



FULL HISTORIC REVIEW

EXECUTIVE SUMMARY

DATE: June 9, 2026

ACTIVITY NUMBER: SD-0526-00083
RELATED ACTIVITY NUMBERS: TC-DMO-0126-00017
LOCATION: 1042 N 5TH AVENUE (PARCEL #117020790)
ZONING: HR-2
HISTORIC ZONE/DISTRICT: WEST UNIVERSITY HPZ
CONTRIBUTING STATUS: CONTRIBUTING RESIDENCE, NON-CONTRIBUTING GARAGE
APPLICANT: DAVID KILLICK
PROJECT NAME: DEMOLISH DETACHED GARAGE
STAFF CONTACT: MICHAEL TAKU

PROPOSED PROJECT

The proposal is to demolish a non-contributing detached garage at the rear of the lot, along Herbert Avenue.

PROPERTY DESCRIPTION

The main residence at 1042 N 5th Avenue is a contributor built circa 1920. It is a one-story brick residence with a stucco exterior. No work is proposed to be done on the house. The detached garage proposed to be demolished is not listed as a contributor to the West University HPZ. Aerial imagery indicates the building was built by 1924. The garage appears to have no foundation and is constructed of stacked and unreinforced blocks covered with plaster. No mortar is visible between the blocks. The garage has a flat, bitumen roof with parapet, wood doors, and one window.

APPLICABLE PRESERVATION STANDARDS

Pursuant to provisions of Section 5.8.9 of the City of Tucson Unified Development Code (UDC), the proposed project requires reviews for compliance with historic preservation standards by the Historic Preservation Office (HPO), the West University Historic Zone Advisory Board (WUHZAB), and the Plans Review Subcommittee (PRS) of the Tucson-Pima County Historical Commission. 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
- West University Historic Preservation Zone Design Guidelines

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. It is staff opinion that the demolition of this non-contributing, non-historic detached garage is consistent with UDC Section 5.8.10.B. Additionally, the dilapidated condition of the structure currently poses public health and safety concern.

REQUESTED ACTION

The Department seeks a recommendation whether to approve, approve of the conditions, or deny the proposed project; or the item may be continued to a future meeting if the applicant consents.