225-00786
LOCATION:	145 E UNIVERSITY BL (PARCEL #117030910)
ZONING:	HO-3
HISTORIC ZONE/DISTRICT:	WEST UNIVERSITY HPZ
CONTRIBUTING STATUS:	CONTRIBUTOR
APPLICANT:	ANDREW COOK
PROJECT NAME:	ROOF REPLACEMENT
STAFF CONTACT:	MICHAEL TAKU, HP LEAD PLANNER

PROPOSED PROJECT

The applicant seeks after-the-fact approval for a new corrugated steel roof installed at the north (rear-facing) side of the building. There is an active Code Enforcement case (CE-VIO0225-00786) for this property. A corrugated steel roof was installed in 2025 without obtaining required City approvals, replacing non-original asphalt shingles. The south (front-facing) side of the building retains the original historic roofing—a stamped galvanized painted metal system that is no longer manufactured. The southern portion of the roof is not proposed for removal as part of this project.

PROPERTY DESCRIPTION

The 0.35-acre lot contains a contributing historic Mission Revival style residence known as the Bayless House, constructed in 1903 and designed by noted architectural firm, Trost & Rust. The building is one-story-over basement, built of brick walls with a stucco exterior and a hip and gable roof featuring Mission Revival style parapets at the sides. The original roof consisted of galvanized painted metal tiles resembling red clay tiles. These original metal tiles still cover the south (front-facing) portion of the roof. The north (rear-facing) portion of the roof was changed to asphalt shingles around 2002. In 2025, the rear roof was replaced again with corrugated metal. The front façade features five arches, glassed in with windows and a centralized front entry.

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 West University Historic Preservation Zone Advisory Board (WUHZAB), 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

This is the first West University Historic Zone Advisory Board (WUHZAB) review of the project.

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 corrugated metal roofing on the primary contributing building does not meet the West University HPZ Design Guidelines, which states on p. 34:

5. Slate, tile, composite, synthetic, or metal shingles (not standing metal-seam roofing, or any variation of corrugated metal) for structures on the street front will be considered, as will other sustainable materials that resemble existing roof materials.

8. Corrugated metal roofing (not standing metal-seam) may be appropriate for guesthouses and accessory structures in the rear of the property.

Given that the original, highly distinct galvanized metal roof material is no longer manufactured, best practice would be to find an alternative that resembles the original material as closely as possible. There are tile products of different materials that are likely a closer match than the corrugated steel sheets installed, but it is noted that the rear portion of the roof had already been altered from the original metal tiles. Staff seek board input on whether the installed corrugated metal roof is a suitable replacement at its location at the rear.

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)	<u>Minimal Exterior Changes</u> 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	Change to the historic roof material at the rear is minimal overall, as the building will retain all other character defining features and the rear portion of the roof was previously altered to asphalt shingles.
☐	☒	☐	(2)	<u>Visibility</u> Alterations or renovations visible from the street are minimal	Alteration is visible from the street.
☒	☐	☐	(3)	<u>Height</u> 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)	<u>Roof Types</u> New or replaced roof is compatible in configuration, mass, and materials to that of the existing structure	Partially complies. No changes are proposed to the rooflines or configuration of the roof. Does not strictly comply with Design Guidelines and there may be better roof alternatives that more closely match the historic roof tiles of this building.
☒	☐	☐	(5)	<u>Setbacks</u> Maintains prevailing street and interior perimeter yard setbacks within its development zone	
☒	☐	☐	(6)	<u>Site Utilization</u> Spacing between buildings is consistent with that of contributors within the development zone	
☒	☐	☐	(7)	<u>Building Form</u> Size, scale and mass of additions are compatible with existing structure and with contributors in development zone	
☒	☐	☐	(8)	<u>Proportion</u>	

		Changes are consistent with proportions of existing structure and with prevailing proportions of contributing properties within development zone	
☒ ☐ ☐	(9)	<u>Projections and Recessions</u> Appropriate to the style of the existing structure	
☒ ☐ ☐	(10)	<u>Rhythm</u> Proportion, patterns and rhythm of openings, including at additions, are compatible with those of existing structure and those of contributors within development zone	
☒ ☐ ☐	(11)	<u>Windows & Doors</u> 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)	<u>Materials</u> All construction materials are appropriate to the building and to the neighborhood	Proposed roofing material does not comply with WUHZAB Design Guidelines.
☒ ☐ ☐	(13)	<u>Surface Textures</u> Appropriate to historical style of existing structure; and may be differentiated at additions	
☒ ☐ ☐	(14)	<u>Colors</u> Appropriate to architectural style of structure and historic period (may only be considered as part of a required HPZ review)	
☐ ☐ ☐	(15)	<u>Character-Defining Features</u> (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	The portion of the roof in question was previously altered so technically no character-defining features will be lost as a result of this project. Corrugated steel roofing would not be recommended to replace the front portion of the roof, as there are likely better options.

☒ ☐ ☐	(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.