Architectural Documentation of Buildings at 503 North Stone Avenue and on Parcel Number 117-05-068F, Tucson, Arizona

Scott Thompson

Prepared for
City of Tucson
Historic Preservation Office
149 N. Stone Avenue, 2nd Floor
Tucson, Arizona 85701

Technical Report 15-71
Statistical Research, Inc.
Tucson, Arizona

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Introduction

In May 2015, the City of Tucson (City) contracted with Statistical Research, Inc. (SRI), to document two commercial buildings and one industrial-type building that are scheduled for demolition. This report presents the results of archival research and field investigations to document two buildings at 503 North Stone Avenue and one building, a pump house associated with the Stone Avenue underpass, located on Parcel Number 117-05-068F southwest of the intersection of Stone Avenue and Sixth Street in Tucson, Arizona (Figure 1). SRI fully documented the buildings according to the Arizona State Historic Preservation Office (SHPO) standards for the documentation of late-historical-period properties.

The written historical and descriptive data presented in this report are based on a combination of documentary and field research. SRI visited, online or in person, several offices and repositories to collect relevant information on the history of the properties slated for demolition. These included the Arizona Historical Society, the City of Tucson Historic Preservation Office, and the Pima County Assessor's Office. Field investigations were conducted on June 22, 2015. Data collection included photographic documentation of building exteriors and interiors and obtaining of basic measurements. These data were used to describe the architectural resources in terms of their character-defining features.

Individual descriptions of the properties included in the survey are presented below. An appendix follows the main body of the report and contains the Arizona SHPO Historic Property Inventory forms completed as part of the field documentation.

503 North Stone Avenue

The commercial property at 503 North Stone Avenue is located on Lot 12, Block 57, City of Tucson plat, at the northwest corner of Stone Avenue and Sixth Street. Commercial development borders the property to the north, east, and west; the Union Pacific Railroad tracks lie to the south of Sixth Street. There are two buildings on the property: (1) a small brick edifice with a stucco exterior that originally functioned as a service station for automobiles and (2) a long, rectangular-plan garage composed of several service bays. This property was minimally documented in 1999 by Aztlan Archaeology, Inc., as part of a larger project to inventory and nominate to the National Register of Historic Places (NRHP) the Tucson Warehouse Historic District with a period of significance of ca. 1900–1948. The Tucson Warehouse Historic District was determined eligible under Criterion a for its association with the growth and economic development of Tucson in the areas of transportation, commerce, and industry and under Criterion c for its distinctive buildings that, architecturally, embody these associations within the aforementioned areas; it was officially listed in the NRHP in October 1999. The original service station and garage with service bays are considered contributing and noncontributing elements, respectively, to the historic district (Rieder 1999).

A City of Tucson map dated December 1927 depicts an irregular, compound-plan building along the southern edge of the property fronting Sixth Street and an L-shaped signboard on that part of the parcel near the intersection of Sixth Street and Stone Avenue (Plan No. I-333 [Sheet 2 of 2], map, December 1927, City of Tucson Engineering Department). According to the 1929 and 1930 editions of the Tucson City Directory, Martin L. Stephenson, a locomotive engineer for the Southern Pacific Railroad, operated the White Rock Restaurant at 503 N. Stone Avenue (Western Directory Company 1929, 1930). Presumably, the restaurant was housed in the building at the southern edge of the property. Around 1930, the property was redeveloped; the results were the demolition of the building fronting Sixth Street and the construction of a service station (one of the two current buildings) at the east end of the parcel. This is confirmed by the Pima County Assessor's record for the parcel (Pima County Assessor 2015), which gives a construction date of 1930 for the service station. The Sanborn fire insurance map for 1930 (Sanborn Map Company 1930)

Figure 1. Project location map, 503 North Stone Avenue and Parcel Number 117-05-068F.

shows one building—labeled "Gas and Oil"—on the parcel. The 1931 city directory (Arizona Directory Company Publishers 1931) indicates that Stephenson's White Rock Restaurant had moved to 536 North Stone Avenue and that the Southland Oil Company operated the service station at 503 North Stone Avenue. An assessment of the 1947 Sanborn fire insurance map (Sanborn Map Company 1947) reveals the service station constructed in 1930; an "Auto Repair" building in the northwest corner; a "Grease" area to the immediate east of the repair building, consisting of a concrete slab with a shade covering; and a concrete slab to the south of the repair building. It should be noted that the Pima County Assessor's record for the property (Pima County Assessor 2015) gives a construction date of 1930 for the auto repair building; however, Rieder (1999) indicated that the building was constructed in 1946. By 1948, the property was known as the Haines and Downey Service Station, co-owned by Frank T. Haines and Lavelle Downey (Arizona Directory Company Publishers 1948). In 1954, the city directory listed Theo W. Schaumann as the owner of Schaumann Service Station (Mullin-Kille Company of Arizona 1954). Four years later, the property, known as Tanno's Auto Washing, was owned and operated by Pasquale Tanno (Mullin-Kille Company of Arizona 1958). Over the ensuing years, Tanno's provided automobile detailing and engine degreasing services. The City acquired the property from Mr. Tanno in 2015, and the two buildings are vacant.

The main building, constructed in 1930 as a service station, is a one-story edifice with a shingled, hipped roof with boxed eaves; brick walls with stucco exteriors; and a concrete-slab foundation. Roughly rectangular in plan, the main mass of the building is 14 feet by 28 feet with an east facade that consists of a canted projection with side walls measuring 5 feet and an end wall of 6 feet. At the northwest corner of the building there is a wood-frame wing addition with a stucco exterior (date of construction unknown) that measures 2 feet 6 inches by 4 feet. The building's interior space is approximately 445 square feet. The south (front) facade has an off-center entrance covered with a sheet of plywood to secure the opening. An entrance on the west facade near the southwest corner provides access to an interior storage space. This opening is also covered with plywood. Fenestration consists of five steel-sash casement windows: four on the south facade and one on the north facade. Three of the windows have 16 lights and two have 8 lights. The glazing on two of the windows is missing, and both openings have been secured with plywood to protect the building from the elements and vandalism. Adjacent to the north and south facades are poured-concrete slabs that served as parking aprons. The slab to the south is covered by a wood-frame, flat canopy supported by three posts. As originally constructed and used, the canopy created a drive-through bay for automobiles to refuel. At an unknown date, the post and beams supporting the canopy end were encapsulated in wood with a stucco exterior to create box columns and decorative arches. The gasoline pumps that probably were situated on an independent raised island have been removed. In terms of architectural style, the building is difficult to categorize. With its low-pitched hipped roof, tall casement windows, and wide, boxed-eave overhang, the building indicates a Prairie-style precedent (Figures 2–7).

The interior consists of three office spaces, a storage room accessed through an outside entrance, a lavatory/toilet area, and a shower stall (the wood-frame addition described above). Interior finishes include plaster-on-lath ceilings and walls, vertical wood panels and wallpaper in the westernmost office, scored-concrete floors in the office spaces, vinyl-tile floors in the lavatory/toilet area, and standard wood doors (Figures 8 and 9). During the Tanno period of occupation, the building served as a business office for the automobile washing and detailing enterprise.

Constructed ca. 1946, the one-story, industrial-style facility at the northwest corner of the parcel functioned as an automobile repair and maintenance shop and later was used for detailing of automobile interiors and exteriors. The building exhibits elements of the early International style and appears to have been constructed in two episodes. Oriented east to west and rectangular in plan, the building has overall dimensions of 23 feet by 72 feet. The main mass of the building—which is believed to be original and incorporates four work bays and a tool/supply room—has a concrete foundation, a metal-frame superstructure with metal siding, and a flat, built-up roof with parapet walls and protruding scuppers (north facade only). The center portion of the building with three work bays has a roofline higher than the adjoining structural units to the east and west. At the west end of the building, there is an obvious addition; the date of construction is unknown. This addition rests on a concrete foundation and is lower in elevation than both the foundation and the roofline of the adjoining unit of the original building.

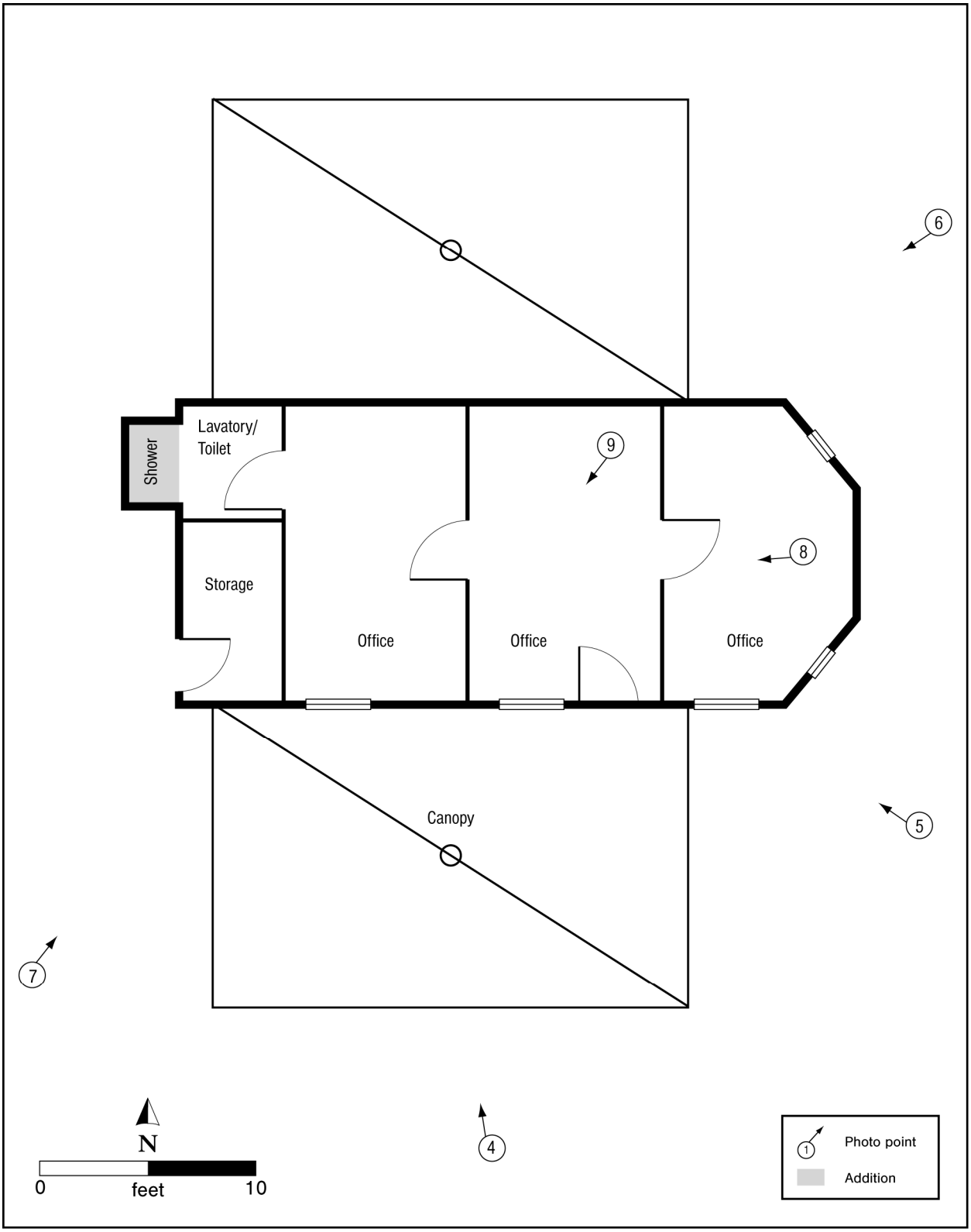

Figure 2. Floor plan of main building, 503 North Stone Avenue.

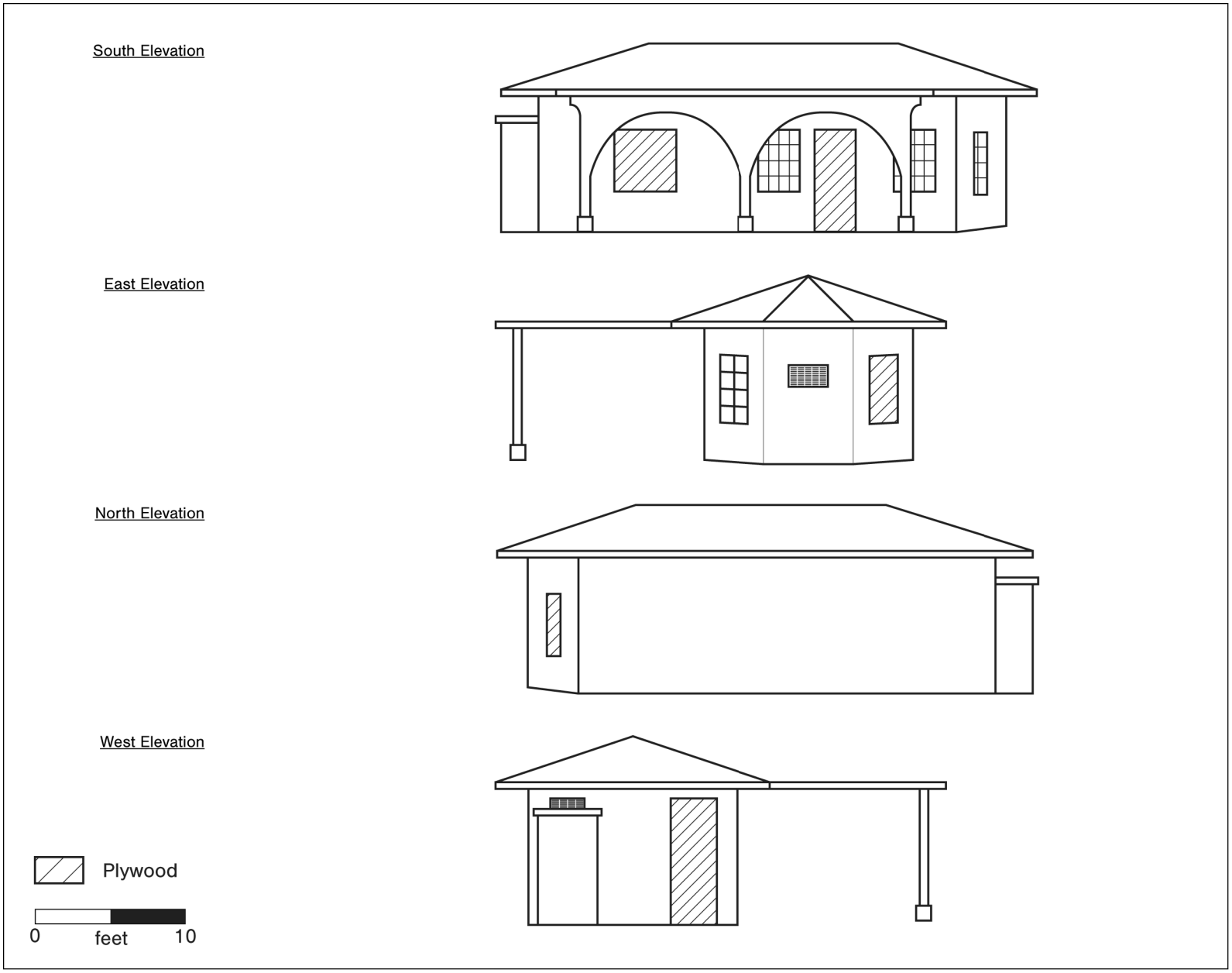

Figure 3. Elevations of main building, 503 North Stone Avenue.

Figure 4. South elevation of main building, 503 North Stone Avenue.

Figure 5. South and east elevations of main building, 503 North Stone Avenue.

Figure 6. East and north elevations of main building, 503 North Stone Avenue.

Figure 7. South and west elevations of main building, 503 North Stone Avenue.

Figure 8. Interior of main building, 503 North Stone Avenue; view to the west.

Figure 9. Center room of main building, 503 North Stone Avenue; view to the southwest.

It is of wood-frame construction, is sheathed with asbestos-cement board, and has a flat, built-up roof with parapet walls and protruding scuppers at the northwest and southwest corners. Six entrances are in use on the south (front) facade. Each of the four work bays is covered by metal double doors. One set of double doors is covered with plywood to secure the opening. The entrances to the structural units at the east and west ends of the building are covered with metal double doors and a single-light wood door, respectively. Furthermore, the wood door on the west end is covered with plywood to provide additional security. One multilight, steel-sash casement window with vertical security bars is in place on the east facade. A sheet of plywood covers the lower third of the window opening. Interior features of the original building consist of metal walls, a concrete floor, and exposed steel roofing members. The interior of the addition consists of a concrete floor, exposed wood roofing members, and unfinished walls of asbestos-cement board (Figures 10–16). With multiple holes in the roof and the metal siding showing signs of significant corrosion, the former service building is in fair condition.

The concrete pads indicated on the 1947 Sanborn fire insurance map, one of which is outfitted with a single-post hydraulic vehicle lift and a dilapidated metal-frame shade cover, are extant (Figure 17). The vehicle lift with shade cover served as a grease rack for changing oil and lubricating automobile undercarriages. Apart from the footprints of the buildings and concrete pads, the parcel is covered with asphalt paving.

Parcel Number 117-05-068F

Parcel Number 117-05-068F is located on Lot 1, Block 72, City of Tucson plat, southwest of the intersection of Stone Avenue and Sixth Street. A pump house is the only architectural resource on the parcel. The pump house is associated with the adjacent Stone Avenue underpass, an engineered roadway that carries automobile and pedestrian traffic under the Union Pacific Railroad tracks. Constructed in 1935–1936, the underpass exhibits elements of the Spanish Eclectic style, such as curvilinear parapets and arched copings and balustrades. The Stone Avenue underpass is a contributing element to the Tucson Warehouse Historic District and is an NRHP-listed resource included in a multiple-property submission for vehicular bridges in Arizona (Fraser 1988; Rieder 1999). Through its association with the Stone Avenue underpass, the pump house is considered a contributing element to the Tucson Warehouse Historic District. Completed in 1936, the pump house contains two float-activated sump pumps to draw water from the sump basin of the underpass during periods of extreme storm runoff and to discharge the water into the storm-drain system. Parcel Number 117-05-068F is owned by Union Pacific Railroad. However, the City holds a long-term easement for the operation and maintenance of the pump house and its appurtenant works (Jessica Lofgreen, personal communication 2015).

The pump house is rectangular in plan with reinforced-concrete walls and roof and a concrete foundation. Overall dimensions are 8 feet 6 inches by 17 feet (Figures 18–24). Access to the interior is through an off-center entrance on the north facade that is covered by a metal door with four panes of wire glass and a louvered vent. A single, multilight window with wire glass and a concrete sill is in use on the east facade. Above the window is a metal louvered vent. A decorative, arched coping, identical to that found on the structural elements of the nearby railroad bridge and underpass, wraps around the building at the roofline. The split-level interior has two rooms. One room accommodates the electrical control equipment for operating the sump pumps; the other room, which is approximately 2 feet below the outside grade, contains access panels to the pumps. The pumps are housed in a concrete compartment that extends about 25 feet beneath the building floor.

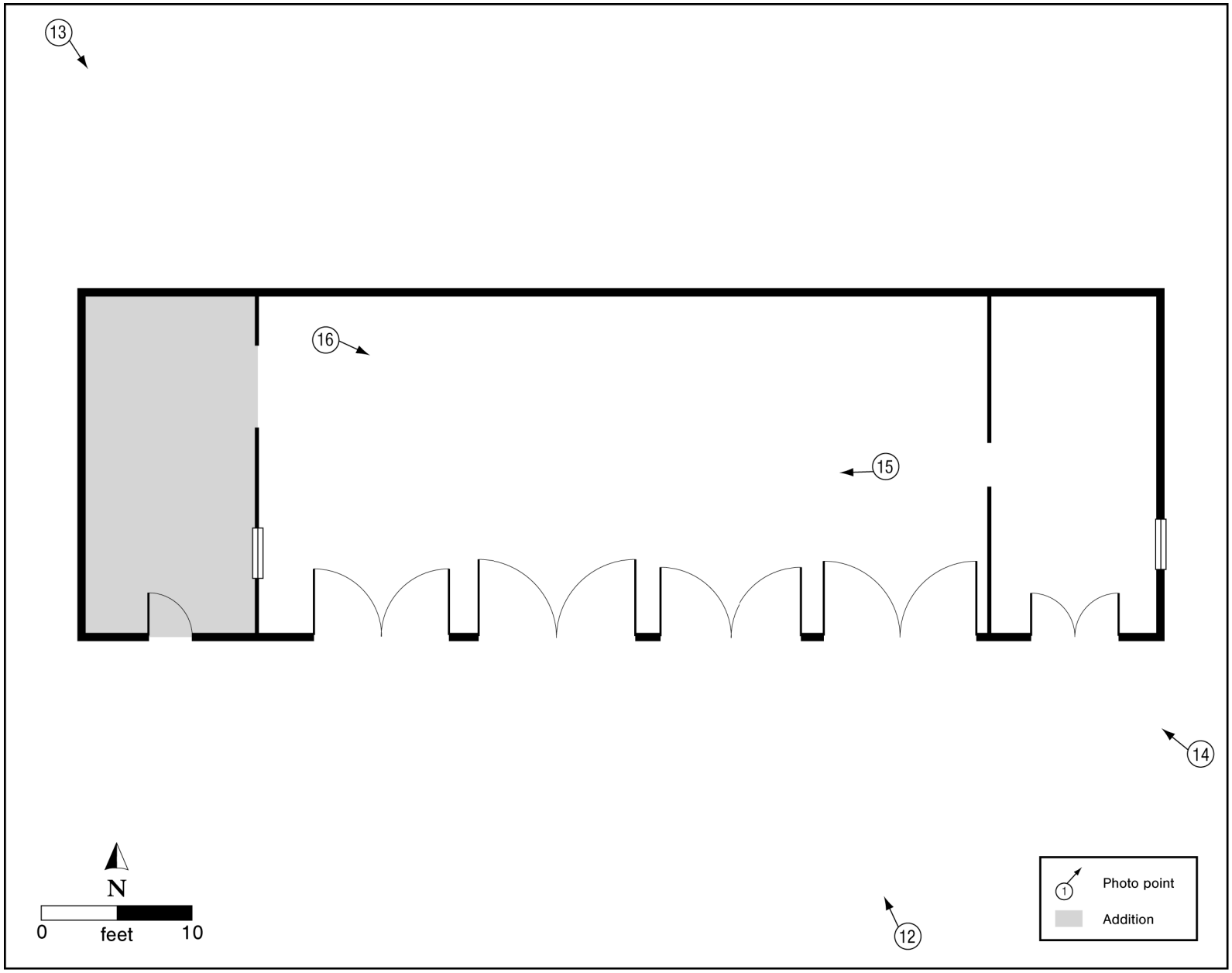

Figure 10. Floor plan of service building, 503 North Stone Avenue.

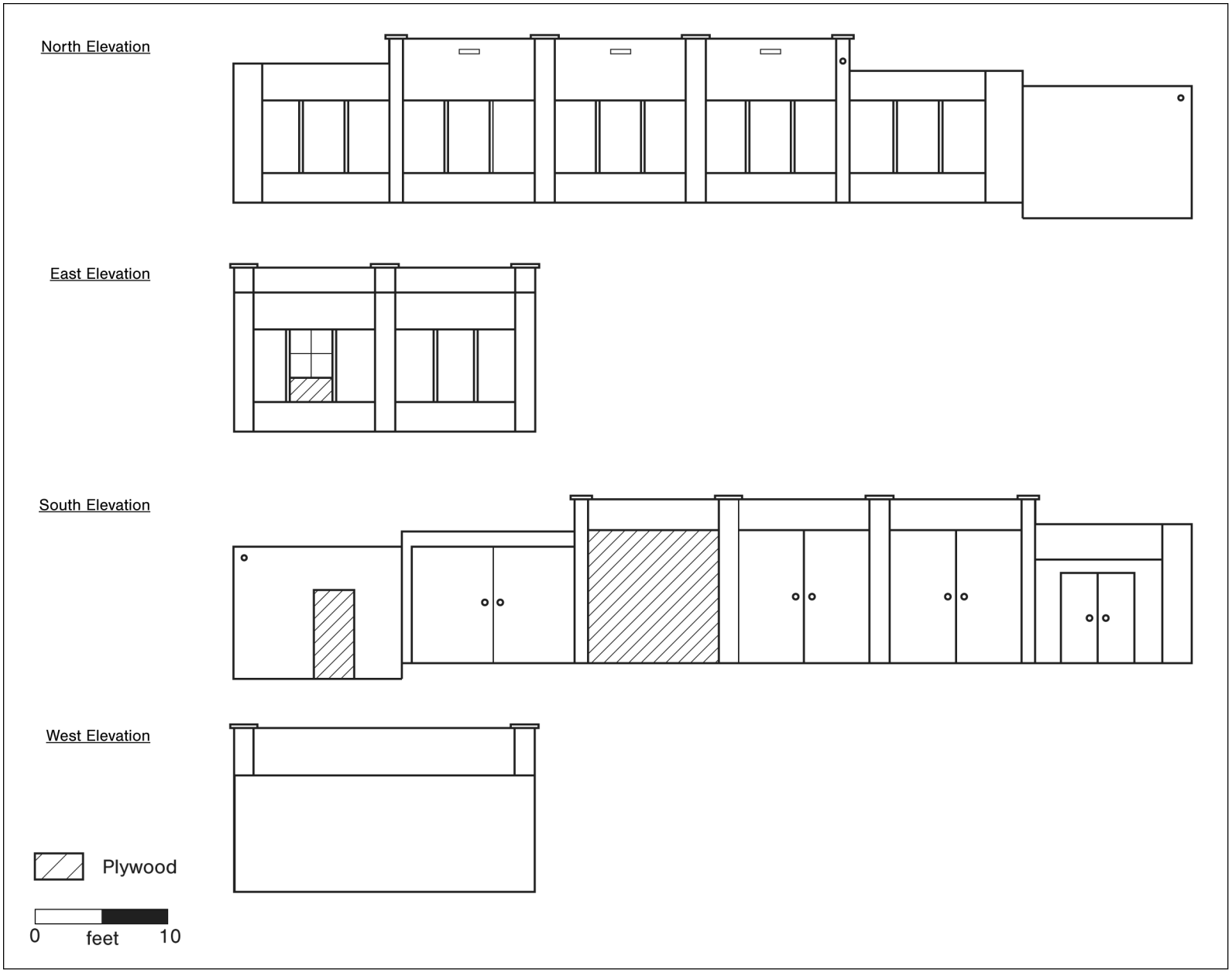

Figure 11. Elevations of service building, 503 North Stone Avenue.

Figure 12. South elevation of service building, 503 North Stone Avenue.

Figure 13. North elevation of service building, 503 North Stone Avenue.

Figure 14. South and east elevations of service building, 503 North Stone Avenue.

Figure 15. Interior of service building, 503 N. Stone Avenue; view to the west-southwest.

Figure 16. Interior of service building, 503 N. Stone Avenue, showing metal- and wood-frame components of the roofing system; view to the east-southeast.

Figure 17. Remains of grease rack and metal-frame shade cover, 503 N. Stone Avenue; view to the northwest.

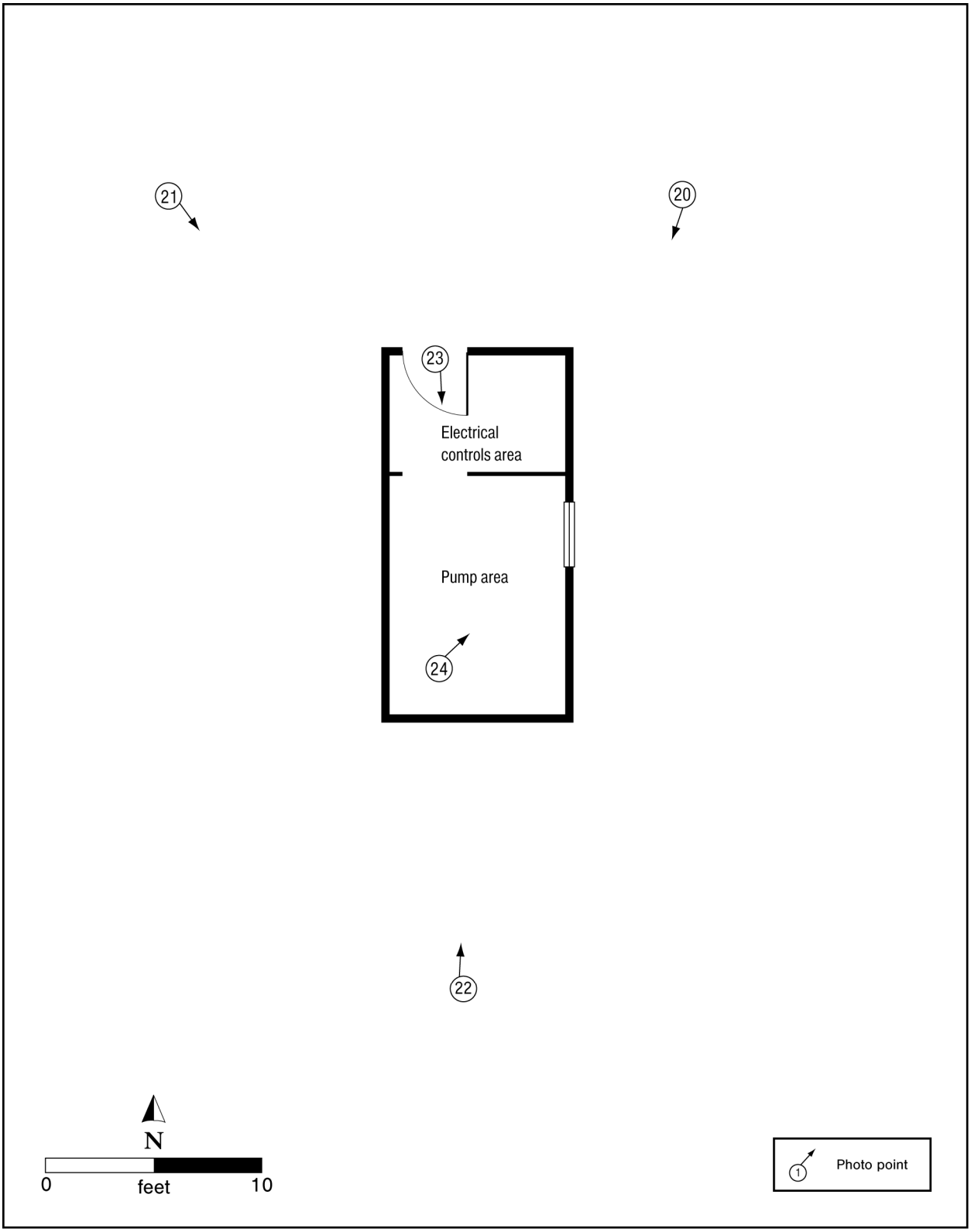

Figure 18. Floor plan of pump house, Parcel Number 117-05-068F.

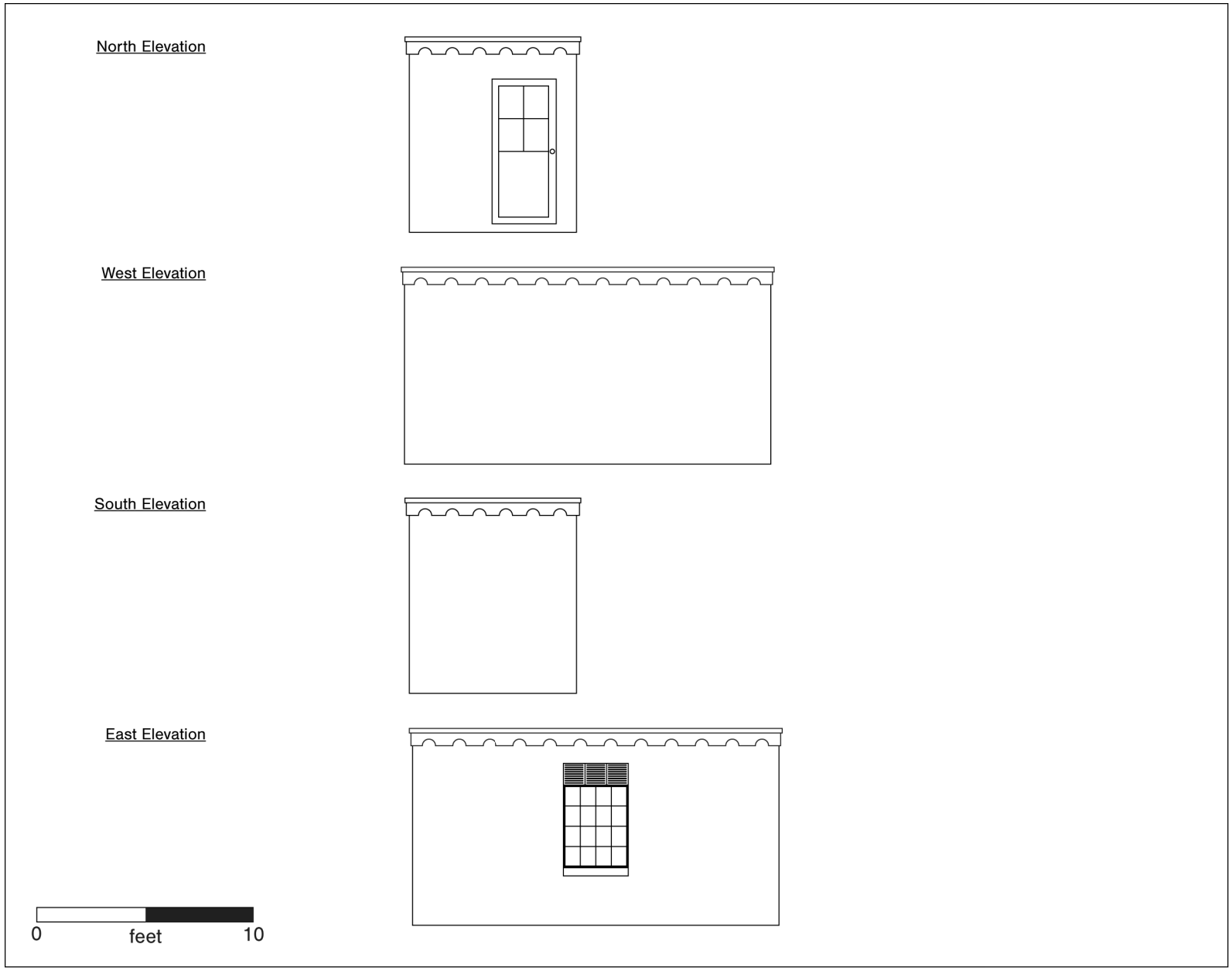

Figure 19. Elevations of pump house, Parcel Number 117-05-068F.

Figure 20. East and north elevations of pump house, Parcel Number 117-05-068F.

Figure 21. North and west elevations of pump house, Parcel Number 117-05-068F.

Figure 22. South elevation of pump house, Parcel Number 117-05-068F.

Figure 23. Interior of pump house, Parcel Number 117-05-068F; view to the south.

Figure 24. Interior of pump house, Parcel Number 117-05-068F; view to the northeast.

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Arizona Directory Company Publishers

1931 *Tucson City Directory*. Arizona Directory Company Publishers, Tucson.

1948 *Tucson City Directory*. Arizona Directory Company Publishers, Tucson.

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Mullin-Kille Company of Arizona

1954 *The Mullin-Kille Tucson, Arizona, ConSurvey City Directory 1954*. Mullin-Kille, Chillicothe, Ohio.

1958 *The Mullin-Kille Tucson, Arizona, ConSurvey City Directory 1954*. Mullin-Kille, Chillicothe, Ohio.

Pima County Assessor

2015 Parcel Number 117-04-2130. Pima County Assessor, Tucson, Arizona. Electronic record, http://www.asr.pima.gov/links/frm_Parcel.aspx?parcel=117042130&taxyear=2016, accessed June 15, 2015.

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1930 *Tucson, Pima County, Arizona*. Sanborn Map and Publishing, New York.

1947 *Tucson, Pima County, Arizona*. Sanborn Map and Publishing, New York.

Western Directory Company
1929 *City of Tucson Directory*. Western Directory Company, Long Beach, California.

1930 *City of Tucson Directory*. Western Directory Company, Long Beach, California.

Arizona State Historic Preservation Office Historic Property Inventory Forms

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: _____ Survey Area: _____

Historic Name(s): Southland Oil Company, Haines and Downey Service Station, Schaumann Service Station, Tanno's Auto Washing

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

Address: 503 N. Stone Avenue

City or Town: Tucson ☐ vicinity County: Pima Tax Parcel No.: 107-04-2130
Township: 14S Range: 13E Section: 12 Quarter Section: SW Acreage: 0.294812

Block: 57 Lot(s): 12 Plat (Addition): Tucson Year of plat (addition): 1918

UTM reference: Zone 12S Easting 502622.54 Northing 3565697.061 USGS 7.5' quad map: Tucson

Architect: _____ ☒ not determined ☐ known (source: _____)

Builder: _____ ☒ not determined ☐ known (source: _____)

Construction Date: 1930; ca. 1946 ☒ known ☐ estimated (source: Pima County Assessor; Sanborn Map Co.)

STRUCTURAL CONDITION

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

☒ Fair (*some problems apparent*) Describe: The industrial-type building on the property has holes in the roof and the metal siding shows signs of significant corrosion.

☐ Poor (*major problems; imminent threat*)
Describe: _____☐
Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use. Service station; automobile detailing

Sources: Pima County Assessor; Tucson City Directories

PHOTO INFORMATION

Date of photo: June 2015
View Direction (*looking towards*): North
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 or a master, or possesses high artistic values.*)

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

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*) Mixed-use neighborhood of commercial and industrial properties. The property is situated on a major arterial thoroughfare.

Describe how the setting has changed since the property's period of significance: Automobile traffic has increased significantly.

4. MATERIALS (*Describe the materials used in the following elements of the property)*
Walls (structure): brick (main); metal (garage) Foundation: concrete slab Roof: shingle (main); built-up (garage)
Windows: steel casement
If the windows have been altered, what were they originally? _____
Wall Sheathing: stucco (main); metal (garage)
If the sheathing has been altered, what was it originally? _____

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

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

☐ Individually listed; ☒ Contributor ☐ Noncontributor to Tucson Warehouse Historic District
Date Listed: 1999 ☐ 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: Scott Thompson, Statistical Research, Inc. Date: September 2015
Mailing Address: 6099 E. Speedway Blvd., Tucson, AZ 85712 Phone No.: 520.721.4309

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

name of property: 503 N. Stone Avenue Continuation Sheet No. 1

==========

The commercial property at 503 North Stone Avenue is located on Lot 12, Block 57, City of Tucson plat, at the northwest corner of Stone Avenue and Sixth Street. Commercial development borders the property to the north, east, and west; the Union Pacific Railroad tracks lie to the south of Sixth Street. There are two buildings on the property: (1) a small brick edifice with a stucco exterior that originally functioned as a service station for automobiles and (2) a long, rectangular-plan garage composed of several service bays. This property was minimally documented in 1999 by Aztlan Archaeology, Inc., as part of a larger project to inventory and nominate to the National Register of Historic Places (NRHP) the Tucson Warehouse Historic District with a period of significance of ca. 1900–1948. The Tucson Warehouse Historic District was determined eligible under Criterion a for its association with the growth and economic development of Tucson in the areas of transportation, commerce, and industry and under Criterion c for its distinctive buildings that, architecturally, embody these associations within the aforementioned areas; it was officially listed in the NRHP in October 1999. The original service station and garage with service bays are considered contributing and noncontributing elements, respectively, to the historic district.

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The main building, constructed in 1930 as a service station, is a one-story edifice with a shingled, hipped roof with boxed eaves; brick walls with stucco exteriors; and a concrete-slab foundation. Roughly rectangular in plan, the main mass of the building is 14 feet by 28 feet with an east facade that consists of a canted projection with side walls measuring 5 feet and an end wall of 6 feet. At the northwest corner of the building there is a wood-frame wing addition with a stucco exterior (date of construction unknown) that measures 2 feet 6 inches by 4 feet. The building's interior space is approximately 445 square feet. The south (front) facade has an off-center entrance covered with a sheet of plywood to secure the opening. An entrance on the west facade near the southwest corner provides access to an interior storage space. This opening is also covered with plywood. Fenestration consists of five steel-sash casement windows: four on the south facade and one on the north facade. Three of the windows have 16 lights and two have 8 lights. The glazing on two of the windows is missing, and both openings have been secured with plywood to protect the building from the elements and vandalism. Adjacent to the north and south facades are poured-concrete slabs that served as parking aprons. The slab to the south is covered by a wood-frame, flat canopy supported by three posts. As originally constructed and used, the canopy created a drive-through bay for automobiles to refuel. At an unknown date, the post and beams supporting the canopy end were encapsulated in wood with a stucco exterior to create box columns and decorative arches. The gasoline pumps that probably were situated on an independent raised island have been removed. In terms of architectural style, the building is difficult to categorize. With its low-pitched hipped roof, tall casement windows, and wide, boxed-eave overhang, the building indicates a Prairie-style precedent.

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STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

name of property: 503 N. Stone Avenue Continuation Sheet No. 2

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Constructed ca. 1946, the one-story, industrial-style facility at the northwest corner of the parcel functioned as an automobile repair and maintenance shop and later was used for detailing of automobile interiors and exteriors. The building exhibits elements of the early International style and appears to have been constructed in two episodes. Oriented east to west and rectangular in plan, the building has overall dimensions of 23 feet by 72 feet. The main mass of the building—which is believed to be original and incorporates four work bays and a tool/supply room—has a concrete foundation, a metal-frame superstructure with metal siding, and a flat, built-up roof with parapet walls and protruding scuppers (north facade only). The center portion of the building with three work bays has a roofline higher than the adjoining structural units to the east and west. At the west end of the building, there is an obvious addition; the date of construction is unknown. This addition rests on a concrete foundation and is lower in elevation than both the foundation and the roofline of the adjoining unit of the original building. It is of wood-frame construction, is sheathed with asbestos-cement board, and has a flat, built-up roof with parapet walls and protruding scuppers at the northwest and southwest corners. Six entrances are in use on the south (front) facade. Each of the four work bays is covered by metal double doors. One set of double doors is covered with plywood to secure the opening. The entrances to the structural units at the east and west ends of the building are covered with metal double doors and a single-light wood door, respectively. Furthermore, the wood door on the west end is covered with plywood to provide additional security. One multilight, steel-sash casement window with vertical security bars is in place on the east facade. A sheet of plywood covers the lower third of the window opening. Interior features of the original building consist of metal walls, a concrete floor, and exposed steel roofing members. The interior of the addition consists of a concrete floor, exposed wood roofing members, and unfinished walls of asbestos-cement board. With multiple holes in the roof and the metal siding showing signs of significant corrosion, the former service building is in fair condition.

The concrete pads indicated on the 1947 Sanborn fire insurance map, one of which is outfitted with a single-post hydraulic vehicle lift and a dilapidated metal-frame shade cover, are extant. The vehicle lift with shade cover served as a grease rack for changing oil and lubricating automobile undercarriages. Apart from the footprints of the buildings and concrete pads, the parcel is covered with asphalt paving.

South elevation of service building, 503 North Stone Avenue.

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: _____ Survey Area: _____

Historic Name(s): Stone Avenue Underpass Pump House

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

Address: No address. The property is located southwest of the intersection of Stone Avenue and Sixth Street.

City or Town: Tucson ☐ vicinity County: Pima Tax Parcel No.: 117-05-068F
Township: 14S Range: 13E Section: 12 Quarter Section: SW Acreage: 0.076449

Block: 72 Lot(s): 1 Plat (Addition): Tucson Year of plat (addition): 1918

UTM reference: Zone 12S Easting 502649.22 Northing 3565634.34 USGS 7.5' quad map: Tucson

Architect: _____ ☒ not determined ☐ known (source: _____)

Builder: M. M. Sundt Company ☐ not determined ☒ known (source: City of Tucson)

Construction Date: 1936 ☒ known ☐ estimated (source: City of Tucson)

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. Pump house

Sources: City of Tucson

PHOTO INFORMATION

Date of photo: June 2015
View Direction (*looking towards*): Southeast
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 or a master, or possesses high artistic values.*)

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

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*) Mixed-use neighborhood of commercial and industrial properties. The property is situated south of a major arterial thoroughfare and immediately north of the Union Pacific Railroad tracks.

Describe how the setting has changed since the property's period of significance: Automobile and rail traffic have increased significantly. Several buildings to the south and west of the property have been demolished.

4. MATERIALS (*Describe the materials used in the following elements of the property)*
Walls (structure): concrete Foundation: concrete slab Roof: concrete
Windows: steel casement
If the windows have been altered, what were they originally? _____
Wall Sheathing: N/A
If the sheathing has been altered, what was it originally? _____

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

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

☐ Individually listed; ☒ Contributor ☐ Noncontributor to Tucson Warehouse Historic District
Date Listed: 1999 ☐ 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: Scott Thompson, Statistical Research, Inc. Date: September 2015
Mailing Address: 6099 E. Speedway Blvd., Tucson, AZ 85712 Phone No.: 520.721.4309

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

name of property: Pump house on Parcel No. 117-05-068F Continuation Sheet No. 1

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Parcel Number 117-05-068F is located on Lot 1, Block 72, City of Tucson plat, southwest of the intersection of Stone Avenue and Sixth Street. A pump house is the only architectural resource on the parcel. The pump house is associated with the adjacent Stone Avenue underpass, an engineered roadway that carries automobile and pedestrian traffic under the Union Pacific Railroad tracks. Constructed in 1935–1936, the underpass exhibits elements of the Spanish Eclectic style, such as curvilinear parapets and arched copings and balustrades. The Stone Avenue underpass is a contributing element to the Tucson Warehouse Historic District and is an National Register of Historic Places–listed resource included in a multiple-property submission for vehicular bridges in Arizona. Through its association with the Stone Avenue underpass, the pump house is considered a contributing element to the Tucson Warehouse Historic District. Completed in 1936, the pump house contains two float-activated sump pumps to draw water from the sump basin of the underpass during periods of extreme storm runoff and to discharge the water into the storm-drain system. Parcel Number 117-05-068F is owned by Union Pacific Railroad. However, the City of Tucson holds a long-term easement for the operation and maintenance of the pump house and its appurtenant works.

The pump house is rectangular in plan with reinforced-concrete walls and roof and a concrete foundation. Overall dimensions are 8 feet 6 inches by 17 feet. Access to the interior is through an off-center entrance on the north facade that is covered by a metal door with four panes of wire glass and a louvered vent. A single, multilight window with wire glass and a concrete sill is in use on the east facade. Above the window is a metal louvered vent. A decorative, arched coping, identical to that found on the structural elements of the nearby railroad bridge and underpass, wraps around the building at the roofline. The split-level interior has two rooms. One room accommodates the electrical control equipment for operating the sump pumps; the other room, which is approximately 2 feet below the outside grade, contains access panels to the pumps. The pumps are housed in a concrete compartment that extends about 25 feet beneath the building floor.