

ARIZONA STATE HISTORIC PROPERTY INVENTORY

SURVEY SITE: ARMORY PARK INVENTORY #: 232-0091-A
CITY: PIMA **TOWNSHIP:** BLK 14 **RANGE:** LOT 13 **SECTION:** 13 **BK/DCKT:** 156
PAGE: 558 **BLOCK:** 232 **LEGAL DESCRIPTION:** TUC LOT 5

IDENTIFICATION

SKETCH

SURVEY AREA NAME: ARMORY PARK
HISTORIC NAME: IMMACULATE HEART ACADEMY
ADDRESS/LOCATION: 35 E 15TH ST (REAR DORMATORY)
CITY: TUCSON
TAX PARCEL #: 117-14-091-0
OWNER: SISTERS OF IMMACULATE HEART OF MARY
OWNER ADDRESS: 35 E 15TH ST
CITY/ZIP: TUCSON, AZ, 85701
HISTORIC USE: DORMITORY
PRESENT USE: DORMITORY & PLAYGROUND
BUILDING TYPE: DORMITORY
STYLE: MODERN
CONSTRUCTION DATE: 1956 (TAX RECORDS)
ARCHITECT/BLDR: UNKNOWN
INTEGRITY: GOOD
CONDITION: EXCELLENT

DESCRIPTION

STORIES: 3 **DIMENSIONS LxW:** 35X110.2
STRUCTURAL MATRL: BRICK & CONCRETE
FOUNDATION MATRL: CONCRETE
WALL SHEATHING: YELLOW BRICK
APP. ORNA.: SEE NEXT PAGE

ROOF TYPE: FLAT, PLAIN PARAPET
ROOF SHEATHING: UNKNOWN,
EAVES TREATMENT:
WINDOWS: SEE NEXT PAGE
ENTRY: SEE NEXT PAGE

PORCHES: INACCESSABLE
STOREFRONTS: NO
NOTABLE INTERIOR: UNKNOWN

ALTER. DATES: N/A
DESCRIPTION: NONE

OUTBUILDING DATES: N/A
OUTBUILDING DESCRIPTION: SEE ADD'L FORMS
 SEE NEXT PAGE

NATNL REGIS STAT:
CONTEXT: RESIDENTIAL STREET
SIGNIFICANCE: ARCHITECTURE
HIST. ASSOCS.:
OTHER SURVEYS: 74ff

PHOTO

PHOTO
PHOTO: MAIN STRUCTURE
PHOTOGRAPHER: ROSENFIELD
DATE: 7/94
VIEW: 3/4, LOOKING NORTHEAST
NEG. #: ROLL #25, SHOT #9A



ADDITIONAL DESCRIPTION/ANALYSIS: CONTINUED FROM FIRST PAGE...

APPLIED ORNAMENTATION: CHIMNEY(S): OFFSET TO LEFT, EXTERIOR FRONT, BRICK, SINGLE STACK, BRICK CORBELLING

WINDOWS: FLAT STRUCTURAL OPENING, NO HEAD TRIM OUTSIDE OPENING, NO SIDE TRIM OUTSIDE STRUCTURAL OPENING, PLAIN SLIP WINDOW SILL, CONCRETE, NO HEAD TRIM WITHIN STRUCTURAL OPENING, NO SIDE TRIM WITHIN STRUCTURAL OPENING, CASEMENT, METAL, (4,4). TYPICAL FOR ALL

ENTRY: ENTRY NOT ON FACADE, FLAT STRUCTURAL OPENING, 2-LEAF, 1-GLASS PANEL DOOR

OUTBUILDINGS: SEE FORM# 232-0096-A, & 232-0095-A.

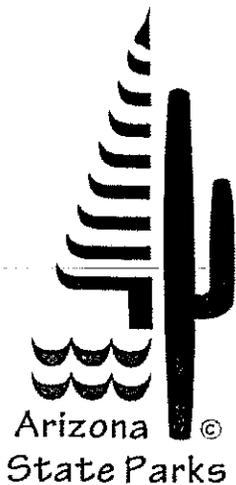
1956 (TAX RECORDS) 20X15 ATTACHED 2 STORY GARAGE/GUEST QUARTERS. ROOF IS MEDIUM GABLE, & FLAT, W/ COMPOSITION SHINGLE, EAVES: EXPOSED RAFTERS, WOOD, VERGES: PLAIN FASCIA, WOOD. WINDOWS LIKE MAIN STRUCTURE: GARAGE DOOR ONTO RUSSELL LOCATED OFF CENTER W/ FLAT OPENING, GALVANIZED STEEL DOOR.

COMMENTS/DEVELOPMENT PLANS/THREATS: MAIN FACADE IS TO SOUTH

BIBLIOGRAPHY/SOURCES: APNA FILES, ASSESSOR RECORDS

SURVEYOR: P. PORTER, D. & K. HEININGERSURVEY DATE: 2/17/94DATE FORM COMPLETED: 5/27/94

"Managing and conserving natural, cultural, and recreational resources"



1300 W. Washington
Phoenix, Arizona
85007
Tel: 602-542-4174
Fax: 602-542-4188
<http://www.pr.state.az.us>

July 25, 1996

Gloria J. Fenner
Armory Park Historic Neighborhood
331 East 18th Street
Tucson, Arizona 85701

Re: Expansion to Armory Park Historic District
Pima County

Dear Gloria:

It is my pleasure to inform you that expansion to the historic district listed above was entered into the National Register of Historic Places on July 5, 1996. I am enclosing for your files, a copy of the listing notice. We have also sent a notice to The Arizona Daily Star and requested that it be printed on Sunday, August 11, 1996.

On behalf of Jim Garrison, State Historic Preservation Officer, and the SHPO staff, I would like to express our appreciation for your efforts and others in your Association in obtaining National Register designation for this heritage resource.

Sincerely,

Reba Wells Grandrud, Ph.D.
Historian
State Historic Preservation Office

RWG:n
Encl.

Fife Symington
Governor

STATE PARKS
BOARD MEMBERS

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Executive Director

Charles R. Eatherly
Deputy Director

Current Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling, multiple dwelling</u>
<u>COMMERCE/TRADE</u>	<u>specialty store</u>
<u>GOVERNMENT</u>	<u>school, library</u>
<u>RECREATION</u>	<u>outdoor recreation, monument</u>
<u>LANDSCAPE</u>	<u>park</u>

7. Description

Architectural Classification (Enter categories from instructions)

Sonoran, Late Victorian, Late 19th and 20th
Century Revivals, Late 19th and Early 20th
Century American Movements

Materials (Enter categories from instructions)

foundation Concrete, stone
roof various
walls Adobe, brick
other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A. owned by a religious institution or used for religious purposes.
- B. removed from its original location.
- C. a birthplace or a grave.
- D. a cemetery.
- E. a reconstructed building, object, or structure.
- F. a commemorative property.
- G. less than 50 years of age or achieved significance within the past 50 years.

=====
10. Geographical Data
=====

Acreage of Property approximately 193

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>12</u>	<u>502810</u>	<u>3564680</u>	3	<u>12</u>	<u>502930</u>	<u>3564610</u>
2	<u>12</u>	<u>502920</u>	<u>3564700</u>	4	<u>12</u>	<u>503030</u>	<u>3564610</u>

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====
11. Form Prepared By
=====

name/title edited by William S. Collins / Historian

organization Arizona State Historic Preservation Office date June 12, 1995

street & number 1300 W. Washington telephone (602) 542-7159

city or town Phoenix state AZ zip code 85007

=====
Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====
Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name Multiple Private and Public

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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National Park Service

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ARCHITECTURAL STYLES

The long period of development (1880-1945) and an eclectic collection of building styles makes the Armory Park neighborhood significant for conveying both the process of residential development in Tucson and the repeated transition of one popular style to another. This section describes the major architectural styles found in the neighborhood and outlines when they were popular. Tucson is one of the oldest towns in the American Southwest, founded by Spaniards in 1776. As a small, isolated, frontier pueblo it evolved a distinctive vernacular architectural style reflecting both its Spanish and Mexican cultural origins and the local desert environment and materials. While no buildings in Armory Park date back to the Spanish or Mexican periods, the oldest do clearly descend from that local tradition. Construction in the later nineteenth century shows modifications of these earlier forms as increasing numbers of Anglo-Americans brought their own ideas about preferred styles and materials. It was not long after the arrival of the transcontinental railroad to Tucson that national and regional building trends swept up this neighborhood in its course. Residents wanted their town to grow, which meant to them that it had to look modern and appeal culturally to Easterners. Even later revivals of Spanish-flavored architecture reflected national trends or events, such as major expositions, as much as or more than local traditions.

The major architectural styles identified in this district (current and proposed expansion areas), include:

1. Late Mexican into Early Victorian: Spanish Colonial/Sonoran Transitional
2. Victorian (Early Anglo): Queen Anne, Queen Anne Cottage, Queen Anne Rowhouse, English Colonial Revival, Dutch Colonial Revival, Italianate
3. American (Early to Mid-20th Century): Craftsman Bungalow, Mission Revival, Pueblo Revival, Spanish Colonial Revival, Early Ranch
4. Post-World War II (non-contributing due to age): Minimal Traditional, Ranch House

Late Mexican into Early Victorian

This style represents the traditional design linking Armory Park to the early Mexican period of Tucson's development. It is also known as the Sonoran tradition. Prior to 1880, the town maintained its Mexican character both in population and in its buildings. Without a link to outside building materials, residents depended on adobe as their primary building material. Adobe bricks could be formed in egg crate-like molds of sand, clay, water, and a binding of manure and straw. Where they were not simply built on top of the bare ground, volcanic basalt from nearby mountains provided the only foundational footing and though walls could be up to two feet thick, their structural weakness limited most building to a single story. The walls might have had mud plaster sheathing, but it was not uncommon for the adobe to remain exposed.

Roofs generally had only slight slopes to allow water to drain off and were typically surrounded by parapet walls. The structure of the roofs was again provided by native materials such as saguaro ribs.

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Decorative features could include ornamental woodwork like turned porch supports and spindlework, classical columns supporting the porch, half-timbering in the gables or upper-story walls, and patterned masonry [McAlester. *A Field Guide to American Houses*. pp. 263-64. 1984]. Architect designed Queen Annes could be very elaborate, but in Armory Park, patterns book designs predominated. Folk Victorian [using terminology from McAlester] is probably a more accurate description of such buildings in Armory Park. They attempt to convey the flavor of the Queen Anne but are more modest. Front-gabled, side-gabled, or gable front and wing roof forms reflect simpler floor plans.

The origins of the Queen Anne lay in English precedents. The term was applied to buildings inspired by the transitions seen in the pre-Georgian period when classical ornamentation was applied to buildings of medieval form. American architecture in the 19th and early 20th centuries was highly influence by the major expositions that were held from time to time. The Centennial Exposition held in Philadelphia in 1876 exposed millions to examples of the style and began a process of popularization and Americanization. The style began to fade in the early 20th century until it was replaced by the Colonial Revival and the Neo-Classical Revival.

Colonial Revival

The Centennial Exposition also revived interest in America's colonial building heritage. The Georgian and Adam styles provided the basic structure with modernization coming in the free mixing of these styles with Postmedieval English and Dutch Colonial elements. The asymmetry of the Queen Anne slowly gave way to the symmetry of the Colonial Revival. The typical Colonial Revival house in Arizona had a square floorplan, a symmetrical facade, and pyramidal or gabled roofs. An entry accentuated with either a decorative crown or a porch with slender columns

Neo-Classical Revival

The World's Columbian Exposition held in Chicago in 1893 again shifted popular American, and by extension, Armory Park tastes. The elaborations of the Queen Anne gave way to a revival of a classical order. The new movement touched both public and private building. A full height porch with columns is the distinguishing feature of this style along with a centrally placed door and an overall symmetry with respect to the placement of windows. Prominent public buildings in this style included classical columns with Ionic or Corinthian capitals. Roofs tended to be either hipped or side-gabled. Simpler one-story cottages commonly had hipped roofs with prominent central dormers. Their porches may have been extensions of the main roof or separate roofs. As an eclectic style, the Neo-Classical brought together 150 years of American building traditions, drawing on the Georgian and Adam (as did the Colonial Revival) along with the earlier Classic and Greek Revivals [McAlester. pp. 343-46].

American (Early to Mid-20th Century)

Craftsman Bungalow

The rise of the bungalow to popularity in Tucson illustrates the city's cultural ties to the rest of the country, and while the style had nationwide popularity, its origin in the work of California architects

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in popularity and it is often houses in this style that filled out historic neighborhoods in the 1920s and 1930s.

Pueblo Revival

Another style originating in California, the Pueblo Revival was, and to an extent, continues to be most popular in Arizona and New Mexico. Most examples date from the 1920s and 1930s, and are contemporaneous with the Spanish Mission Revival style. Both styles reflected in a modern form the romantic aspects of the Southwest's Indian, Spanish, and Mexican heritage. The Pueblo Revival house has a flat roof with a surrounding parapet wall. Wooden roof beams (called *vigas*), either structural or decorative, extended from the walls. The walls are stucco sheathed.

Early Ranch

The movement away from the heavily romanticized Period Revival styles of the 1920s to a more simplified and more uniform reference to period architecture began during the New Deal years. Houses constructed during the 1930s conformed largely to a few standardized house forms manipulated slightly in roof, window, and door treatment to convey some period image. This shift in design can be attributed to a great extent to the programs of the Federal Housing Administration (FHA). The minimum materials and construction standards required by the FHA for insured mortgages for new construction played an important role in how houses were designed and built.

The evolution of residential styles to the modern architecture of the postwar boom years has its roots in the housing built during the Great Depression. The decade of the 1930s saw the advent of the modern tract house, both in terms of its design and in its context of subdivision planning. In the case of Armory Park, this new construction was infill rather than new building plan. Two most commonly used stylistic references for house design, built between 1935 and 1942, were the "Monterey Style" and the "French Provincial Style." The terms "Minimal Traditional Style" and "Ranch Style" take in the range of styles representing some period image, taking in elements of Monterey and French Provincial.

The Monterey Style house of the 1930s was the precursor of the modern Ranch Style house and finds its roots in the simplified Monterey Style house seen throughout northern California. The local version is recognized by its single-story facade presented to the street as a long mass covered with a gabled roof with exposed rafters and terminated at one end with a cross-gabled ell. A veranda supported by plain or turned wood posts was usually recessed under the principal roof and extended the length of the facade. Walls were almost always brick.

SIGNIFICANT BUILDINGS

In this section we look at some of the more significant buildings in the Armory Park neighborhood. These include residences, businesses, and public buildings. This list is only a sample of contributing properties. The complete list of properties in the district follows in the next section. Complete historic property inventory forms for all properties are located at the Arizona State Historic Preservation Office.

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with arched porches on both floors. There is a courtyard in the rear. The double brick exterior walls have been stuccoed and painted white.

The Immaculate Heart Academy was built in 1886 of hand-hewn rock quarried from "A" Mountain by Mr. Flin, a rock carver from France. It has two stories with rooms in the attic and a high gabled roof with dormers and has been used as a school since 1886.

Along the western boundary of the Armory Park area at 475 S. Stone Ave. is the Velasco House, one of the oldest remaining houses in Tucson. It is a Sonoran Transitional style with 18-24 inch adobe walls on a rock foundation, and a zaguan plan. It has 14-15 foot ceilings of saguaro ribs and vigas. The lintels are mesquite. It was apparently built in the 1860s with additions in the late 1870s or early 1880s. This house was listed individually on the National Register of Historic Places on March 5, 1974. It has since undergone restoration.

The Bernard/Ybarra House at 428 S. 3rd Ave. was built in 1900. It is a relatively simple Queen Anne Cottage with double brick walls on a rock foundation. It has a medium pitched hip and high gable roof, dormers, and decorative wood trim on the roof line. The half-width porch is open with columns and has decorative fishscale trim on the frieze. The interior is in excellent condition and the yard is beautifully landscaped. Alterations include the modification of the dormers to accommodate upstairs bedrooms, the replacement of one window with a doorway, and the infilling of the back sleeping porch in about 1958.



This small bungalow cottage from 1922 is typical of the houses of its period.

The Normart house is another of the older, pre-railroad homes in the district and was 3/4 of a mile outside the walls of the Presidio when it was built. Constructed about 1875, it is a Sonoran Transitional with 20 inch adobe walls, rock foundations, and stuccoed exterior. The roof is flat with a parapet in front. The small outside vestibule is tiled and there is decorative tile around each window, these being later additions. It is built on a zaguan plan with saguaro rib and vigas ceilings. A garage and workshop was added in 1922. Originally the house faced west, but when the grid street pattern was adopted in 1902, South 3rd Avenue was cut very close to the back of the house, so the back of the house became the front and it is the only house on

the block that is not recessed.

Continuing south along South 3rd Avenue is the Lee/Cutler House, built in 1910 in the Queen Anne style with a turret. The house is built of double brick on a rock foundation highlighted with salmon colored stone belt coursing and has a high gable roof. The interior has a small entry with living, dining, and kitchen to one side and bedroom and bath to the other. There is an open porch and well-kept gardens.

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Across the street to the east is the Roskruge/Culin House which was built in 1896 and designed by Phoenix architects Millard and Creighton who also designed Old Main on the University of Arizona campus. The house is Queen Anne style with multiple ridges and gables. The gables are ornamented with fishscale shingles and the raking fascia is finished with a rosette pattern. The wooden porch has turned columns. It is owned by the niece of George Roskruge, who was the Surveyor General of Arizona Territory and one of the first members of the University Board of Regents. He also laid the grid pattern for streets in Tucson. The yard has the original olive trees.

Directly east on East 13th Street is the Halladay/Clum/Behavior Associates House. Originally two homes when it was built in 1898, it became a single family dwelling by the addition of a Mission style facade. It is stuccoed adobe on a rock foundation and has a high hip roof. The house was a one time residence of John Clum, owner of the *Tucson Citizen* newspaper in 1877, precursor of the *Tucson Daily Citizen* (Clum is known more as the later founder of the *Tombstone Epitaph* and the first agent for the San Carlos Apaches). On the northern part of 4th Avenue is the Ure Boarding House which was built in 1888 and historically used by men working on the Southern Pacific. It has two stories and a pyramidal roof. It may be the only remaining two story adobe building left in Tucson.



The Healy House is one of the few surviving residential properties designed by prominent regional architect, Henry Trost. Built in 1902, the house combines the Greek Revival Style with Sullivanesque detailing.

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<u>Address:</u>	<u>Survey Site No.</u>	<u>Address:</u>	<u>Survey Site No.</u>
443 South Railroad Avenue	107-0010-H	219 East 15th Street	108-0030-A
428 South 3rd Avenue	107-0011-A	445 South 5th Avenue	108-0031-A
428 South 3rd Avenue (outbuildings)	107-0011-B, C, D, E	211 - 213 East 15th Street	108-0031-B
438 South 3rd Avenue	107-0012-A	428 South 4th Avenue	108-026A-A
438 South 3rd Avenue (437 S. Railroad)	107-0012-B	404 - 408 South 5th Avenue	109-0032-A
438 South 3rd Avenue (rear)	107-0012-C	404 - 408 South 5th Avenue (Garage)	109-0032-B
441 South 4th Avenue	107-0013-A	138 - 140 East 14th Street	109-0033-A
445 - 447 South Railroad Avenue	107-0013-B	136 East 14th Street	109-00340A, B
333 East 15th Street #2	107-0013-D	126 East 14th Street	109-0035-A
445 South 4th Avenue	107-0014-A	126 East 14th Street (Garage)	109-0035-B
446 South 3rd Avenue	107-0015-A	435 South 6th Avenue (415 - 435)	109-0036-B
446 South 3rd Avenue (Garage)	107-0015-B	422 South 5th Avenue	109-0038-A
406 South 4th Avenue	108-0017-A	422 South Arizona Avenue	109-0041-A
222 East 14th Street	108-0018-A	424 South Arizona Avenue	109-0042-A
222 East 14th Street (Rear)	108-0018-B	424 - 426 South 5th Avenue	109-0043-A
220 East 14th Street	108-0019-A	425 S. Arizona Ave. (424-426 S. 5th, rear)	109-0043-B
417 South 5th Avenue	108-0020-A	422 & 424 - 426 S. 5th Ave., Garage	109-0043-C
414 South 4th Avenue	108-0021-A	115 East 15th Street	109-0047-A
420 South 4th Avenue	108-0022-A	125 East 15th St. (125 - 129 E. 15th St.)	109-0048-A
420 South 4th Avenue (Rear, on Herbert)	108-0022-B	438 South Arizona Avenue	109-044A-A
419 - 421 South 5th Avenue	108-0023-A	436 South 5th Avenue	109-044B-A, B
423 South 5th Avenue	108-0024-A	502 South 5th Avenue (502 - 506)	110-0050-A, B
423 South Herbert Avenue	108-0024-B	508 South 5th Avenue (508 - 512)	110-0054-A
429 South 5th Avenue (429 - 429 1/2)	108-0025-A	508 South 5th Avenue (Garage)	110-0054-B
428 South Herbert Avenue	108-0025-B	516 South 5th Avenue	110-0055-A
441 South 4th Avenue (225 E. 15th St.)	108-0028-A	516 South 5th Avenue (Garage)	110-0055-B
225 East 15th Street (S.W. Building)	108-0028-B	522 South 5th Avenue	110-0056-A
225 East 15th Street (N.W. Building)	108-0028-C	515 South 6th Avenue	110-0057-A
437 South 5th Avenue (437 - 441)	108-0029-A	515 South 6th Avenue	110-0057-B

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<u>Address:</u>	<u>Survey Site No.</u>	<u>Address:</u>	<u>Survey Site No.</u>
337 - 339 East 16th Street	112-0099-C, E	648 South 2nd Avenue	116-0123-A
537 South 4th Avenue	112-0100-A	416 East 16th Street	116-107A-A
537 South 4th Avenue (rear)	112-0100-B	620 South Bean Avenue (416 E. 16th St.)	116-107B-A
545 South 4th Avenue	112-0101-A	412 East 16th Street	116-108A-A
505 South 4th Avenue	112-091A-A	627 South 3rd Avenue	116-115A-A
512 South 3rd Avenue	112-093A-A	334 East 16th Street	117-0126-A
512 S. 3rd Ave. (building #4, NW corner)	112-093A-D	334 East 16th Street (garage)	117-0126-B
521 South 4th Avenue	112-095A-A	601 South 4th Avenue (601 - 603)	117-0129-A
528 South 3rd Avenue	112-097A-A	605 South 4th Avenue (605 - 607)	117-0129-A
529 South Railroad Avenue (A) (was 527)	112-097C-A	619 South 4th Avenue	117-0130-A
529 South Railroad Avenue (B)	112-097D-A	614 South 3rd Avenue	117-0132-A, B, C
424 East 16th Street	116-0105-A, B	620 South 3rd Avenue	117-0133-A
408 East 16th Street	116-0109-A	622 South Railroad Avenue	117-0134-A, B
408 East 16th Street (garage)	116-0109-B	627 South 4th Avenue	117-0136-A
617 S. 3rd Avenue (was 603 S. 3rd Ave.)	116-0110-A	629 South 4th Avenue (627 South 4th #2)	117-0136-B
619 South 3rd Avenue	116-0111-A	630 S. Railroad Avenue (627 S. 4th Ave.)	117-0136-C, D
621 South 3rd Avenue (623 S. 3rd Ave.)	116-0112-A, B	630 South 3rd Avenue	117-0137-A, B
622 South Bean Avenue	116-0113-A	638 South 3rd Avenue (636 - 638)	117-0138-A
628 South 2nd Avenue	116-0114-A	641 South Railroad Avenue (641 - 643)	117-0139-A, C
632 South 2nd Avenue	116-0116-A	639 South Railroad (Garage)	117-0139-B
632 South 2nd Avenue (Building #2)	116-0116-B	637 S 4th Avenue (636 S. Railroad Ave.)	117-0140-A
632 South 2nd Avenue (Building #3)	116-0116-C	636 S. Railroad Ave. (637 S. 4th Ave., #2)	117-0140-B
632 South 2nd Avenue (building #4)	116-0016-D	647 South 4th Avenue	117-0141-A
632 South 2nd Avenue (garage)	116-0116-E	647 South 4th Avenue (rear garage)	117-0141-B
640 South 2nd Avenue	116-0117-A	646 South 3rd Avenue	117-0142-A
417 E. 17th Street (417 - 419 E. 17th St.)	116-0118-A	604 South 3rd Avenue	117-124B-A
415 East 17th Street	116-0119-A, B, C	336 East 16th Street	117-125B-A
641 South 3rd Avenue	116-0120-A	336 East 16th Street (outbuilding to rear)	117-125B-B
645 South 3rd Avenue	116-0121-A	606 South Railroad Avenue	117-131A-A

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<u>Address:</u>	<u>Survey Site No.</u>	<u>Address:</u>	<u>Survey Site No.</u>
140 East 17th Street	122-211C-A	316 East 17th Street	124-0231-C
SW corner of 17th Street & 4th Avenue	123-0285-A	714 South 3rd Avenue	124-0233-A
Middle Lot, S side of 17th St. between 4th	123-0286-A	719 South 4th Avenue	124-0236-A
SE corner of 17th St. & Herbert Avenue	123-0287-A	727 South 4th Avenue (727 - 729)	124-0237-A, B
218 East 17th Street	123-0288-A, B	731 South 4th Avenue	124-0238-A, B
216 East 17th Street	123-0289-A	731 South Railroad Avenue (731 - 733)	124-0239-A
212 East 17th Street	123-0290-A	728 South 3rd Avenue	124-0240-A
701 South 5th Avenue	123-0291-A, C	732 South 3rd Avenue	124-0241-A
703 South 5th Avenue	123-0291-B	736 South 3rd Avenue	124-0242-A
715 South 5th Avenue	123-0292-A, C	742 South 3rd Avenue	124-0243-A, B, C
717 South 5th Avenue	123-0292-B	741 South 4th Avenue	124-0244-A, B
723 South 5th Avenue	123-0293-A, B	749 South 4th Avenue	124-0245-A, B
728 South Herbert Avenue (724 - 728)	123-0294-A	321 East 18th Street	124-0246-A
730 South Herbert Avenue (730 - 734)	123-0295-A	331 East 18th Street	124-0247-A
725 South 5th Avenue (725, 727, 729)	123-0296-A	331 East 18th Street (garage)	124-0247-B
733 South 5th Avenue	123-0299-A, B	744 South 3rd Avenue	124-0248-A
740 South Herbert Avenue (740 - 742)	123-0299-A	337 East 18th Street	124-0248-B
NW corner of 4th Avenue & 18th Street	123-0300-A	720 South 3rd Avenue	124-234A-A
749 South 5th Avenue	123-0301-A, B	704 South 2nd Avenue	125-0249-A
215 East 18th Street	123-0302-A, B	428 East 17th Street	125-0250-A, B
722 South 4th Avenue	123-0304-A, B	426 East 17th Street	125-0251-A, B
Lot between 4th Ave. & Herbert Ave. just	123-0305-A	706 South 2nd Avenue	125-0255-A
E side of Herbert Ave. behind 748 S. 4th	123-297A-A	710 South 2nd Avenue	125-0256-A, B
702 South 3rd Avenue	124-0228-A	707 South Bean Avenue (707 - 709)	125-0257-A
326 East 17th Street	124-0299-A	720 South 2nd Avenue	125-0259-A
326 East 17th Street (outbuilding)	124-0229-B	727 South 3rd Avenue (727 - 729)	125-0261-A
320 East 17th Street	124-0230-A, C	733 South 3rd Avenue	125-0262-A
300 East 17th Street	124-0231-A	741 South 3rd Avenue (419 East 18th St.)	125-0263-A
310 East 17th Street	124-0231-B	419 1/2 East 18th Street (419 E. 18th St.)	125-0263-B

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Contributing Properties in the Armory Park Historic District

<u>Address:</u>	<u>Survey Site No.</u>	<u>Address:</u>	<u>Survey Site No.</u>
807 South 3rd Avenue	128-021C-A, B	204 S. Scott Ave. (204, 206, 208, 212, &	226-0174-A
346 East 18th Street	129-0035-A	204 South Scott Avenue Rear (214)	226-0174-B
346 E. 18th St. (342 - 346 shared garage)	129-0035-B	205 South Stone Avenue	226-0176-A
342 East 18th Street	129-0036-A	221 South Stone Avenue	226-0177-A
342 E. 18th St. (342 - 346 shared garage)	129-0036-B	221 1/2 South Stone Avenue	226-0178-A
803 South 4th Avenue (803 - 807)	129-0039-A, B, C	241 South Stone Avenue	226-0179-A
811 South 4th Avenue	129-0040-A	25 East McCormick (23 - 25)	231-0074-A
820 South 3rd Avenue	129-0042-A, B	344 South Scott Avenue	231-0083-A
820 S. Railroad Ave. (was 820 S. 3rd Ave.,	129-0043-A	346 South Scott Avenue	231-0084-A
821 South 4th Avenue	129-0044-A	31 - 33 East McCormick	231-073B-A
825 South 4th Avenue	129-0045-A	35 E. McCormick (31-33 McCormick, rear)	231-073B-B
822 South 3rd Avenue	129-0046-A, B	330 South Scott Avenue (center building)	231-078A-A
826 South 3rd Avenue	129-0047-A, B	330 South Scott Avenue (left ell)	231-078A-B
825 South Railroad Avenue	129-0048-A	330 South Scott Avenue (right ell)	231-078A-C
365 East 19th Street	129-0052-A, B, C	336 South Scott Avenue	231-080A-A
830 South 3rd Avenue	129-0053-A, B	340 South Scott Avenue	231-080B-A
814 South 3rd Avenue	129-041A-A, B	18 East 14th Street	231-081A-B
814 South Railroad Avenue	129-041B-A, B	408 South 6th Avenue	232-0085-A
837 South Railroad Avenue	129-049A-A	40 East 14th Street	232-0086-A, B, C
Lot just South of 1036 South 4th Avenue	152-0179-A	35 East 15th Street (rear dormatory)	232-0091-A
Lot on N.W. corner of 4th Ave. & 21st St.	152-0184-A	385 South Stone Avenue	232-0094-A
160 South Scott (Building #1)	225-0160-A	35 East 15th Street (playground)	232-0095-A
150 S. Scott Ave. (160 S. Scott Bldg #2)	225-0160-B	35 East 15th Street	232-0096-A
160 S. Scott (Building #4) (28 East Corral)	225-0160-D	25 East 15th Street (23 - 25)	232-0097-A
Small Strip between 141 & 146 S. Stone	225-0163-A	23 East 15th Street (23 - 25)	232-0098-A
163 - 165 South Stone Avenue	225-0164-A	19 East 15th Street (19 - 21)	232-0100-A
Small Strip between 165 & 175 S. Stone	225-0165-A	419 South Stone Avenue	232-0101-A
175 South Stone Avenue	225-0166-A	417 South Stone Avenue	232-0101-B
191 South Stone Avenue	225-0167-A	410 South 6th Avenue	232-090A-A, B

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<u>Address:</u>	<u>Survey Site No.</u>	<u>Address:</u>	<u>Survey Site No.</u>
117 East 14th Street	259-0057-A	316 East 12th Street	99-227B-A
220 South 6th Avenue	260-0058-A	736 South 6th Avenue	121-0203-A
220 South 6th Avenue (1938 addition)	260-0058-B	733 S. Stone Avenue (738 S. 6th Ave.)	121-0205-A
220 South 6th Avenue (monument)	260-0058-D	710 South Stone Avenue	121-0209-A
222 South 5th Avenue	261-0059-A, B, C, D, E	720 South 6th Avenue	121-196B-A
133 S. 5th Ave. (128 S. Herbert, rear)	93-0210-B	802 South 4th Avenue (garage)	130-0054-B
219 E. 12th St.(corner of 12th & Herbert)	93-0210-C	808 South 4th Avenue	130-0055-A, B, C
201 East 12th Street (231 E. 12th?)	93-0210-D	222 East 18th Street	130-0056-A, B
139, 141, 143, 145 South 5th Avenue	93-0210-E	803 South 5th Avenue	130-0057-A, B
346 East 12th Street	99-0222-A	813 South 5th Avenue	130-0058-A
340 East 12 Street	99-0223-A	806 South Herbert Avenue	130-0059-A
334 - 336 East 12th Street	99-0224-A	810 South Herbert Avenue	130-0060-A
328 East 12th Street	99-0225-A	810 South 4th Avenue	130-0061-A
203 South 4th Avenue	99-0228-A	812 South 4th Avenue (812 - 814)	130-0062-A
211 South 4th Avenue	99-0229-A	812 South Herbert Avenue	130-0064-A
218 - 226 South 3rd Avenue	99-0231-A	819 South 5th Avenue	130-0065-A
219 South 4th Avenue	99-0232-A	819 1/2 South 5th Avenue	130-0066-A
219 South 4th Avenue (rear addition)	99-0232-B	827 South Herbert Avenue	130-0068-A
227 South 4th Avenue	99-0233-A	824 South 4th Avenue	130-0069-A
244 & 266 South Railroad Avenue	99-0234-A	840 S. Herbert Avenue (N.E. corner bldg.)	130-0071-A, B
228 South 3rd Avenue	99-0235-A	840 S. Herbert Ave (SE corner bldg.,844?)	130-0071-C
230 South 3rd Avenue	99-0236-A	847 South 5th Avenue	130-0073-A
230 South 3rd Avenue outbuilding	99-0236-B	847 South 5th Avenue (shared garage)	130-0073-B
236 South 3rd Avenue	99-0237-A	215 East 19th Street	130-0074-A
270 South Railroad Avenue	99-0237-B	215 East 19th Street (shared garage)	130-0074-B
345 East 13th Street	99-0238-A	822 South 4th Avenue	130-063D-A
237 South 4th Avenue	99-0240-A	819 S. Herbert Ave. (B22 S. 4th Ave. rear)	130-063D-B
245 South 4th Avenue	99-0241-A, C	818 South Herbert Avenue	130-067A-A
245 South 4th Avenue Outbuilding	99-0241-B	816 S. Herbert Ave. (818 S. Herbert Ave.)	130-067A-B

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<u>Address:</u>	<u>Survey Site No.</u>	<u>Address:</u>	<u>Survey Site No.</u>
216 East 20th Street	152-0164-A, B	141 South Stone Avenue	225-0162-A
210 East 20th Street	152-0165-A	236 South Scott Avenue	226-0172-A
1019 South 5th Avenue	152-0167-A	210 S. Scott Avenue (204 S. Scott, Rear)	226-0173-A
1018 South Herbert Avenue	152-0168-A	21 East Corral (21 - 27)	226-0175-A
1016 South 4th Avenue	152-0169-A, B, C	255 South Stone Avenue	231-0075-A
1021 South 5th Avenue, Building #1	152-0170-A	267 South Stone Avenue (267 - 277)	231-077A-A
1021 South 5th Avenue, Building #2	152-0170-B	321 South Stone Avenue (Units 1-6)	231-079A-A
1021 South 5th Avenue, Building #3	152-0170-C	145 South 6th Avenue	256-0017-A
1021 South 5th Avenue, Building #4	152-0170-D	145 S. 6th Ave. (N.E. of Main structure)	256-0017-B
1021 South 5th Avenue, Building #5	152-0170-E	145 S. 6th Avenue (Attached addition)	256-0017-C
1022 South 4th Avenue, rear	152-0171-A	175 East 12th Street	256-0019-A
1022 South 4th Avenue	152-0172-A	360 E. Toole #1-7 (formerly 620 E. Toole)	94-218A-A
1034 S. Herbert Ave. (1034 - 1036)	152-0174-A	360 E. Toole #8-11 (formerly 620 E Toole)	94-218A-B
1027 South 5th Avenue	152-0175-A, B	325 East 12th Street (325 - 329)	94-219B-A, C
1033 South 5th Avenue	152-0176-A	325 East 12th Street (rear)	94-219B-B
1038 South Herbert Avenue	152-0177-A	104 South 3rd Avenue (104 - 116)	94-219C-A
1036 South 4th Avenue	152-0178-A, B	335 East 12th Street (335 - 347)	94-219C-B
1043 South 5th Avenue, Rear	152-0180-A	645 South 3rd Avenue	116-0121-A
1043 South 5th Avenue	152-0181-A	627 South 3rd Avenue	116-115A-A
217 East 21st Street	152-0183-A	160 South Scott (Building #1)	225-0160-A
1012 South 5th Avenue	153-0023-A	475 S. Stone Ave. (522 S. Russell, rear)	238-0213-A
1026 South 5th Avenue	153-0024-A, B		
1031-33 S. AZ Ave (1030 S 5th Ave., rear)	153-0027-B		
1044 South 5th Avenue	153-0028-A		
1043-45 S. Arizona Ave. (1044 S 5th Ave)	153-0028-B		
120 East 20th Street	153-018A-A, B		
130 South Scott Avenue	217-0040-A		
101 South Stone Avenue	217-0042-A		
123 South Stone Avenue (101 S. Stone)	217-0043-A		

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Non-contributing Properties in the Armory Park Historic District

<u>Address:</u>	<u>Survey Site No.</u>	<u>Address:</u>	<u>Survey Site No.</u>
128 South Herbert Avenue	93-0210-A	901 South 3rd Avenue (901 - 903)	147-282B-A, B
702 S. 6th Ave. (702 S. Stone Ave.)	121-0192-A	915 South 2nd Avenue	148-0295-A
710 South 6th Avenue (5 Points)	121-0195-A	917 South 2nd Avenue	148-0298-A, B
802 South 4th Avenue	130-0054-A	921 - 923 South 2nd Avenue	148-0301-B
803 South 6th Ave. (110 E. 18th St., side)	131-0079-B	939 South 2nd Avenue	148-0305-A, B
811 South 6th Avenue	131-0080-A	903 South 2nd Avenue	148-293A-A, B
N.W. Corner of 5th Avenue and 19th St.	131-0092-A	1021 South 4th Avenue	151-0009-A
827 S. Arizona Ave. (828 S. 5th Ave. per	131-087A-A, B	1039 South 4th Avenue (1039 - 1041)	151-0014-A
901 South 6th (building #2)	144-0241-B, C	1051 South 4th Avenue	151-0015-A
919 South 6th Ave (building #2)	144-0242-B	1001 South 5th Avenue	152-0166-A, B
222 East 19th Street (222 - 224)	145-0253-A	1028 South 4th Avenue	152-0173-A
224 East 19th Street (222 - 224)	145-0253-B, C	205 East 21st Street	152-0182-A
916 South 4th Avenue	145-0257-A	1002 South 5th Avenue	153-0018-A
920 South 4th Avenue	145-0260-A	1012 South Arizona Avenue	153-0022-A
920 South 4th Avenue, Garage	145-0260-B	1030 South 5th Avenue	153-0027-A
950 South 4th Avenue	145-265A-A, B	1056 South 5th Avenue	153-032B-A
915 South 4th Avenue	146-0268-A	18 & 20 E. Ochoa (123 S. Stone Ave.)	217-0043-B
929 South 4th Avenue	146-0273-A, C	236 South Scott Avenue garages	226-0180-A
932-936 S. Railroad Ave. (929 S. 4th Ave.,	146-0273-B	339 South Stone Avenue	231-081A-A
949 South 4th Avenue	146-0278-A	375 South Stone Avenue	232-0089-A, B
331 East 20th Street (331 - 337)	146-0279-A	383 South Stone Avenue	232-0093-A
911 South 3rd Avenue	147-0283-A, B	485 South Stone Avenue (485 - 487)	238-0214-A
924 South 2nd Avenue	147-0284-A		
929 South 3rd Avenue	147-0286-A, B, C		
932 South 2nd Avenue	147-0287-A, B, C		
940 South 2nd Avenue	147-0288-A		
405 E. 20th Street (272 E. 20th St. - side	147-0290-B		
942 South 2nd Avenue	147-0291-A, B		
416 East 19th Street	147-282A-A		

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After the war, people and business moved increasingly to and through Tucson. The town provided the central supply point for mining expeditions throughout southern Arizona. The decision to incorporate came in 1871. After a survey patent rights were applied for section 11 and parts of 12, 13, and 14. Prescott Territorial officials denied the application for so much land, so Mayor DeLong and the council petitioned and received a patent to sections 12 and 13. In 1873, the American military contingent stationed at Camp Lowell, on the old Military Plaza, left to set up a new site at what became Fort Lowell; most of the early settlement of what is now Armory Park was around this old Military Plaza. In 1880, the Southern Pacific built its railroad through Tucson to later connect with the Santa Fe in Demming, New Mexico, thereby completing the second transcontinental railroad system. While the present Armory Park area was surveyed as a part of the 1872 town plan, it was the construction of the railroad through Tucson that had the greatest impact on the development of the area. The Southern Pacific arrived in Tucson March 30, 1880, stimulating an economic boom and bringing greatly increased American influence: people, material culture, and ideas, thus effecting the start, or at least the intensification, of Tucson's transition from a Mexican to an American community [Giebner 1974:4, 12, 16; Hibbert and Gin 1978: 4].

From 1880 until approximately 1920, the Armory Park residential area grew from the original Military Plaza to a progressive neighborhood, comprised mostly of railroad men. Its blocks were continually divided into 66' x 184.4' lots. With its stations just to the north and the maintenance area immediately on the east side of Armory Park, it is not surprising that subsequent building by railroad men and their families spread from this northeastern corner down 3rd and 4th Avenues [Hibbert and Gin 1978:4]. The district developed into a stable, cohesive neighborhood of multiple and single family detached houses with a mixture of architectural styles. It is the mixture of these styles and their adaptation as well as social-cultural cohesiveness that form the basis for the historic district. [Armory Park 74 ff, page 2.]

Tucson, in the late 19th century and early 20th century, was in a period of architectural transition, with the Anglo styles influencing the previous Mexican traditions. This started out with a cosmetic treatment of the old local style. The railroad now afforded the prosperous Tucsonans access to Victorian detailing, classical Greek revival, and a craving for the Queen Anne style. The Armory Park neighborhood grew primarily along 3rd and 4th Avenues in the late 1880s, in close proximity to the railroad. In 1902, as the neighborhood began to establish itself, portions of the Military Plaza were sold by the City and the remainder was converted into a public park with its new Carnegie Library. Scattered construction had already reached 17th Street and by 1909 the area had been developed just past 18th Street.

The trolley played a very important part in the development of Armory Park district. It was started in the early 1900s, beginning its route from the downtown business district south on Stone Avenue to 17th Street. It proceeded on 17th to 4th Avenue and then north on 4th to the downtown area. In this simple loop, the residents of Armory Park had complete access to the business district, social activities, churches, and the University of Arizona.

Safford School is the hub of the Armory Park area. It has been a school site since 1884. The original building was a brick Victorian of two stories and was some distance from the built-up portions of the

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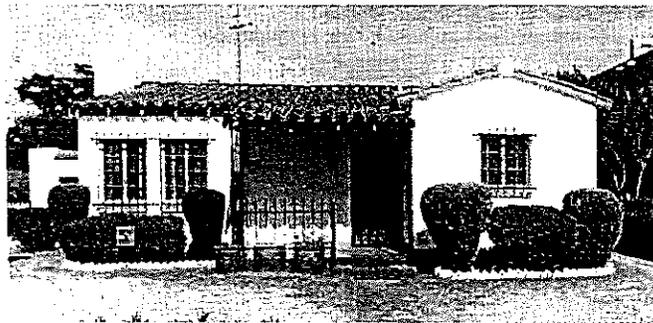
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the efforts of historic preservation activists, the neighborhood has stabilized since the 1970s and begun to recover. The threat of freeways and the encroachment of high-rise construction have been stopped. Heavy commercial trucks and buses have been rerouted away from the residential streets. Many of the homes have been or are being restored. The neighborhood has retained its vitality and its character.

By 1974 it could be said, "Part of the rich architectural fabric is not just the buildings which characterize a pure architectural style, but also the many unpretentious little dwellings which were continuously being grafted with new modes of architectural details. Thus we have a showplace, which not only exemplifies the evolution of styles in single buildings representing the pure style in themselves, but also many structures which exhibit several stylistic qualities and the evolution thereof." [Giebner 1974: 39].



This simple ca. 1939 house illustrates the transition from the Period Revival to post-World War II tract houses. The basic plan of the Ranch Style (or Minimal Traditional) can be detected while it still conveys the flavor of Spanish Colonial Revival.

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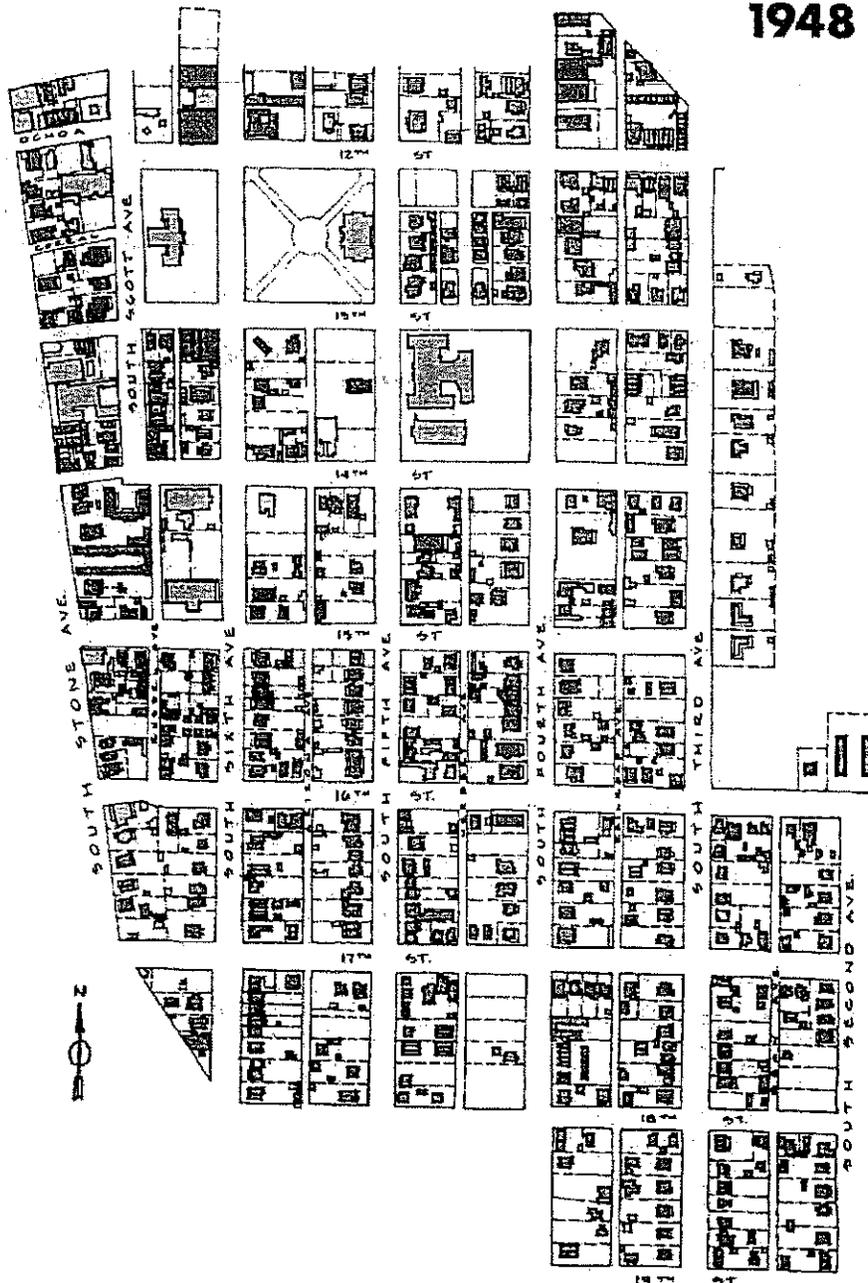
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By the end of the historic period, the neighborhood had all but filled out.

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All Zone 12

	<u>Easting</u>	<u>Northing</u>		<u>Easting</u>	<u>Northing</u>
5.	503030	3564650	19.	503300	3563450
6.	503120	3564650	20.	503300	3563300
7.	503120	3564610	21.	503100	3563300
8.	503160	3564660	22.	503100	3563450
9.	503230	3564660	23.	503240	3563450
10.	503230	3564610	24.	503240	3563600
11.	503380	3564610	25.	503100	3563600
12.	503380	3564730	26.	503100	3563550
13.	503450	3564660	27.	503040	3563550
14.	503460	3564030	28.	503040	3563750
15.	503600	3564030	29.	502930	3563900
16.	503600	3563900			
17.	503670	3563900			
18.	503670	3563450			

