

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: West University Historic District Amendment

Other names/site number: West University Historic District

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: South side of E 5th Street between N 5th Avenue and N 7th Avenue

City or town: Tucson State: AZ County: Pima

Not For Publication:

Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 X A B X C D

Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>6</u>	<u>5</u>	buildings
<u> </u>	<u> </u>	sites
<u>4</u>	<u> </u>	structures
<u>2</u>	<u> </u>	objects
<u>12</u>	<u>5</u>	Total

Number of contributing resources previously listed in the National Register 676

6. Function or Use

Historic Functions*

(Enter categories from instructions.)

DOMESTIC/Single-dwelling/multiple-dwelling

COMMERCE/Business

Current Functions

(Enter categories from instructions.)

DOMESTIC/Single-dwelling/multiple-dwelling

COMMERCE/Business

* The above and following categories include the existing and amended district's functions, uses, and architecture.

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7. Description

Architectural Classification

(Enter categories from instructions.)

20th CENTURY AMERICAN MOVEMENT/Craftsman

MODERN MOVEMENT

OTHER

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Fired brick, wood frame, stucco, asphalt shingles, and steel

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The current West University Historic District consists of 676 contributing resources and is bounded by North Park Avenue to the east, portions of East 5th and 7th Streets to the south, North Stone Avenue to the west, and East Speedway Boulevard to the north. The district includes residential, religious, commercial, and civic properties constructed between 1890 and 1930 that together encompass a district currently totaling 166.71 acres situated adjacent to and west of the University of Arizona.

Utilizing the existing NRHP nomination, *West University Historic District* (Laird 1980), the following amendment serves to expand the boundary of the existing district by 2.04 acres to a total of 168.75 acres, and encompass an additional 12 contributing resources and 5 non-contributing resources (11 buildings, two sidewalk stamps, and four streetlamps) within this expanded boundary along East 5th Street between North 5th Avenue and North 7th Avenue. The period of significance remains as originally nominated: 1890–1930. The amended district is being expanded to include resources along the southern boundary of the district, specifically those properties along the south side of East 5th Street between North 5th Avenue and North 7th Avenue. The contributing properties express integrity and are associated with previously identified criteria for evaluation, and share a similar and overlapping period of significance as previously nominated.

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Narrative Description

The following only includes descriptions of the newly added resources to the district. A description of the West University Historic District is provided in the original nomination (Laird 1980). The original southern boundary of the historic district did not include the south side of East 5th Street, between North 5th Avenue and North 7th Avenue, and it is not entirely clear why these 17 properties were excluded during the original nomination. The preparer cites the intrusion of commercial buildings along the southern boundary of the district as a reason for defining the boundaries as such, but only two commercial properties on opposite corners along North 6th Avenue, are located along the south side of East 5th Street, between North 5th Avenue and North 7th Avenue and further, the majority of the newly documented properties fall within the period of significance and are associated with the existing district's themes of significance.

Location: The 11 documented buildings, four streetlamps, and two sidewalk stamps are present in their original location and are situated along the south side of East 5th Street between North 5th Avenue and North 7th Avenue in Tucson, Arizona. The documented properties fall within Section 12 of Township 14 South, Range 13 East (Tucson USGS 7.5' topographic quadrangle; Gila River Base line and Meridian) (Figures 1-3).

Setting: With over 700 contributing and non-contributing properties included in the existing district boundaries, the West University Historic District is a 166.71-acres residential area located immediately in the heart of central Tucson in a densely packed urban environment. The district is west of the University of Arizona and north of the North 4th Avenue Commercial Historic District and Tucson Warehouse Historic District. To the east are the John Spring Historic District and the historic alignment of State Route 80 that connects to the Miracle Mile Historic District to the north and west of the district. Immediately south of the amended boundary are warehouses, contemporary multi-story residential units, and vacant lots.

Feeling: The inclusion of the additional properties along the south side of East 5th Street, reinforce and act as a continuation of the existing district's early-20th century residential feeling through the continuous use of uniform setbacks and height; paved sidewalks, tree-line streets, street lighting, and low basaltic retaining walls. The district is interspersed with civic, religious, and educational buildings that historically catered to the neighborhood and that continue to support the district's residential character.

Design and Materials:

Although the West University Historic District is the largest residential historic district in Tucson and stretches over a hundred acres, there are multiple character-defining features that carry across the district and in the amended boundary and provide a cohesive quality. The district's streetscape and buildings share uniform setbacks, retaining walls, long, narrow streets, zero lot lines, narrow alleys with smaller outbuildings, small front yards, lack of curbs or driveways at the front of properties, and nearly every late-19th century and early-20th century architectural styles can be found in the district (West University Historic Zone Advisory Board 2015).

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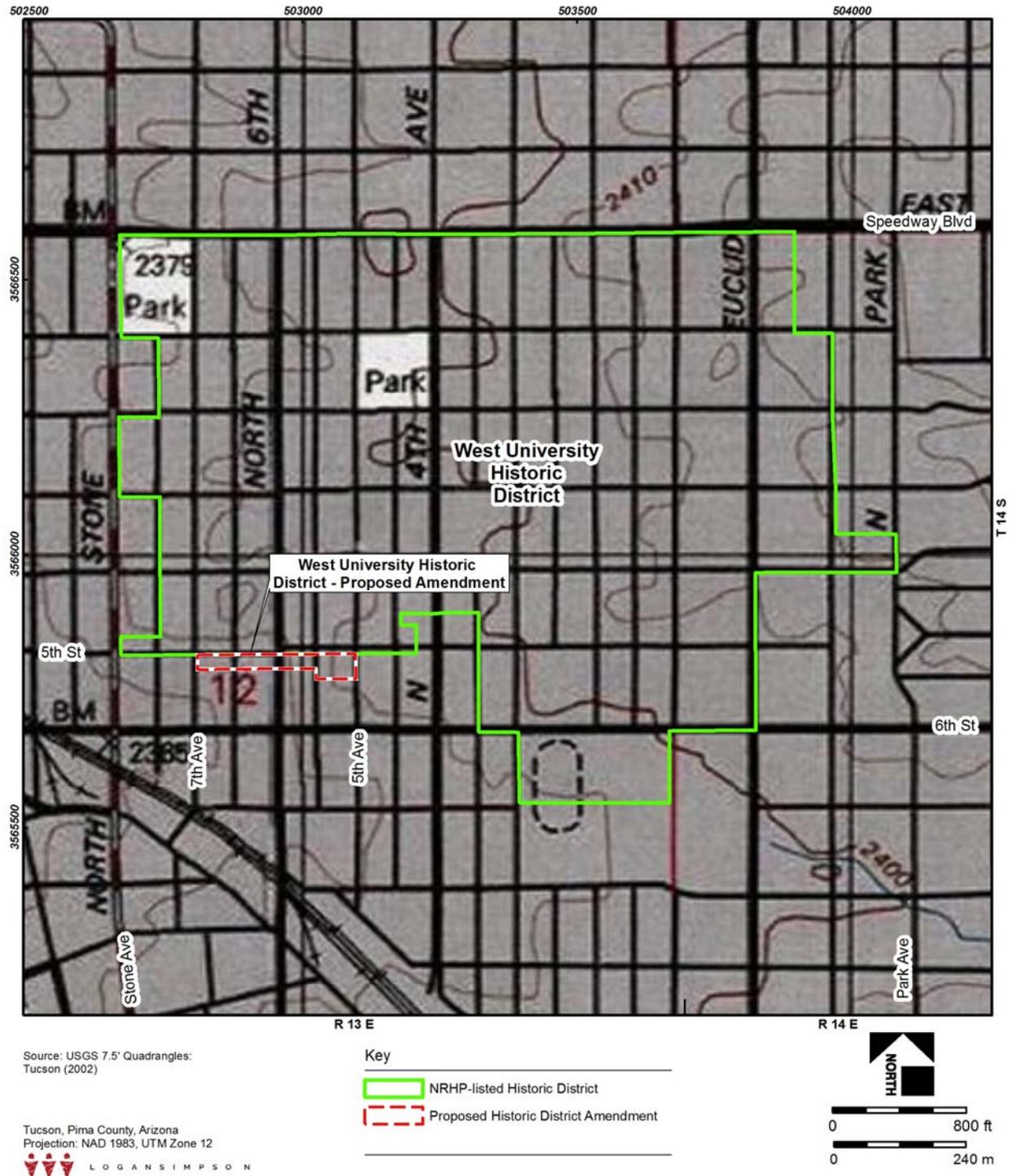


Figure 1. Boundaries of West University Historic District and proposed amendment.

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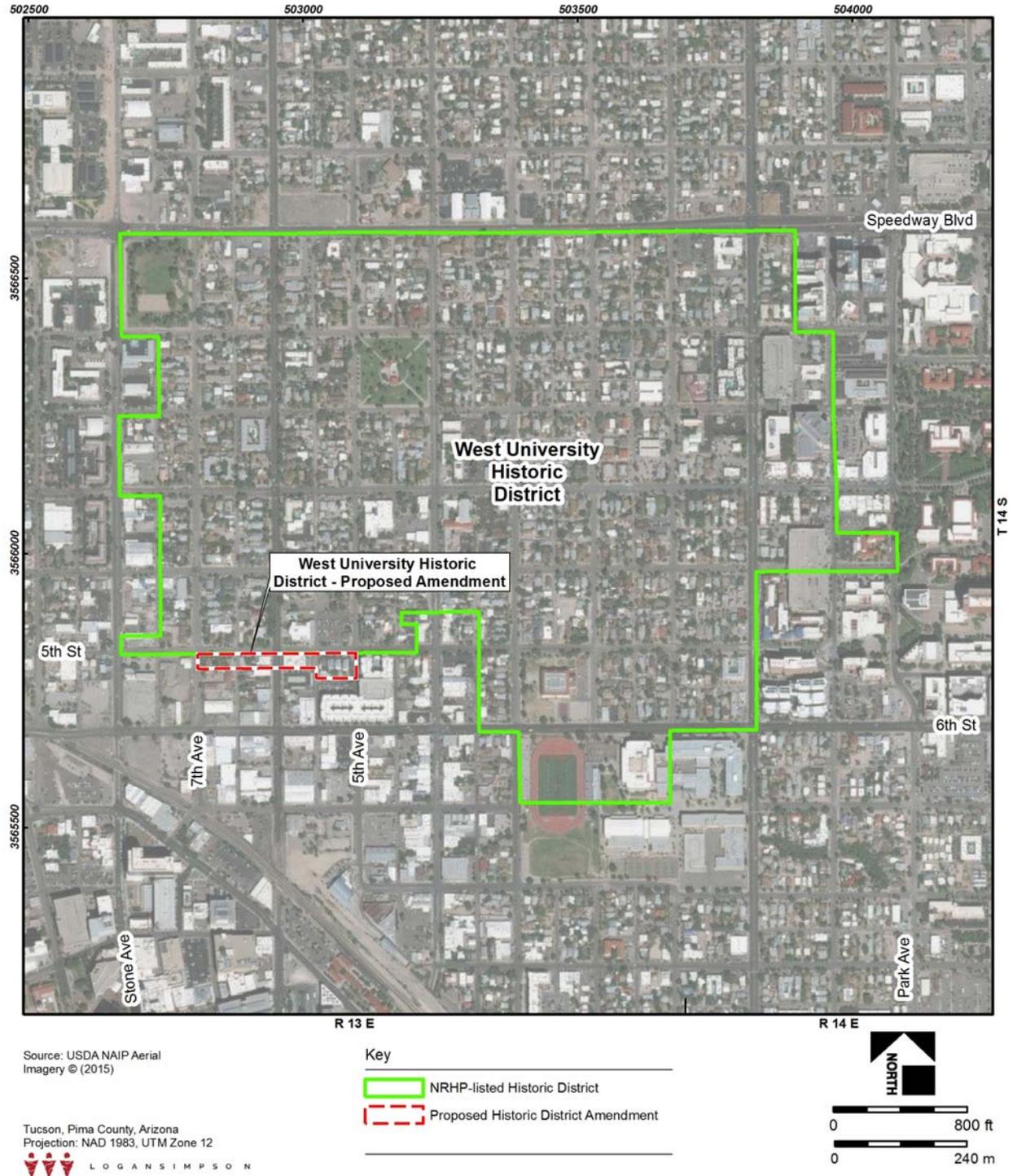


Figure 2. Aerial overview of West University Historic District and proposed amendment.

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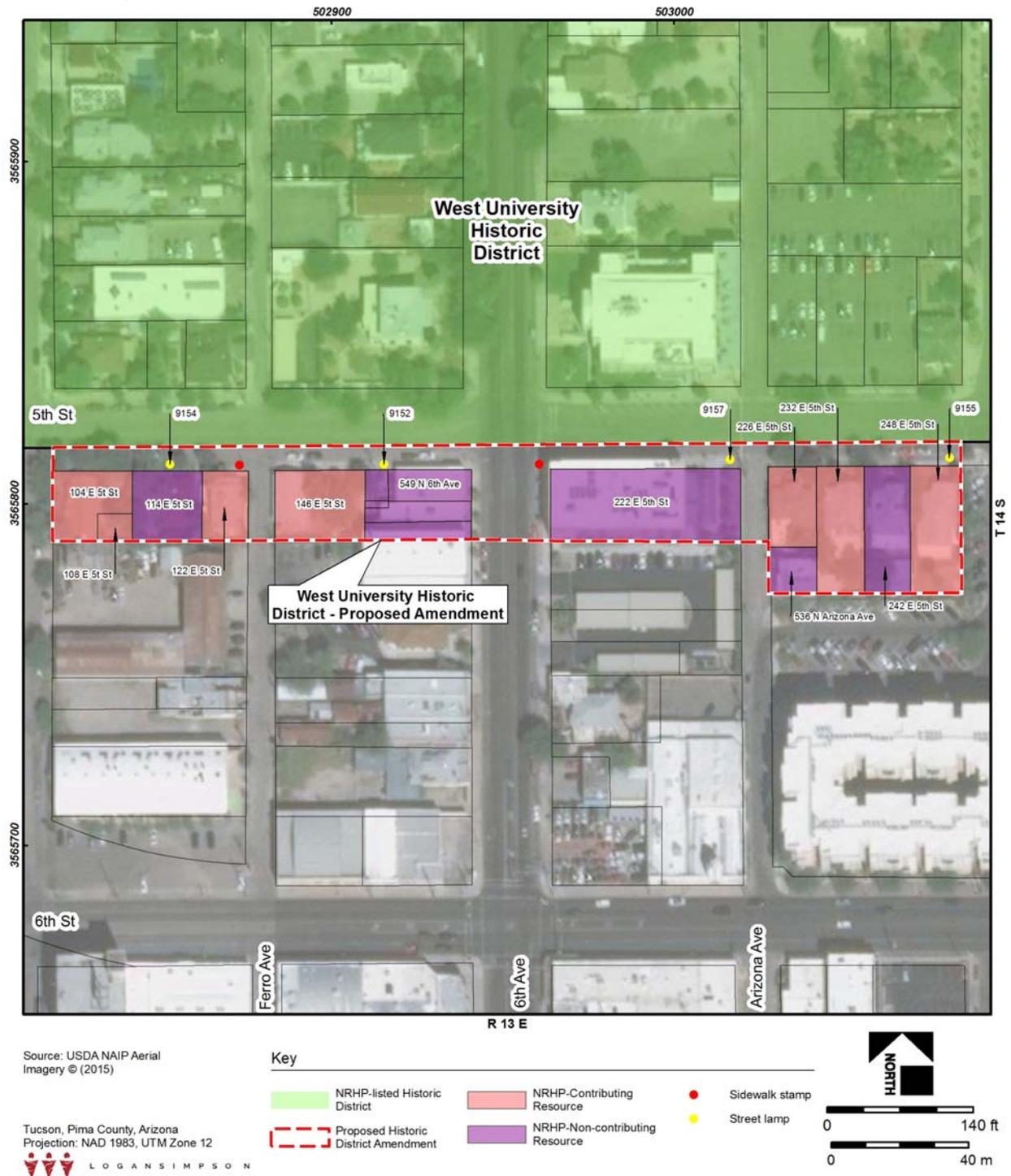


Figure 3. Detailed overview of proposed amendment and associated resources (note: 104-108 East 5th Street is treated as a single property).

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Of the 11 buildings evaluated for this amendment, all but three represent Bungalows. Six of the bungalows convey characteristic design elements of California Bungalow architecture. Each have small outbuildings accessible by alleyways (not evaluated because they were not publically accessible) with shallow setbacks, and are sited on the center of their lots. Many are fronted by low retaining walls, and retain most, if not all, aspects of integrity. Further these character-defining features of both buildings and the streetscape at large are carried throughout the rest of the district. Those six buildings were also identified as contributing resources to the amended district. On the other hand, those buildings evaluated as non-contributing were found to have a loss of integrity through significant and incompatible alterations or were constructed later and outside of the period of the significance (post-1930) (Figures 4-6, Table 1; see Continuation Sheets for State of Arizona Historic Property Inventory Forms).



Figure 4. Overview of 122 East 5th Street facing southwest (Logan Simpson, December 2017[AZPimaCounty_WestUniversityAmendment_0004]).

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Figure 5. Overview of 232 East 5th Street facing south (Logan Simpson, December 2017[AZPimaCounty_WestUniversityAmendment_0005]).



Figure 6. Overview of 146 East 5th Street facing southeast (Logan Simpson, December 2017[AZPimaCounty_WestUniversityAmendment_0006]).

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Table 1. Contributing and Non-contributing Resources within the Amended Boundary of West University Historic District

Address	Date of Construction	Contributing/Non-Contributing	Architectural Style	Comments
104-108 th E 5 th St	1914	Contributing	Bungalow	
114 E 5 th St	1930	Non-contributing	Bungalow	Porch Infill; Roof replacement; Addition
122 E 5 th St	1922	Contributing	Bungalow	
146 E 5 th St	1920	Contributing	Bungalow	
222 E 5 th St	1965	Non-contributing	Modern Movement	Individually eligible under Criterion C; Not within period of significance
226 E 5 th St	1914	Contributing	Bungalow	
232 E 5 th St	1913	Contributing	Bungalow	
242 E 5 th St	1914	Non-contributing	Bungalow	Porch Infill; Replaced windows; Not within period of significance
248 E 5 th St	1914	Contributing	Bungalow	
536 N Arizona Ave	1918	Non-contributing	Transformed Sonoran	Multiple additions; Wall; Infill of Windows
543-549 E 5 th St	1947; 1951-1953	Non-contributing	Vernacular/Commercial	Infill of Windows; Not within period of significance
Streetlamps (n=4)	1920s-1940s	Contributing	N/A	
Sidewalk stamps(n=2)	1929	Contributing	N/A	

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In addition to the 11 buildings along the south side of East 5th Street, streetscape features were also documented and include four streetlamps and two sidewalk stamps. These features are newly documented for this amendment, and were not originally included in the 1980 nomination. The streetlamps are evenly spaced across the street near intersections, and feature 15-ft-tall, steel, fluted columnar lampposts topped with a lantern-shaped globe. The base of the post is flared and encircled by a Greek-key motif. At the base of the post is a metal tag identifying the manufacturer as UNION METAL CORPORATION, which manufactured this type of lamp from the 1920s to 1940s. These lamps are similar to other street lighting installed throughout the district, with slight variations as to globe type and size. Although not recorded as part of the original nomination, historical streetlamps of the variety included in this amendment are considered character-defining features of the district (Figure 7; see Continuation Sheets for State of Arizona Historic Property Inventory Forms).

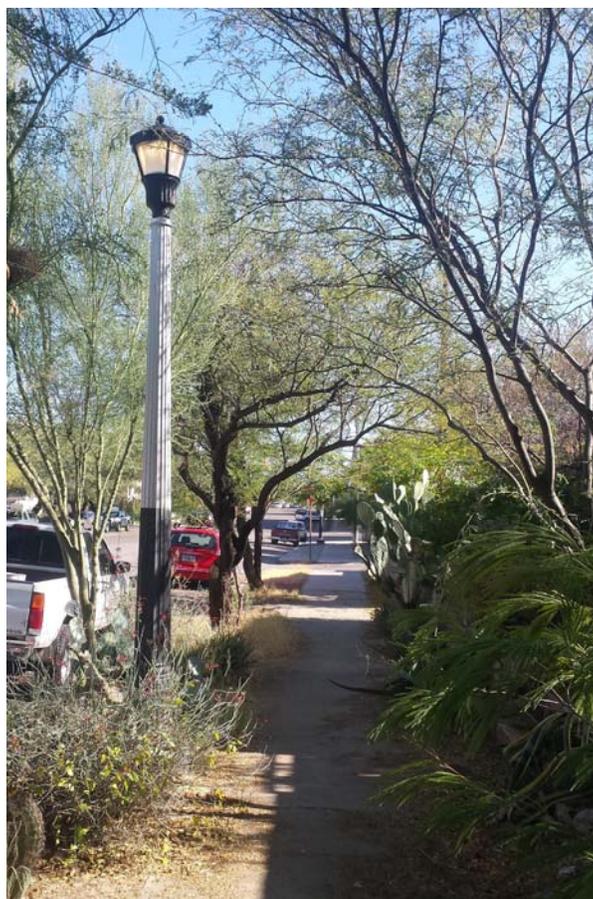


Figure 7. Overview of East 5th Street streetlamp facing east (Logan Simpson, December 2017 [AZPimaCounty_WestUniversityAmendment_0007]).

Two contractor's stamps were noted impressed in two sidewalk segments between East 6th Avenue and East 5th Avenue. Both are stamped with WHITE & MILLER CONTRACTORS and the year 1929, indicating that these sidewalk segments were installed within the district's period of significance. Only these two segments are being included in this amendment, rather than the

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entire sidewalk, as it appears the sidewalk as a whole has been repaired and replaced multiple times since the late 1920s, and only the stamps retain their historic association (Figure 8; see Continuation Sheets for State of Arizona Historic Property Inventory Forms).



Figure 8. Detail of East 5th Street sidewalk stamp (Logan Simpson, December 2017 [AZPimaCounty_WestUniversityAmendment_0008]).

Workmanship: The majority of residential properties documented for this amendment share similar Bungalow design characteristics, including wide, columned porches, decorative brackets, exposed rafter ends; wood clapboard, stone, and stucco sheathing below eave ends, and basalt-faced foundations. In addition, the majority of residential buildings have low-perimeter walls constructed of “A” Mountain basalt cobbles, which is common to the district. The street lamps are also of a similar type, material, and design with decorative fluting and Greek-key motifs.

Association: All of the documented buildings, streetlamps, and sidewalks, share an immediate relationship to each other, and with the larger district. Specifically, they are all associated with the historical development of the West University neighborhood between 1890 and 1930, and represent the southern extent and continuation of the district.

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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 grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

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Period of Significance

1890-1930

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

White and Miller Contractors (sidewalks)

Union Metal Corporation (streetlamps)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Emerging as Tucson's first suburb north of the Southern Pacific Railroad, the West University Historic District is representative of middle-to-upper class residential development typified by American Victorian, Bungalow, Art Deco, and Spanish Eclectic architectural styles popularized between 1890 and 1930. Listed in the National Register of Historic Places at the local level of significance under Criterion A—Community Planning and Development—and Criterion C—Architecture (Laird 1980), the following amendment seeks to revise the existing southern boundary of the West University Historic District through the inclusions of 17 additional resources (six buildings, four structures, and two objects) that meet the previously-established period of significance (1890-1930) and criteria for evaluation (A and C).

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

To avoid redundancy, a full Criteria A and C context is not included herein, as those are described within the original nomination. The following seeks to briefly outline those criteria as they relate to the amended properties, but also provide a context for the University of Arizona, which is the namesake of the district and not sufficiently described in the original nomination.

Criterion A: Community Planning and Development

At the start of the 19th century, Tucson remained a small, isolated and ethnically diverse outpost of Sonora, Mexico (Sheridan 1986). Although the Spanish crown attempted to link Tucson with other presidios in New Mexico and California, they were never truly successful and Tucson's early residents had little contact with the outside world. In 1821, when the Mexican people won independence from Spain and acquired Spain's northern territory, including Tucson, the newly formed Mexican government was unable to keep the peace in their northern outposts. Over the next two decades, as southern Arizona was embroiled in constant conflicts with the Apache, the Tucson population dwindled. In the face of the Mexican government's inability to finance and protect its northern outpost, the United States government was able to expand westward into Texas, Arizona, New Mexico, and California. These territories became increasingly appealing to a government focused on manifest destiny (Sheridan 1986).

Although urban development was limited outside of the presidio walls from 1775 into the early 1800s; the California Gold Rush changed that. Beginning in 1849, Tucson became a stop for miners on the way to California. In response, local businesses grew up outside the presidio walls (Harris n.d.). With the Gadsden Purchase in 1854, the United States government acquired the region south of the Gila River, including the area encompassing the present-day city of Tucson, from the Mexican government. Lands acquired with the Gadsden Purchase became the southern portions of Arizona and New Mexico and were intended for the construction of a southern transcontinental railroad. In short order, Anglo American settlers, began moving to the area in anticipation of new business opportunities accompanying the construction of the railroad. In response to these changes, the United States government established a small U.S. militia in Tucson in 1856, and militia horses were corralled at what would become the final site of St. Augustine's Cathedral. Despite the presence of the militia, Anglo-American settlers arriving in Tucson encountered a largely rural Mexican town clustered around the original 1775 presidio walls (San Augustine del Tucson) and along the banks of the Santa Cruz River.

Upon arrival in Tucson, the early generations of Anglo-American settlers adopted local architectural styles and expressions and continued to occupy an area centered on the presidio and *Calle Real*. This model continued to afford the best protection from the threat of Apache attacks. Despite conflicts with the Apache, Tucson continued to attract new settlers. Many of these settlers who came to Tucson in the late 1860s and early 1870s saw an opportunity to get rich through various business and mining ventures, but also saw settlement as an opportunity to bring "civilization" to Tucson. Following the advent of the railroad, Tucson experienced modest growth between 1881 and 1885, but the greatest change to post-railroad residential development was the establishment of the University of Arizona (Jeffery 2011).

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In 1885, the 13th Arizona Territorial Assembly authorized the establishment of the University of Arizona, appropriating \$25,000 for its construction. The site for the new university was a 40-acre parcel donated in 1886 by a local saloon keeper and two gamblers. Two years later, the University of Arizona's Board of Regents appropriated an additional \$37,969 for construction of the campus' first building, the School of Mines (Heck 1972). Construction began on October 27, 1887, and the ground-breaking ceremony was widely attended by the Tucson community. Construction of the first building—known as Old Main—was stalled briefly for lack of funds, until the Board of Regents learned that federal funds were available for the construction of agricultural schools (Architectural Resources Group 2005). Quickly, Old Main was converted to the University of Arizona's School of Agriculture, and with the newly acquired federal funds, the building was completed and officially opened its doors on October 1, 1891.

Old Main was constructed near the eastern edge of the campus' original 40-acre parcel. When it was established, Old Main housed 36 students and 6 professors and was sufficient for its small population. Although the university was removed from the downtown business district, it was accessible via a series of dirt roads, and later a streetcar, including 3rd Street (now University Boulevard) that runs almost directly through the center of West University Historic District. Old Main's characteristic entry road and loop was also established during this time, as was the President's House and two wood-frame cottages for professors, all of which were situated north and away from Old Main. Between 1895 and 1898, the campus began to take on a more formal appearance (Heck 1972). Landscaping became an important feature of the campus plan, helping to define space and future development.

The allocation of land and money for the establishment of a state-wide university was an important boon for the local economy— not only by attracting investors and students, but for influencing local residential and commercial development patterns. The University became a civic and economic node that helped pull suburban development northward and eastward from Tucson's downtown business district. The West University Historic District embodied the earliest pattern of northward residential development away from Tucson's central business district.

Early suburban development encouraged by the establishment of the University, as well as a streetcar system that linked the University with downtown, reflected the preference of Tucson's Anglo-American residents, who adopted the American grid system of streets and blocks. The orthogonal grid within West University Historic District was composed of east-west running streets and boulevards, and north-south running avenues bounded by narrow alleyways. This system created an efficient and equitable distribution of land for selling lots to buyers and continued to be the favored method of development through Tucson's post World War II-period. While population growth increased following the establishment of the university, West University Historic District saw modest growth until the construction of the 4th Avenue underpass in 1916, which connected downtown and the university by passing below the railroad tracks. For decades the railroad had acted as a physical barrier between the university and central business core, but the opening of the underpass propelled suburban development, with West University Historic District emerging as the beneficiary of this new infrastructure.

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Between 1890 and 1916, early development in West University Historic District was typically relegated to large, custom designed homes reflecting a variety of architectural styles that flanked University Boulevard, and housed some of Tucson's wealthier residents. In the case of West University Historic District, early development was tailored to Tucson's upper classes; a process that contributed to a growing socio-economic division amongst Tucson's citizenry evidenced by the establishment of new, "Anglicized" subdivisions that segregated residents by class and ethnicity. This developmental trend began to shift slightly with the completion of the 4th Avenue underpass, which opened the district to middle-class homebuyers. By 1920, the district experienced a construction boom with over 50 percent of the district constructed over the next decade (Laird 1980, Sonnichsen 1982). While this pattern corresponded with the prosperity of Tucson's economy in general, it differed from other subdivisions north of the railroad tracks in that the subdivision had a relatively brief build-out period, and experienced minimal infill development following 1930.

Within the amended boundary for this nomination, the resources along the south side of East 5th Street correspond with the construction of the underpass, but also reflect the 1920s–1930s construction boom within the district that favored middle-class families. By the early 1920s, the district was nearly built out, with few vacant lots. New houses were built along the periphery and less traveled streets and boulevards, and were smaller, modest in scale and design, and appealed to those middle-class families seeking to escape the bustling activity of the downtown core. Further, multi-family dwellings were becoming increasingly common in the district between 1920 and 1930, and catered to professors and staff of the University (Nequette and Jeffery 2002). By the mid-1930s, the district was entirely built out, expanding northward to Speedway Boulevard, eastward to Euclid Avenue, southward to 5th Street, and westward to Stone Avenue.

Criterion C: Architecture

The arrival of the railroad drastically changed a once remote desert town. More than any other factor, the railroad changed the trajectory of Tucson's early growth, its architecture, and its population. The railroad brought prefabricated building materials, new tools, and it reinforced many Tucsonan's desire to refashion itself as a "progressive" and distinctly American city. In the post-railroad era, many newly arrived Tucsonans embraced eastern architectural styles and materials. With this change in building technology, the local architecture became increasingly mechanized and standardized. The industrialized building process included machine-made materials, dimensional lumber, prefabricated millwork (doors, windows, and moldings), standard-size bricks, large panes of glass, and hardware to help standardize the building process and building types.

While the oldest building in the district is the 1890 Feldman House—a vernacular residence constructed of adobe and sited diagonally on its lot—by 1900, Tucson's newest subdivision reflected a standardized grid pattern layout with homes sited on the center of their lots, as well as reflecting architectural tastes of the Eastern and Western seaboard, rather than Tucson's indigenous populations and vernacular building traditions. Between 1900 and 1930, the architectural styles represented in the district are Transformed Sonoran, Queen Anne Victorian,

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Prairie (referred to as *Sullivan-esque* in West University Historic District Design Guidelines), Bungalow, Art Deco, Mission Revival, and Spanish Colonial Revival.

By the mid-1920s, the most popular architectural style within West University Historic District was the Bungalow (Laird 1980). Over half of the buildings within the district reflect the popularity of this style, as do the resources within the amended boundary. The Bungalow rose to prominence within West University Historic District for a number of reasons, chief among them was that the form was easily adaptable to warmer climates, was relatively inexpensive to construct (including house “kits” manufactured by companies like Sears and Roebuck that could be delivered by train), and the Bungalow was a nationally popular style for middle-class families at the time (McAlester and McAlester 2005). The emergence of the Bungalow within West University Historic District was emblematic of the district’s shift from an upper class to middle-class neighborhood.

With the start of the Great Depression, construction within the district nearly ceased, picking up only sporadically following the post-World War II-construction boom. During the post-war period, the neighborhood witnessed minimal infill construction along its periphery, leaving the heart of the district intact. What commercial construction that did emerge during this period was relegated to intersections along major arterials, including North Stone Avenue, North 6th Avenue, East Speedway Boulevard, and East University Boulevard.

The district’s modern architecture is minimal, but does include commercial architecture on the periphery. One vernacular commercial building—a former gas station—was also identified (543 E 5th Street) within the amended boundary. The buildings within the amended boundary represent Transformed Sonoran, Bungalow, and Modern Commercial styles. The remaining building, as noted above is an example of vernacular commercial design. The Transformed Sonoran building at 536 N Arizona Avenue is not a pure example, but expresses most of the aspects of this transitional style. A brief description of architectural styles and types within the amended boundary is briefly described below.

Transformed Sonoran (1863-1912)

Transformed Sonoran refers to buildings modified from the Sonoran tradition. The early Sonoran single-room adobe block house was the basic building unit of the larger urban barrios. Buildings had a simple square or rectangular plan, shared walls with adjacent units, and were constructed of adobe with flat roofs. Within the Transformed Sonoran style, row houses were capped with gable or pyramidal roofs and outfitted with manufactured materials like fired brick, milled lumber, and tin. In addition, these buildings also featured a deeper setback than their predecessors located at the front property line or street edge (Nequette and Jeffery 2002). Transitional styles also overlapped with this architectural period and share similar design patterns, but also fired brick walls and Victorian detailing. Within the amended portion of the district, 536 N Arizona Avenue is a variant of Transformed Sonoran and Transitional styles, although it was constructed after it was no longer locally popular (Figure 9).

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Figure 9. Overview of 536 N. Arizona Avenue (Logan Simpson, December 2017 [AZPimaCounty_WestUniversityAmendment_0009]).

Bungalow (1900-1940)

Originally designed by British colonists to provide shelter from monsoon season in India, the Bungalow became a popular design choice for those living in hotter climates like Arizona and California. The style has multiple variants, such as Craftsman, Stick, and California, and is characterized by wide porches with heavy piers or columns, use of stone for foundations and walls, built-in cabinetry, gable roof forms, decorative brackets under eaves, and exposed eaves. The majority of properties inventoried for this amendment are of this style (104-108; 114, 122, 146, 226, 232, 242, 248 E 5th Street) (Nequette and Jeffery 2002).

Modern (1945-present)

At the heart of modernist ideology is the rejection of the early 19th century aesthetic of historicism. In general terms, modern architecture is marked by a flat roof, large expanses of glass that blur the line between indoor and outdoor space, the use of steel, no formal façade or “public face”, smooth stucco or curtain wall, little to no ornamentation, and in regional examples the use of local materials (McAlester and McAlester 2005). The Mister Car Wash building at 222 E 5th Street, formerly part of the 1st Baptist Church-owned properties, exhibits traces of International-style design with its ribbon windows and streamlined façade.

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Conclusion

In sum, West University Historic District represents Tucson's first suburb north of the Southern Pacific Railroad, the development of which was enabled by the arrival of the Southern Pacific Railroad, the establishment of the University of Arizona, and the opening of the 4th Avenue underpass. The culmination of these economic and cultural drivers resulted in a middle-to-upper class residential development typified by American Victorian, Bungalow, Art Deco, and Spanish Eclectic architectural styles popularized between 1890 and 1930. The district continues to retain its characteristic architecture, its essential design, form and streetscape, and the amended boundary serves as a continuation of these patterns and associations.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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1986 *Los Tucsonenses, the Mexican Community in Tucson 1854-1941*. University of Arizona Press, Tucson.

Sonnichsen, C. L.

1982 *Tucson, the Life and Times of an American City*. University of Oklahoma Press, Norman.

West University Historic Zone Advisory Board

2015 *Design Guidelines: West University Historic District*. West University Historic Zone Advisory Board, Tucson.

West University HD Amendment
Name of Property

Pima, AZ
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Expand the boundary of the existing district by 2.04 acres to a total of 168.75 acres _____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

West University HD Amendment
Name of Property

Pima, AZ
County and State

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983*

*this is only for the newly amended portion of the district, not the district in its entirety.

- | | | |
|----------------------|-----------------|-------------------|
| 1. Zone: 12 | Easting: 502819 | Northing: 3565816 |
| 2. Zone: 12 | Easting: 502819 | Northing: 3565789 |
| 3. Zone: 12 | Easting: 503084 | Northing: 3565818 |
| 4. Zone: 12 | Easting: 503084 | Northing: 3565774 |
| 5. Center point UTM: | Easting: 502981 | Northing: 3565763 |

Verbal Boundary Description (Describe the boundaries of the property.)

This amendment serves to expand the boundary of the existing district by 2.04 acres to a total of 168.75 acres, and encompass an additional 12 contributing resources and 5 non-contributing resource within this expanded boundary. The amended district includes resources along the south side of East 5th Street between North 5th Avenue and North 7th Avenue.

Boundary Justification (Explain why the boundaries were selected.)

The original southern boundary of the historic district did not include the south side of East 5th Street, between North 5th Avenue and North 7th Avenue, and it is not entirely clear why these 17 properties were excluded during the original nomination. Most of the newly documented properties were constructed within the period of significance, associated with the existing district's themes of significance, and are visually and aesthetically associated with the existing district on the north side of the street.

11. Form Prepared By

name/title: Jennifer Levstik (historian)
organization: Logan Simpson
street & number: 177 N Church Avenue, Suite 607
city or town: Tucson state: AZ zip code: 85701
e-mail: jlevstik@logansimpson.com
telephone: 530-884-5500
date: August 2018

West University HD Amendment
Name of Property

Pima, AZ
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location. See Section 8, Page 6
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map. See Section 8, Page 8
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: West University Historic District Amendment

City or Vicinity: Tucson

County: Pima

State: Arizona

Photographer: Crystal Dillahunty

Date Photographed: December 12th-14th, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 5.

Figure 4. Overview of 122 East 5th Street facing southwest (Logan Simpson, December 2017[AZPimaCounty_WestUniversityAmendment_0004]).

West University HD Amendment
Name of Property

Pima, AZ
County and State

Figure 5. Overview of 232 East 5th Street facing south (Logan Simpson, December 2017[AZPimaCounty_WestUniversityAmendment_0005]).

Figure 6. Overview of 146 East 5th Street facing southeast (Logan Simpson, December 2017[AZPimaCounty_WestUniversityAmendment_0006]).

Figure 7. Overview of East 5th Street streetlamp facing east (Logan Simpson, December 2017 [AZPimaCounty_WestUniversityAmendment_0007]).

Figure 8. Detail of East 5th Street sidewalk stamp (Logan Simpson, December 2017 [AZPimaCounty_WestUniversityAmendment_0008]).

Figure 9. Overview of 536 N. Arizona Avenue (Logan Simpson, December 2017 [AZPimaCounty_WestUniversityAmendment_0009]).

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

West University HD Amendment
 Name of Property

Pima, AZ
 County and State



Source: Sanborn Fire Insurance Map, Tucson 1909

Tucson, Pima County, Arizona
 Projection: NAD 1983, UTM Zone 12
 LOGANSIMPSON

- Key
- NRHP-listed Historic District
 - Proposed Historic District Amendment
 - NRHP-Contributing Resource
 - NRHP-Non-contributing Resource

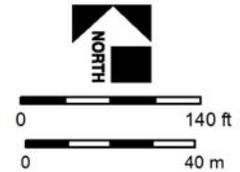
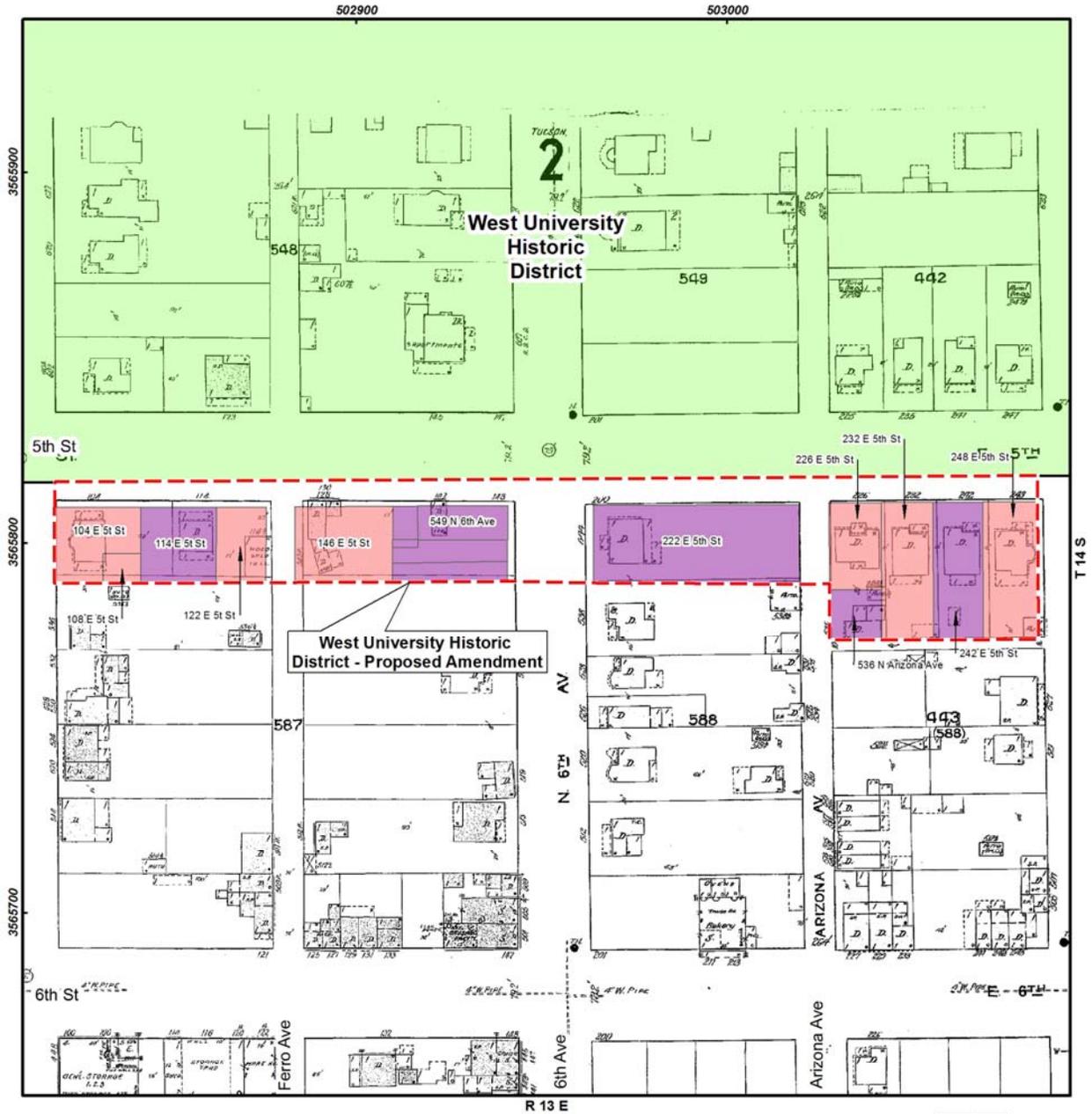


Figure 10. 1909 Sanborn Fire Insurance map showing the footprints of buildings within the amended boundary (Note that most of the buildings within the amended area were either not constructed during this period or were replaced with newer residences and commercial buildings between 1913 and 1965).

West University HD Amendment
 Name of Property

Pima, AZ
 County and State



Source: Sanborn Fire Insurance Map, Tucson 1919

Tucson, Pima County, Arizona
 Projection: NAD 1983, UTM Zone 12
 LOGANSIMPSON

- Key**
- NRHP-listed Historic District
 - Proposed Historic District Amendment
 - NRHP-Contributing Resource
 - NRHP-Non-contributing Resource

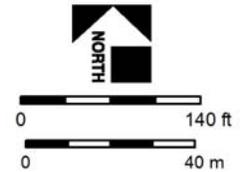


Figure 11. 1919 Sanborn Fire Insurance map showing the footprints of buildings within the amended boundary.

West University HD Amendment
 Name of Property

Pima, AZ
 County and State

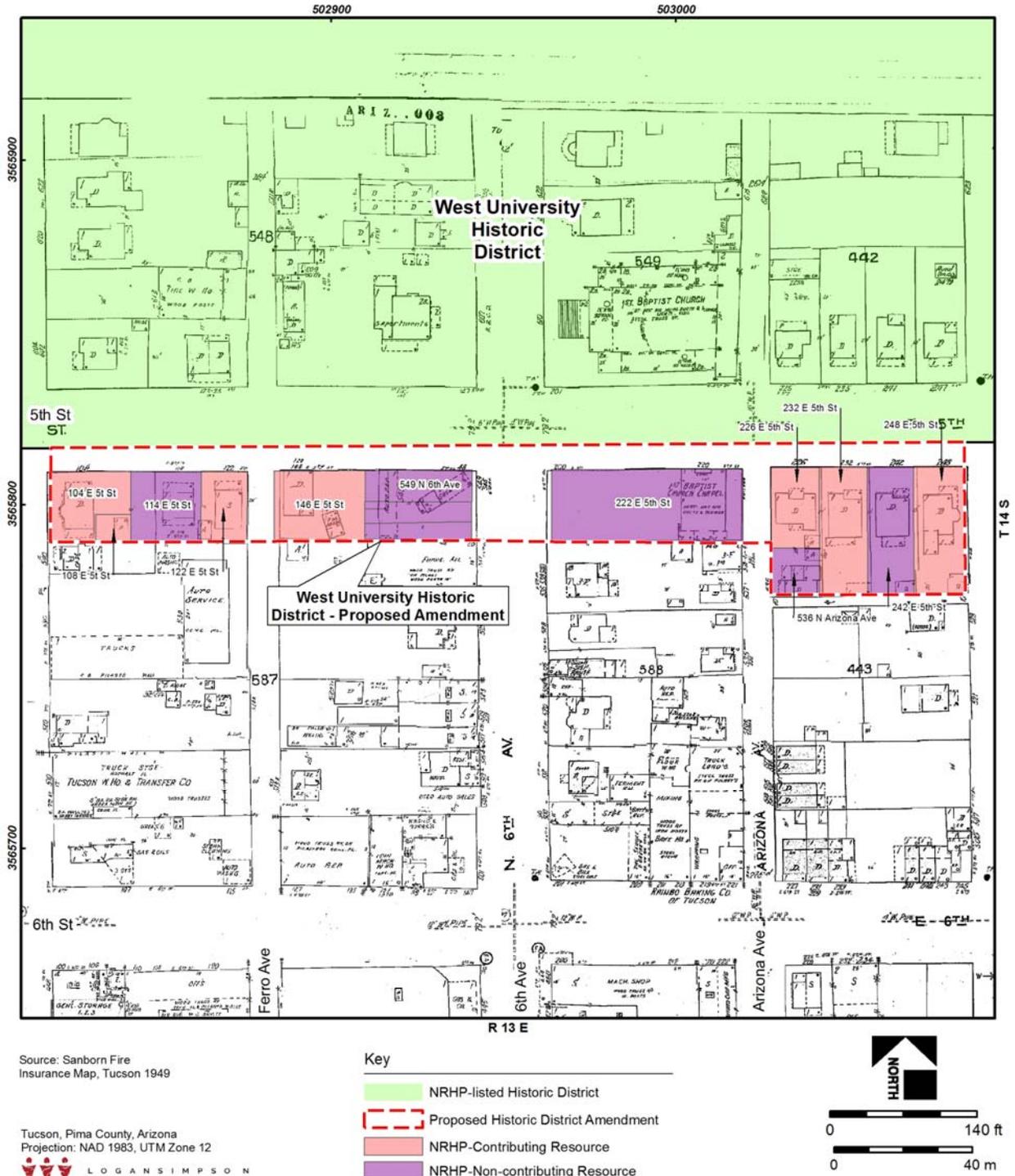


Figure 12. 1949 Sanborn Fire Insurance map showing the footprints of buildings within the amended boundary.

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use **continuation sheets where necessary**. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: n/a Survey Area: West University HD Amendment

Historic Name(s):

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: Between 104 E 5th Street to 248 E 5th Street

City or Town: Tucson vicinity County: Pima Tax Parcel No. : 117-04-237A

Township: 14S Range: 13E Section: 12 Quarter Section: _____ Acreage: <1

Block: 59 Lot(s): 2 Plat (Addition): City of Tucson Year of plat (addition): n/a

UTM reference: Zone 12 Easting 502961 Northing 3565811 USGS 7.5' quad map: Tucson

Easting 502882 Northing 3565810

Architect: _____ not determined known (source: _____)

Builder: White & Miller Contractors not determined known (source: Contractor's stamp)

Construction Date: 1929 known estimated (source: _____)

STRUCTURAL CONDITION

Good (*well maintained, no serious problems apparent*)

Fair (*some problems apparent*) Describe: _____

Poor (*major problems; imminent threat*) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Transportation/pedestrian-related
(1929-p)

Sources: Contractor's stamp

PHOTO INFORMATION

Date of photo: 12/19/2017

View Direction (*looking towards*)

n/a

Negative No.: n/a



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Architectural Style: n/a

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved (date _____) Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Two contractor's stamps were noted impressed in two sidewalk segments between East 6th Avenue and East 5th Avenue. Both are stamped with WHITE & MILLER CONTRACTORS and the year 1929.

3. SETTING (Describe the natural and/or built environment around the property)
Tree-lined residential area within in the southern portion of the West University Historic District.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): n/a Foundation: n/a Roof: n/a
Windows: n/a
If the windows have been altered, what were they originally? n/a
Wall Sheathing: n/a
If the sheathing has been altered, what was it originally? n/a

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
n/a

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed; Contributor Noncontributor to _____ Historic District
Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate.
If not considered eligible, state reason: n/a

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

FORM COMPLETED BY:

Name and Affiliation: Logan Simpson, Inc.

Date: 12/ 19/2017

Mailing Address: 177 N. Church Ave, Suite 607, 85701

Phone No.: 520-884-5500

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: n/a Survey Area: West University HD Amendment

Historic Name(s):

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 180 E 5th Street & 549 N 6th Avenue (one building)

City or Town: Tucson vicinity County: Pima Tax Parcel No. : 117-04-2630A; 230E; 2330;

Township: 14S Range: 13E Section: 12 Quarter Section: _____ Acreage: <1

Block: 59 Lot(s): 1 Plat (Addition): City of Tucson Year of plat (addition): n/a

UTM reference: Zone 12 Easting 502929 Northing 3565802 USGS 7.5' quad map: Tucson

Architect: _____ not determined known (source: _____)

Builder: _____ not determined known (source: _____)

Construction Date: 1951-1953 known estimated (source: Sanborn Maps & Pima County Assessor's Office)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: _____

Poor (major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Commercial (1947-p)

Sources: Pima County Assessors

PHOTO INFORMATION

Date of photo: 12/12/2017

View Direction (looking towards)

South/Southwest

Negative No.: #006



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Architectural Style: Contemporary Vernacular

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved (date _____) Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) Blocky massing, single story with corner entry, sheetrock and brick walls sheathed in stucco, and low pitched roof with parapet. Building includes fixed tinted narrow glass windows, steel window units, and corner entry. Exterior lamps overhanging sidewalk on north side, and both entry doors are covered by metal security screens. Changes include stucco sheathing and window enclosures and replacements.

3. SETTING (Describe the natural and/or built environment around the property) Building is at edge of residential neighborhood, within a commercial corridor in the SW portion of district.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Brick and sheetrock Foundation: Concrete Roof: Built-up
Windows: Steel
If the windows have been altered, what were they originally? Unknown
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? Unknown

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) Corner entry and streamlined façade.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed; Contributor Noncontributor to _____ Historic District
Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate.

If not considered eligible, state reason: Sheathing, window enclosure and replacement, and outside period of significance.

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of Property: 180 E 5th Street & 549 N 6th Avenue Continuation Sheet Page: 1

FORM COMPLETED BY:

Name and Affiliation: Logan Simpson, Inc.

Mailing Address: 177 N. Church Ave, Suite 607, 85701

Date: 12/ /2017

Phone No.: 520-884-5500

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use **continuation sheets where necessary**. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: n/a Survey Area: West University HD Amendment

Historic Name(s):

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 536 N Arizona Avenue

City or Town: Tucson vicinity County: Pima Tax Parcel No. : 117-04-2650

Township: 14S Range: 13E Section: 12 Quarter Section: _____ Acreage: <1

Block: 60 Lot(s): 4 Plat (Addition): City of Tucson Year of plat (addition): n/a

UTM reference: Zone 12 Easting 503058 Northing 3565830 USGS 7.5' quad map: Tucson

Architect: _____ not determined known (source: _____)

Builder: _____ not determined known (source: _____)

Construction Date: 1918 known estimated (source: City Directories & Pima County Assessor's Office)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: _____

Poor (major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Residential: Single-Family (1918-p)

Sources: Pima County Assessors

PHOTO INFORMATION

Date of photo: 12/15/2017

View Direction (looking towards)

Northeast

Negative No.: 034



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Architectural Style: Transformed Sonoran

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved (date _____) Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) See continuation sheet

3. SETTING (Describe the natural and/or built environment around the property) Tree-lined residential area within the southern portion of the West University Historic District.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Brick Foundation: Concrete/stone Roof: Asphalt shingle
Windows: Wood
If the windows have been altered, what were they originally? n/a
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? n/a

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) Arched opening over doorway and low basaltic wall.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed; Contributor Noncontributor to _____ Historic District
Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate.

If not considered eligible, state reason: Addition along north elevation, infilled walls and windows on north side of house, and solid privacy wall at front of house.

FORM COMPLETED BY:

Name and Affiliation: Logan Simpson, Inc.
Mailing Address: 177 N. Church Ave, Suite 607, 85701

Date: 12/ /2017
Phone No.: 520-884-5500

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of Property: 536 N Arizona Avenue Continuation Sheet Page: 1

(Design cont.)

Blocky massing, single story, with concrete and stone foundation. Walls are brick sheathed in stucco, and roof is hipped with asphalt shingles and topped by a projecting attic vent. The porch consists of a shed roof with asphalt shingles accessible via a raised entry with concrete steps. The front door has an arched opening and is flanked by two narrow wood casement windows. An addition, possibly of historic-age, abuts the north elevations and is rectangular in plan with metal casements and a low-pitched roof. A privacy wall surrounds the front of the house. A low, partially eroded basaltic rock wall borders the exterior of the privacy wall.

Occupational History:

1918-1919: C.M. Dawley.

1922-1930: Robert D. [“mining”] and Rosa Harper.

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use **continuation sheets where necessary**. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: n/a Survey Area: West University HD Amendment

Historic Name(s):

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 248th E 5th Street

City or Town: Tucson vicinity County: Pima Tax Parcel No. : 117-04-259C

Township: 14S Range: 13E Section: 12 Quarter Section: _____ Acreage: <1

Block: 60 Lot(s): 1 Plat (Addition): City of Tucson Year of plat (addition): n/a

UTM reference: Zone 12 Easting 503074 Northing 3565795 USGS 7.5' quad map: Tucson

Architect: _____ not determined known (source: _____)

Builder: _____ not determined known (source: _____)

Construction Date: 1914 known estimated (source: Sanborn Maps, City Directories & Pima County Assessor's Office)

STRUCTURAL CONDITION

Good (*well maintained, no serious problems apparent*)

Fair (*some problems apparent*) Describe: _____

Poor (*major problems; imminent threat*) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Residential: Multi-Family(1914-2005); Single Family (2005-p)

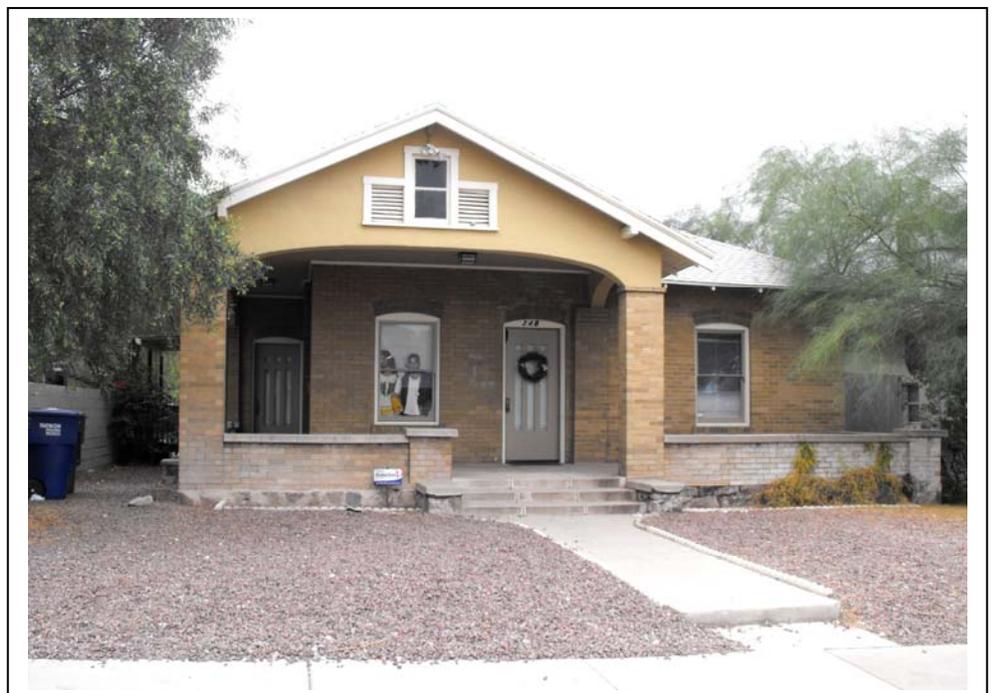
Sources: Pima County Assessors

PHOTO INFORMATION

Date of photo: 12/12/2017

View Direction (*looking towards*)
South/Southwest

Negative No.: 002



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Architectural Style: Craftsman Bungalow

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved (date _____) Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) See continuation sheet.

3. SETTING (Describe the natural and/or built environment around the property) Tree-lined residential area within the southern portion of the West University Historic District

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Brick Foundation: Concrete and Stone Roof: Asphalt shingles
Windows: Wood
If the windows have been altered, what were they originally? n/a
Wall Sheathing: Plaster
If the sheathing has been altered, what was it originally? n/a

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) Arched openings over all the windows and doors, decorative rafter ends on the porch, and arched pillars with a vaulted porch ceiling.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed; Contributor Noncontributor to _____ Historic District
Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate.
If not considered eligible, state reason: _____

FORM COMPLETED BY:

Name and Affiliation: Logan Simpson, Inc.
Mailing Address: 177 N. Church Ave, Suite 607, 85701

Date: 12/ /2017
Phone No.: 520-884-5500

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of Property: 248 E 5th Street Continuation Sheet Page: 1

(Design cont.)

Single story, L-shaped residence with yellow brick walls on a concrete and cobble foundation. The walls are capped by a hipped, asphalt shingled-roof, fronted by a gable-roofed porch. Below the gable end is a stucco-covered pediment with a small decorative wood vent and window. The porch is supported by arched openings and brick columns, surrounded by a low brick pony wall capped by concrete. Openings are all arched, and windows are wood sash, and doors are wood paneled with 3-over-3 lights. No changes are apparent to the residence, although the lawn has been covered in gravel.

Occupational History:

1917-1920: George Washington [“conductor Southern Pacific Co.”] and Henrietta Martin.

1920-1925: Emmanuel [“mgr Broadway Theatre Co.”] and Millie Drachman.)

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use **continuation sheets where necessary**. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: N/A Survey Area: West University HD Amendment

Historic Name(s):

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 242 E 5th Street

City or Town: Tucson vicinity County: Pima Tax Parcel No. : 117-04-2600

Township: 14S Range: 13E Section: 12 Quarter Section: _____ Acreage: <1

Block: 60 Lot(s): 4 Plat (Addition): City of Tucson Year of plat (addition): N/A

UTM reference: Zone 12 Easting 503062 Northing 3565794 USGS 7.5' quad map: Tucson

Architect: _____ not determined known (source: _____)

Builder: _____ not determined known (source: _____)

Construction Date: 1914 known estimated (source: Sanborn Maps, City Directories & Pima County Assessor's Office)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: _____

Poor (major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Residential: Single-Family (1914-?)

Residential: Multi-Family (?-p)

Sources: Pima County Assessors

PHOTO INFORMATION

Date of photo: 12/12/2017

View Direction (looking towards)

South/Southwest

Negative No.: #004



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Architectural Style: Bungalow

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved (date _____) Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) See continuation sheet.

3. SETTING (Describe the natural and/or built environment around the property) Tree-lined residential area within the southern portion of the West University Historic District.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Brick Foundation: Concrete and basalt
Roof: Asphalt shingles
Windows: Vinyl
If the windows have been altered, what were they originally? Wood
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? n/a

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) Decorative dormer and a basalt perimeter wall.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed; Contributor Noncontributor to _____ Historic District
Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate.

If not considered eligible, state reason: Replaced windows and porch infill

FORM COMPLETED BY:

Name and Affiliation: Logan Simpson, Inc.
Mailing Address: 177 N. Church Ave, Suite 607, 85701

Date: 12/ /2017
Phone No.: 520-884-5500

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of Property: 242 E 5th Street Continuation Sheet Page: 1

(Design cont.)

Boxy massing, single story, stucco over brick walls with a concrete and basalt rubble foundation, hipped roof with asphalt shingles and exposed beams at the roofline. The porch has a hipped roof with a dormer, which also has a hipped roof, asphalt shingles, and a wood vent. A stucco chimney is located on the NW corner of the house, and a low basalt wall is situated on the perimeter of the front yard. New vinyl sliding sash windows are flush with walls. Changes to the building include a wood solid core door with a single decorative light, a raised entry faced with decorative ceramic tiles, removal of window units, and replaced windows. Other changes include a decorative rustic wrought iron fence with gate atop the perimeter basalt wall and an infilled porch. On the east elevation, a covered entryway was added, with stucco framed walls and a shed roof, asphalt shingles, and a raised, three-step entry faced with ceramic tiles.

Occupational History:

1917-1918: Walter C. Doudna (“trav. acct. A.E. Ry”).

1919: RML (“conductor Southern Pacific Co.”) and Anna L. McDuell.

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: N/A Survey Area: West University HD Amendment

Historic Name(s):

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 232 E 5th Street

City or Town: Tucson vicinity County: Pima Tax Parcel No. : 117-04-2610

Township: 14S Range: 13E Section: 12 Quarter Section: _____ Acreage: <1

Block: 60 Lot(s): 4 Plat (Addition): City of Tucson Year of plat (addition): N/A

UTM reference: Zone 12 Easting 503050 Northing 3565789 USGS 7.5' quad map: Tucson

Architect: _____ not determined known (source: _____)

Builder: _____ not determined known (source: _____)

Construction Date: 1913 known estimated (source: City Directories & Pima County Assessor's Office)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: _____

Poor (major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Residential: Single-Family (1913-p)

Sources: Pima County Assessors

PHOTO INFORMATION

Date of photo: 12/15/2017

View Direction (looking towards)
South

Negative No.: #029



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Architectural Style: Bungalow

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved (date _____) Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) See continuation.

3. SETTING (Describe the natural and/or built environment around the property) Tree-lined residential area within the southern portion of the West University Historic District.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Brick Foundation: Concrete and stone
Roof: Asphalt shingle
Windows: Wood
If the windows have been altered, what were they originally? n/a
Wall Sheathing: None
If the sheathing has been altered, what was it originally? n/a

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) Decorative arched openings and porch brackets.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed; Contributor Noncontributor to _____ Historic District
Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate.
If not considered eligible, state reason: _____

FORM COMPLETED BY:

Name and Affiliation: Logan Simpson, Inc.
Mailing Address: 177 N. Church Ave, Suite 607, 85701

Date: 12/ /2017
Phone No.: 520-884-5500

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of Property: 232 E 5th Street Continuation Sheet Page: 1

(Design cont.)

Boxy, single story residence with brick walls supporting a hipped roof covered in asphalt shingles on a concrete and cobble-faced foundation. A brick chimney is located on west side of the roof and a gable-roofed porch showcases decorative wood and stucco panels below the gable end, with partially exposed rafter ends, and decorative wood brackets. The front entry is a two-paneled, two-light door, and is flanked by two side-by-side sash windows topped by transom windows. A concrete front walk extends from the porch steps to sidewalk. Changes include see-through security fencing, an steel security door.

Occupational History:

1913: Patrick M. ("rate clerk AZ Eastern RR Co") Kearns and A.G. Eads ("clerk Steinfeld's").

1917-1930: Mrs. Wynette Kearns, widow

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use **continuation sheets where necessary**. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: N/A Survey Area: West University HD Amendment

Historic Name(s):

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 226 E 5th Street

City or Town: Tucson vicinity County: Pima Tax Parcel No. : 117-04-2620

Township: 14S Range: 13E Section: 12 Quarter Section: _____ Acreage: <1

Block: 60 Lot(s): 4 Plat (Addition): City of Tucson Year of plat (addition): N/A

UTM reference: Zone 12 Easting 503032 Northing 3565802 USGS 7.5' quad map: Tucson

Architect: _____ not determined known (source: _____)

Builder: _____ not determined known (source: _____)

Construction Date: 1914 known estimated (source: Sanborn Maps, City Directories & Pima County Assessor's Office)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: _____

Poor (major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Residential: Single-Family (1914-p)

Sources: Pima County Assessors

PHOTO INFORMATION

Date of photo: 12/15/2017

View Direction (looking towards)

Southeast

Negative No.: #026



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Architectural Style: Bungalow

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved (date _____) Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) See continuation sheet.

3. SETTING (Describe the natural and/or built environment around the property) Tree-lined residential area within the southern portion of the West University Historic District.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Brick Foundation: Concrete/Stone Roof: Asphalt shingle
Windows: Wood
If the windows have been altered, what were they originally? n/a
Wall Sheathing: Plaster
If the sheathing has been altered, what was it originally? n/a

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) Low rock and basalt perimeter wall and front stair.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed; Contributor Noncontributor to _____ Historic District
Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate.
If not considered eligible, state reason: _____

FORM COMPLETED BY:

Name and Affiliation: Logan Simpson, Inc.
Mailing Address: 177 N. Church Ave, Suite 607, 85701

Date: 12/ /2017
Phone No.: 520-884-5500

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of Property: 226 E 5th Street Continuation Sheet Page: 1

(Design cont.)

Single story residence with rectangular massing, plaster over brick walls on a concrete foundation faced with stone, capped by a side-gable roof with asphalt shingles, and a concrete slab porch with four steps. Single entry composed of a French door, protected by a gable roof porch supported by thick columns and a low concrete porch rail capped with concrete. Single hung, wood unit windows with exterior aluminum frame screens and wide concrete sill extends out under windows. A low basaltic perimeter wall is topped with a see-through decorative security fence. Changes include exterior window screens and addition of a security fence

Occupational History:

Resident: 1917-1918: Charles M. ("Southern Pacific Co. conductor") and Mabel Dawley

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: N/A Survey Area: West University HD Amendment

Historic Name(s):

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 222 E 5th Street

City or Town: Tucson vicinity County: Pima Tax Parcel No. : 117-04-2630

Township: 14S Range: 13E Section: 12 Quarter Section: _____ Acreage: <1

Block: 60 Lot(s): 2 Plat (Addition): City of Tucson Year of plat (addition): N/A

UTM reference: Zone 12 Easting 502981 Northing 3565763 USGS 7.5' quad map: Tucson

Architect: _____ not determined known (source: _____)

Builder: _____ not determined known (source: _____)

Construction Date: 1965 (see continuation sheet)
known estimated (source: City Directories & Pima County Assessor's Office)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: _____

Poor (major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Residential (1909-1947)

Religious (1947-1965)

Commercial (1965-p)

Sources: Pima County Assessors

PHOTO INFORMATION

Date of photo: 12/15/2017

View Direction (looking towards)

Southeast

Negative No.: 012



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Architectural Style: Modern Movement

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved (date _____) Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) See continuation sheet.

3. SETTING (Describe the natural and/or built environment around the property) Tree-lined residential area within the southern portion of the West University Historic District.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Brick Foundation: Concrete Roof: Built-up
Windows: Steel and aluminum
If the windows have been altered, what were they originally? Unknown
Wall Sheathing: None
If the sheathing has been altered, what was it originally? n/a

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) Ribbon windows, streamlined façade, and corner pedestaled tower on roof.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed; Contributor Noncontributor to _____ Historic District
Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually. Additional research needed to determine individual eligibility

Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate.

If not considered eligible, state reason: Not within period of significance.

FORM COMPLETED BY:

Name and Affiliation: Logan Simpson, Inc.

Mailing Address: 177 N. Church Ave, Suite 607, 85701

Date: 12/ /2017

Phone No.: 520-884-5500

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of Property: 222 E 5th Street Continuation Sheet Page: 1

(Design cont.)

Multi-story commercial building with rectangular massing built into the natural slope of the parcel; brick walls, flat roof with low parapet, atop a concrete foundation, punctuated by multiple openings, including steel and aluminum-framed ribbon windows, steel and aluminum fixed-lite windows, and steel sash windows; recessed and corner entries with glass doors, and a streamlined façade with a corner pedestaled tower.

Occupational History:

1909 and 1919 Sanborn map depicts a dwelling at corner of lot near 6th and 5th within footprint of current building.

1947-1949 Sanborn maps depict Baptist Chapel at far eastern end of lot. The dwelling previously depicted is absent from the map.

The current building was constructed in 1965.

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: N/A Survey Area: West University HD Amendment

Historic Name(s):

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 146 E 5th Street

City or Town: Tucson vicinity County: Pima Tax Parcel No. : 117-04-2340

Township: 14S Range: 13E Section: 12 Quarter Section: Acreage: <1

Block: 59 Lot(s): 1 Plat (Addition): City of Tucson Year of plat (addition): N/A

UTM reference: Zone 12 Easting 502812 Northing 3565795 USGS 7.5' quad map: Tucson

Architect: not determined known (source:)

Builder: not determined known (source:)

Construction Date: 1920 known estimated (source: City Directories & Pima County Assessor's Office)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Residential: Single family (1920-p)

Sources: Pima County Assessors

PHOTO INFORMATION

Date of photo: 12/15/2017

View Direction (looking towards)

South/Southeast

Negative No. #006



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Architectural Style: Bungalow

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved (date _____) Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) See continuation sheet.

3. SETTING (Describe the natural and/or built environment around the property) Tree-lined residential area within the southern portion of the West University Historic District.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Brick Foundation: Concrete Roof: Asphalt shingles
Windows: Wood
If the windows have been altered, what were they originally? n/a
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? n/a

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) Decorative curvilinear porch façade opening, arched wood lintels.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)
 Individually listed; Contributor Noncontributor to _____ Historic District
Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate.
If not considered eligible, state reason: _____

FORM COMPLETED BY:

Name and Affiliation: Logan Simpson, Inc.
Mailing Address: 177 N. Church Ave, Suite 607, 85701

Date: 12/ /2017
Phone No.: 520-884-5500

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of Property: 146 E 5th Street Continuation Sheet Page: 1

(Design cont.)

Blocky massing, single story, concrete slab foundation, with stucco over brick walls. Gable roof with asphalt shingles, and stucco chimney on west side of roof, with a second stucco chimney in the back of the house on the west side of roof. Porch is a raised concrete slab with two steps up from sidewalk, and roof ceiling is vaulted. Rafter beams are exposed at eaves and wood window units are recessed with arched lintels and wide sills. One fixed-pane window and one glass block window flank the front door, which is a solid core wood door with arched wood frame. A low stucco porch rail capped with concrete partially encloses the porch. Decorative curvilinear porch overhang is directly below the gable end. Changes include a steel security front door and over windows, and a replacement glass block window facing the street.

Occupational History:

Resident: 1920-1922 and 1926: Jesus ("laborer") and Felipa Huerta.

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use **continuation sheets where necessary**. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: N/A Survey Area: West University HD Amendment

Historic Name(s):

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 122 E 5th Street

City or Town: Tucson vicinity County: Pima Tax Parcel No. : 117-04-2350

Township: 14S Range: 13E Section: 12 Quarter Section: _____ Acreage: <1

Block: 59 Lot(s): 2 Plat (Addition): City of Tucson Year of plat (addition): N/A

UTM reference: Zone 12 Easting 502870 Northing 3565800 USGS 7.5' quad map: Tucson

Architect: _____ not determined known (source: _____)

Builder: _____ not determined known (source: _____)

Construction Date: 1922 known estimated (source: City Directories & Pima County Assessor's Office)

STRUCTURAL CONDITION

Good (*well maintained, no serious problems apparent*)

Fair (*some problems apparent*) Describe: _____

Poor (*major problems; imminent threat*) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Agriculture (ca. 1909-1919)

Residential: Single family (1922-?)

Multi-family (?-p)

Sources: Pima County Assessors

PHOTO INFORMATION

Date of photo: 12/15/2017

View Direction (*looking towards*)

South

Negative No.: 004



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Architectural Style: Bungalow

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved (date _____) Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) See continuation sheet.

3. SETTING (Describe the natural and/or built environment around the property) Tree-lined residential area within in the southern portion of the West University Historic District.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Brick Foundation: Concrete and stone Roof: Asphalt shingle
Windows: Wood
If the windows have been altered, what were they originally? n/a
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? n/a

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) Wood slatted vents under eaves, decorative wood window trim, and perimeter wall.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed; Contributor Noncontributor to _____ Historic District
Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate.
If not considered eligible, state reason: _____

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of Property: 122 E 5th Street Continuation Sheet Page: 1

FORM COMPLETED BY:

Name and Affiliation: Logan Simpson, Inc.

Date: 12/ /2017

Mailing Address: 177 N. Church Ave, Suite 607, 85701

Phone No.: 520-884-5500

(Design cont.)

Single story, boxy massing, stucco over brick walls, concrete and stone foundation, with a gable roof, asphalt shingles, and partially open rafter beams visible at roof's edge. Porch has a wide gable roof with decorative vents under eaves. The façade has a vaulted porch ceiling, concrete slab porch foundation and railings, large rectangular columns, and wood single hung windows with decorative muntins. Two front doors are adjacent to one another, each with a 10-light grid (French door). A stucco chimney is on the east side of the roof, near the front of the house. Changes include a second front entry and ceramic tile covering porch and front walk.

Occupational History:

Sanborn Maps 1919: "shed"

1922-1926: Mrs. Margaret Vezzetti

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use **continuation sheets where necessary**. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: N/A Survey Area: West University HD Amendment

Historic Name(s):

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 114 E 5th Street

City or Town: Tucson vicinity County: Pima Tax Parcel No. : 117-04-236A

Township: 14S Range: 13E Section: 12 Quarter Section: _____ Acreage: <1

Block: 59 Lot(s): 2 Plat (Addition): City of Tucson Year of plat (addition): N/A

UTM reference: Zone 12 Easting 502855 Northing 3565801 USGS 7.5' quad map: Tucson

Architect: _____ not determined known (source: _____)

Builder: _____ not determined known (source: _____)

Construction Date: 1930 known estimated (source: City Directories & Pima County Assessor's Office)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: _____

Poor (major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Residential: Single family (1930-p)

Sources: Pima County Assessors

PHOTO INFORMATION

Date of photo: 12/15/2017

View Direction (looking towards) South

Negative No.: #002



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Architectural Style: Bungalow

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved (date _____) Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) See continuation sheet.

3. SETTING (Describe the natural and/or built environment around the property) Tree-lined residential area within the southern portion of the West University Historic District.

4. MATERIALS (Describe the materials used in the following elements of the property) Walls (structure): Brick Foundation: Concrete Roof: Steel

Windows: Wood
If the windows have been altered, what were they originally? n/a

Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? n/a

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) Basalt rock wall

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed; Contributor Noncontributor to _____ Historic District
Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate.

If not considered eligible, state reason: Porch infill, roof replacement, and wall addition

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of Property: 114 E 5th Street Continuation Sheet Page: 1

FORM COMPLETED BY:

Name and Affiliation: Logan Simpson, Inc.

Date: 12/19 /2017

Mailing Address: 177 N. Church Ave, Suite 607, 85701

Phone No.: 520-884-5500

(Design cont.)

Single story residence with boxy massing, brick walls with stucco sheathing supported by a concrete slab foundation, and a hipped steel roof with a street-facing dormer window. Windows are single-hung wood sash, fixed picture, and transom. The entry is accessible via a concrete front stoop with two steps, and a low basaltic wall encircles the front yard. Changes include porch infill, with front door and windows on either side. (Windows comprised of a picture window flanked by two single hung wood units and one single hung window unit.) Roof was replaced with steel panels, and a brick wall with gate encloses the west yard, abutting porch infill.

Occupational History:

Resident: 1930: Charles H. ("yardman Southern Pacific Co.") and Jane Willette.

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use **continuation sheets where necessary**. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: N/A Survey Area: West University HD Amendment

Historic Name(s):

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 104-108 E 5th Street

City or Town: Tucson vicinity County: Pima Tax Parcel No. : 117-04-237A

Township: 14S Range: 13E Section: 12 Quarter Section: _____ Acreage: <1

Block: 59 Lot(s): 2 Plat (Addition): City of Tucson Year of plat (addition): N/A

UTM reference: Zone 12 Easting 502824 Northing 3565799 USGS 7.5' quad map: Tucson

Architect: _____ not determined known (source: _____)

Builder: _____ not determined known (source: _____)

Construction Date: 1914 known estimated (source: Sanborn Maps, City Directories & Pima County Assessor's Office)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: _____

Poor (major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Residential: Single family (1914-?)

Multi-family (?-p) _____

Sources: Pima County Assessors

PHOTO INFORMATION

Date of photo: 12/13/2017

View Direction (looking towards) South

Negative No.: #009



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

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B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Architectural Style: Bungalow

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved (date _____) Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) See continuation sheet.

3. SETTING (Describe the natural and/or built environment around the property) Tree-lined residential area within the southern portion of the West University Historic District.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Brick Foundation: Concrete Roof: Asphalt shingles
Windows: Wood
If the windows have been altered, what were they originally? n/a
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? n/a

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) Vaulted porch ceiling, exposed rafter beams, and decorative fixed sash window above porch.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed; Contributor Noncontributor to _____ Historic District
Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate.
If not considered eligible, state reason: n/a

FORM COMPLETED BY:

Name and Affiliation: Logan Simpson, Inc.

Mailing Address: 177 N. Church Ave, Suite 607, 85701

Date: 12/ /2017

Phone No.: 520-884-5500

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of Property: 104-108 E 5th Street Continuation Sheet Page: 1

(Design cont.)

Single story residence with boxy massing; concrete foundation faced with basalt. Brick walls are sheathed in stucco, capped by a gable roof with asphalt shingles, and one stucco-covered chimney is located on the west side of roof. A gable porch extends from the roof on the north-facing street, and a fixed sash window flanked by wood frame and vinyl vents is directly below the porch gable eaves. Exposed rafter beams are present at eaves, and wood window units include single hung windows. Two solid-core wood doors face east and both are topped by transom windows. The porch is raised above grade, accessible via a stepped entry between low concrete porch railings. A low rock and concrete retaining wall is located at edge of the front yard. Changes include a steel security door on one front door, addition of a decorative security gate at the front retaining wall; the house foundation and retaining wall are spray-coated with a non-permeable coating, and porch attic vents have been replaced.

Occupational History:

1919-1930: Jacob C. (“janitor at AOUW Building”) and Mayme Jones (noted as “colored”).

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use **continuation sheets where necessary**. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: N/A Survey Area: West University HD Amendment

Historic Name(s):

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 108 E. 5TH ST; 146 E 5TH ST; 226 E 5TH ST; 248 E 5TH ST

City or Town: Tucson vicinity County: Pima Tax Parcel No. : 117-04-237A

Township: 14S Range: 13E Section: 12 Quarter Section: _____ Acreage: <1

Block: 59 Lot(s): 2 Plat (Addition): City of Tucson Year of plat (addition): N/A

UTM reference: Zone 12 Easting(See continuation sheet) Northing _____ USGS 7.5' quad map: Tucson

Architect: _____ not determined known (source: _____)

Builder: Union Metal Corporation not determined known (source: Maker's stamped plaque)

Construction Date: 1920s – 1940s known estimated (source: 2012 Cultural Resources Evaluation of the Tucson Downtown Links Project, Tucson, Arizona. SWCA Environmental Consultants.)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: _____

Poor (major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Street furniture (1920s-p)

Sources: 2012 SWCA

PHOTO INFORMATION

Date of photo: 12/19/2017

View Direction (looking towards)

East

Negative No N/A



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Architectural Style: N/A

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. **LOCATION** Original Site Moved (date _____) Original Site: _____

2. **DESIGN** (Describe alterations from the original design, including dates—known or estimated—when alterations were made) The streetlamps are evenly spaced across the street near intersections, and feature 15-ft-tall, steel, fluted columnar lamp posts topped with a lantern-shaped globe. The base of the post is flared, and is encircled by a Greek-key motif. At the base of the post is a metal tag identifying the manufacturer as UNION METAL CORPORATION, which manufactured this type of lamp from the 1920s to 1940s. Poles are painted black up to 6 ft high, with silver paint above.

3. **SETTING** (Describe the natural and/or built environment around the property)

Tree-lined residential area within the southern portion of the West University Historic District.

4. **MATERIALS** (Describe the materials used in the following elements of the property)

Walls (structure): N/A Foundation: N/A Roof: N/A

Windows: N/A

If the windows have been altered, what were they originally? N/A

Wall Sheathing: N/A

If the sheathing has been altered, what was it originally? N/A

5. **WORKMANSHIP** (Describe the distinctive elements, if any, of craftsmanship or method of construction)

Fluted steel post, Greek-key motif near base, and glass-paned lantern.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed; Contributor Noncontributor to _____ Historic District
Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate.

If not considered eligible, state reason: N/A

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of Property: 108 E. 5TH ST; 146 E 5TH ST; 226 E 5TH ST; 248 E 5TH ST
Continuation Sheet Page: 1

FORM COMPLETED BY:

Name and Affiliation: Logan Simpson, Inc.

Mailing Address: 177 N. Church Ave, Suite 607, 85701

Date: 12/19/2017

Phone No.: 520-884-5500

(cont.)

UTM reference:

108 E. 5TH ST: 502829 Easting; 3565812 Northing

146 E 5TH ST: 502883 Easting; 3565792 Northing

226 E 5TH ST: 503038 Easting; 3565786 Northing

248 E 5TH ST: 503080 Easting; 3565798 Northing