



# Broadway Boulevard: Euclid to Country Club

## Phase 1 Draft Report: Historic Buildings Inventory Volume 1: Report and Appendix A

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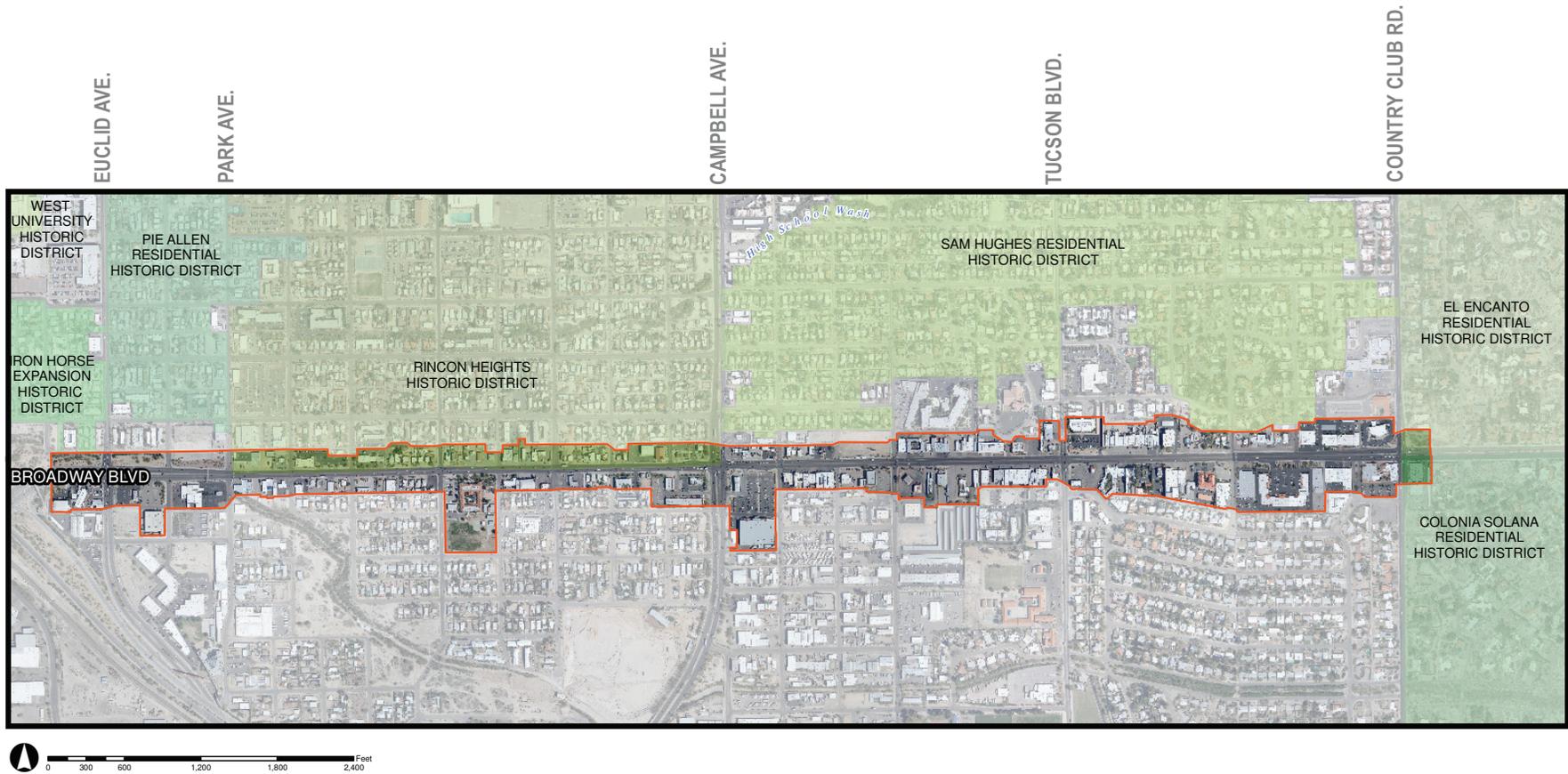
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## Broadway Boulevard: Euclid to Country Club

### Area of Potential Effect (APE) and Historic Districts

# Broadway Boulevard: Euclid to Country Club

## *Introduction\**

Broadway Boulevard is a Gateway Corridor that connects the east side of Tucson to the downtown central business district, through a network of vital activity centers, and borders a variety of established residential neighborhoods. The urban texture along Broadway is varied and includes residential uses, historic buildings, strip commercial, and neighborhood and regional commercial uses. It lies about one-half mile south of the historic University of Arizona campus. The Broadway Boulevard Corridor is one of Tucson's busiest east-west transit corridors in terms of daily ridership and has been considered a regional corridor since 1950.

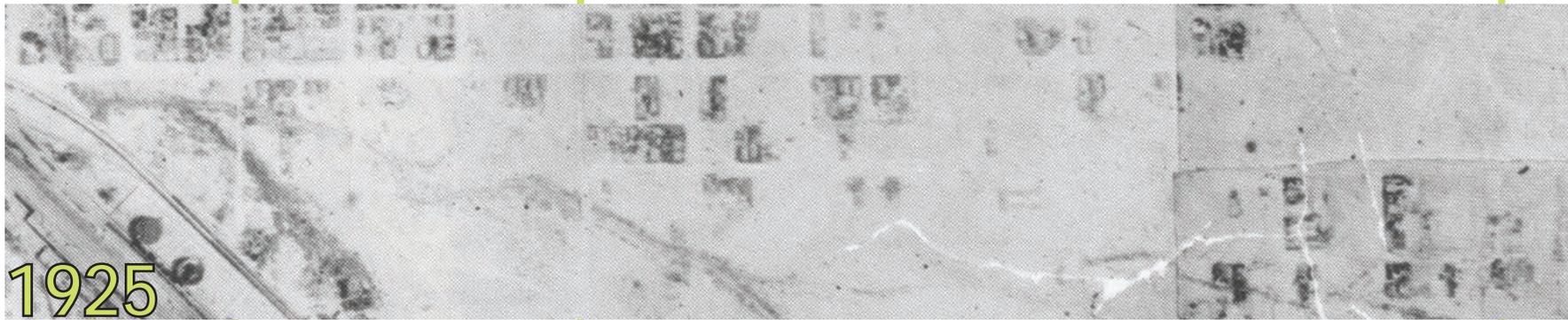
A two-mile roadway improvement project is slated for Broadway Boulevard between Euclid Avenue and Country Club Road. This roadway project is based on the 1987 Mayor and Council-approved Broadway Corridor Study (Parsons Brinkerhoff Quade Douglas, Inc., 1987), and was included in the 2006 voter-approved Regional Transportation Authority (RTA) plan (RTA 2006). Funding for this \$71 million dollar project is made possible through the RTA's collection of a half-cent sales tax, 1997 voter-approved County Transportation bonds, and City of Tucson Development Impact Fees. (More information about the project and its scope of work can be found online at [www.tucsonaz.gov/broadway](http://www.tucsonaz.gov/broadway) or by calling the Project Information Line at 520.622.0815.)

This Historic Buildings Inventory report focuses on the Area of Potential Effect (APE), which encompasses the parcels that are directly adjacent to the project corridor, on both the north and the south sides of the road. The APE is indicated on the summary map to the left. The information contained in this report and its inventory will inform the project's planning and design phase, which began in June 2012. Once the roadway design is more clearly defined, and land uses along the roadway improvements have been considered, this report will be reviewed and impacts to historic properties addressed.

This report will be submitted to the State Historic Preservation Office for their concurrence with National Register eligibility evaluations and for their approval that this historic buildings inventory complies with national standards.



*Broadway Boulevard is an eastern gateway into downtown Tucson, as seen here at the intersection of Euclid Ave. The Rattlesnake Bridge in the foreground is a national award-winning bike and pedestrian bridge, designed by artist Simon Donovan. With shiny fangs and a winding tail, the huge diamondback rattlesnake's hollow stomach serves as the covered bridge. The city skyline hovers in the background.*



*Euclid Ave.*

*Park Ave.*

*Campbell Ave.*

## **Broadway Boulevard: Euclid to Country Club**

Historic Aerial Photographs: 1925, 1941, and 1984



Campbell Ave.

Tucson Blvd.

Country Club Rd.

*The above historic aerial images illustrate the development of Broadway Boulevard from 1925 through 1984. In 1925, Broadway Boulevard extended eastward as far as Cherry Avenue and development was limited to residential subdivisions north of the corridor. The construction of an underpass beneath the Southern Pacific Railroad tracks in 1930 spurred development along the corridor. By the end of the 1930s, Broadway Boulevard stretched eastward to Alvernon Way and both residential and commercial development was concentrated on the north and south sides between Euclid Avenue and Plumer Avenue. During the 1940s, little development occurred east of Plumer Avenue, although density increased within previously established neighborhoods. By 1984, Broadway Boulevard was a densely developed commercial corridor and major arterial street.*



*Figure 8.1. 1928 photograph of the El Conquistador Resort Hotel on East Broadway Boulevard (demolished in 1968). Image courtesy of the Tucson Citizen, 2 November 2007.*

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# Historical Development of Broadway Corridor

## *Development of East Broadway Boulevard, 1880—1975*

Before East Broadway Boulevard became the commercial corridor it is today, it was a dusty unpaved road leading eastward, past the Southern Pacific mainline, and away from the downtown central business district. Beginning in the late 1800s and corresponding with the development of the University of Arizona and the arrival of the automobile, vacant land adjacent to Broadway Boulevard was bought up and subdivided by local land speculators. By 1975, the segment of Broadway Boulevard between Euclid Avenue and Country Club Road was almost entirely built out and populated with numerous post-World War II commercial buildings.

### *Early Neighborhoods*

Between 1880 and 1920, Tucson experienced rapid growth and expansion after the arrival of the Southern Pacific Railroad. Entrepreneurs, developers, and land speculators began the process of acquiring and subdividing tracts outside the borders of the original 1872 Tucson town site. Because public transportation was limited, development was restricted to areas easily accessible to the downtown area by foot, bicycle, or streetcar. Two of the Broadway-adjacent residential subdivisions platted during this time were the Rincon Heights and Miles neighborhoods. Attorney James Buell platted the first tracts in Rincon Heights (Buell's Addition [1881]), and local real estate developer Walter Murphey platted the initial area of the Miles neighborhood (University Heights [1920]); he was father of John Murphey, who became one of Tucson's most prominent real estate developers during the 20th century (Jeffery 2011; University of Arizona 1984).

In 1891, the newly established University of Arizona became a magnet for growth as new development filled in vacant land between the campus and the downtown business district. Residential development around the university continued the grid-iron development pattern established decades earlier by surveyor Sidney W. Foreman. Moreover, in the case of Rincon Heights, the lack of deed restrictions created a neighborhood with a high degree of racial, religious, and ethnic diversity. These late 19th century neighborhoods along the west end of East Broadway Boulevard were largely designed to be modest middle-class neighborhoods catering to those affiliated with the university and the railroad. Because these neighborhoods were built one house at a time, and designed by different architects or the occupants themselves, they exhibit an eclectic mix of architectural styles ranging from early American Territorial to more recent mid-20th century Ranch. In addition, schools were established along the boundaries of these new neighborhoods to accommodate the families now living in these areas. The Miles School, now Miles Exploratory School, was designed in the Mission Revival style in 1920 (later additions in 1928, 1930, and 1996) by the architecture firm of Lyman and Place (Nequette and Jeffery 2002).

### *Upscale Marketing*

By 1920, Tucson was a small town of less than 20,000 people centered on the downtown central business district and the University of Arizona. At that time, Tucson's greatest attraction to non-residents was as a health destination for those suffering from respiratory and pulmonary ailments. Tucson's status as the "Invalid's Paradise" brought many people to the city, but it did not always draw affluent visitors—the type that the local Chamber of Commerce was eager to attract. By the mid-1920s, local demographics began to shift when the local tourism board, the Tucson Sunshine Climate Club, linked their promotional campaigns with Tucson's identity as a health destination. Invalid and healthy alike were encouraged to come and spend their money in the state (Sheridan 1995). However, as the local healthy population grew and as more residents stayed year round (largely aided by the invention of evaporative cooling), fewer invalids were welcome and advertisements shifted towards attracting healthy individuals who wished to experience the "Wild West," complete with cowboys and Indians (Sheridan 1995). In response, resort hotels and dude ranches sprang up to offer tourists a "chance to meet nature in her ruggedness and still lead a white-man's life" (Sheridan 242:1995).

The local Chamber of Commerce began to actively encourage urban and residential development and lodgings that would appeal to a more affluent crowd. In 1925, Randolph Park—named after Southern Pacific Railroad executive Epes Randolph—was deeded to the City of Tucson ([www.library](http://www.library).

# WORK TO START AT ONCE ON GREAT BROADWAY SUBWAY!

ONLY 3 BLOCKS TO HIGHLY RESTRICTED

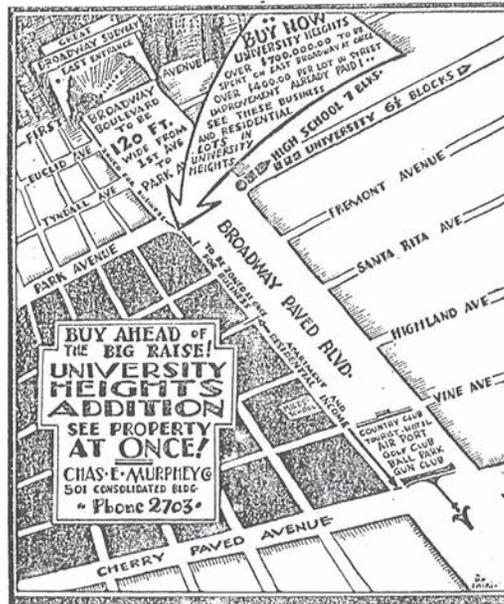
## UNIVERSITY HEIGHTS ADDITION

STUDY THIS MAP

*in Tucson, Ariz.*

A Sure Profit If  
You Invest Now!

Street  
Improvements  
Paid For  
(Except sewer on  
10 yr. bond, pay-  
able \$6.90 per  
year.)



Buy Now and  
Double Your  
Money!

Just a small deposit  
down, and easy  
monthly payments,  
and the deed to the  
Lot Is Yours!

Inside Lots, \$600.  
Corner Lots, \$750.

WE EXPECT TO RAISE THE PRESENT PRICES FROM \$600 to \$1250 FOR  
INSIDE LOTS, AND \$750 TO \$1500 FOR CORNER LOTS ON OR BEFORE  
COMPLETION OF BROADWAY SUBWAY.

### UNIVERSITY REALTY CO.

W. M. ANDERSON, SALES DIRECTOR

*Chas. E. Murphey*  
501 CONSOLIDATED BANK BLDG.

PHONE 2703

"YEAR=1930"

Figure 10.1. In anticipation of the Broadway underpass, the University Realty Company advertised the University Heights Addition within the Miles Neighborhood. Image adapted from "Tucson's Miles-San Antonio Neighborhoods" study (1984).

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[pima.gov/librarianfiles/?kbid=660](http://pima.gov/librarianfiles/?kbid=660) accessed 4 April 2012). Designed by architect Annie Rockfellow, the El Conquistador Resort Hotel on East Broadway Boulevard (Figure 8.1) opened its doors to wealthy patrons three years later (12 September 1985, *Arizona Daily Star*). During this same period, fashionable neighborhoods surrounding the resort and new city park emerged along the north and south sides of East Broadway Boulevard (Figure 8.2), including El Encanto Estates and Colonia Solana (Comey 1988; Laird 1988). Inspired in part by the “City Beautiful” movement, these new residential districts featured winding streets, large lots, landscaped yards, deep setbacks, and—most importantly—deed restrictions. The establishment of exclusive communities on the edges of town helped to pull urban development eastward, setting a model for future residential development in neighboring areas along the Broadway corridor (e.g. Broadmoor, Montevideo, San Clemente, Aldea Linda, San Gabriel, and Village of Palomar). This rapid growth of speculative development continued until the beginning of the Great Depression (Nequette and Jeffery 2002).

### ***First Commercial Development***

During the Great Depression and until the end of the Second World War (WWII), commercial and residential development along East Broadway Boulevard was limited. Even in 1930, Broadway was still unpaved, although it was one of few oiled city streets, making it possible to drive as far east as Alvernon Way before being smothered in dust (21 October 1930, *Arizona Daily Star*). Despite limited commercial and residential development, there were significant infrastructure improvements and even attempts at early urban planning. The most significant infrastructure improvement along Broadway was constructed in 1930—a 150-foot-wide by 700-foot-long underpass below the Southern Pacific Railroad mainline near the intersection of Broadway Boulevard and Park Avenue (Figure 10.1). The new underpass linked the eastern margins of the city with the downtown central business district and furthered the continuing trend of eastward expansion. Those involved in the underpass project, including real estate developer John Murphey, envisioned a new commercial district along East Broadway Boulevard and quickly bought up land fronting the new underpass. On 7 January 1930, the *Tucson Daily Citizen* remarked that a three-block area near the new underpass “would become a future business district ... [and] the district has already been made a business zone.” Moreover, John Murphey and his partner John Haynes made further plans for paving of Broadway Boulevard, the installation of ornamental street lighting, and space for parallel parking (7 January 1930 *Tucson Daily Citizen*).

Save for a few service stations along this corridor, commercial development did not increase again until 1939, when John Murphey contracted architect Josias Joesler to design the Broadway Village Shopping Center at the southwest corner of Broadway Boulevard and County Club Road. Considered the first shopping center in Tucson, Broadway Village helped create a commercial appearance for the Broadway corridor (Figure 12.1). Prior to the development of this shopping center, Broadway Boulevard largely served to connect residential areas with the downtown central business district, and most commercial activities were confined to the downtown area or neighboring commercial strips like Fourth, Sixth, and Stone Avenues, also connected to downtown via underpasses beneath the Southern Pacific Railroad tracks.

### ***Post-War Boom***

During WWII, the invention of air conditioning, coupled with the establishment of military aviation facilities anchored by Davis-Monthan Airfield and nearby aircraft industries, Tucson’s population boomed. Even after the war ended, the conditions that brought the military here, specifically the warm climate and plentiful open space, encouraged new residents to flock to the city (Akros, Inc. 2007). This was further aided by the 1944 Serviceman’s Readjustment Act (known as the GI Bill) that provided for the integration of returning war veterans into society as better educated, trained, and adjusted citizens (Senate 2010). Not only did this bill encourage a jump in attendance at the University of Arizona, but it demanded new housing to accommodate the returning veterans. The GI Bill, in hand with Federal Housing Administration assistance programs for home buyers, helped stimulate local and national urban development in unprecedented ways. Ultimately, 7.8 million WWII veterans utilized the GI Bill, ensuring the growth of the University of Arizona, but also stimulating housing booms across the city and the nation (Steely and Graham 2007). By the late 1940s, the post-war boom revived Tucson’s economy and the city began its transformation from “small town” to “bustling metropolis” (Jeffery 2011).

Between 1950 and 1960, Tucson’s population grew from 45,454 to 212,892 (Sonnichsen 1982). In the 1950s, the city annexed an additional 1.9 square miles, expanding it to 9.6 square miles. During the same decade, Pima County and the area surrounding Tucson reached a population of 141,216, forming a large urbanized area (Steely and Graham 2007). In 1960, the city annexed an additional 60 square miles to accommodate its burgeoning population. Increasingly, residents began moving to the suburbs—and businesses followed. New subdivisions emerged along the edges of older neighborhoods or filled in vacant land along the eastern, southern, and northern arterials, including East Broadway Boulevard.

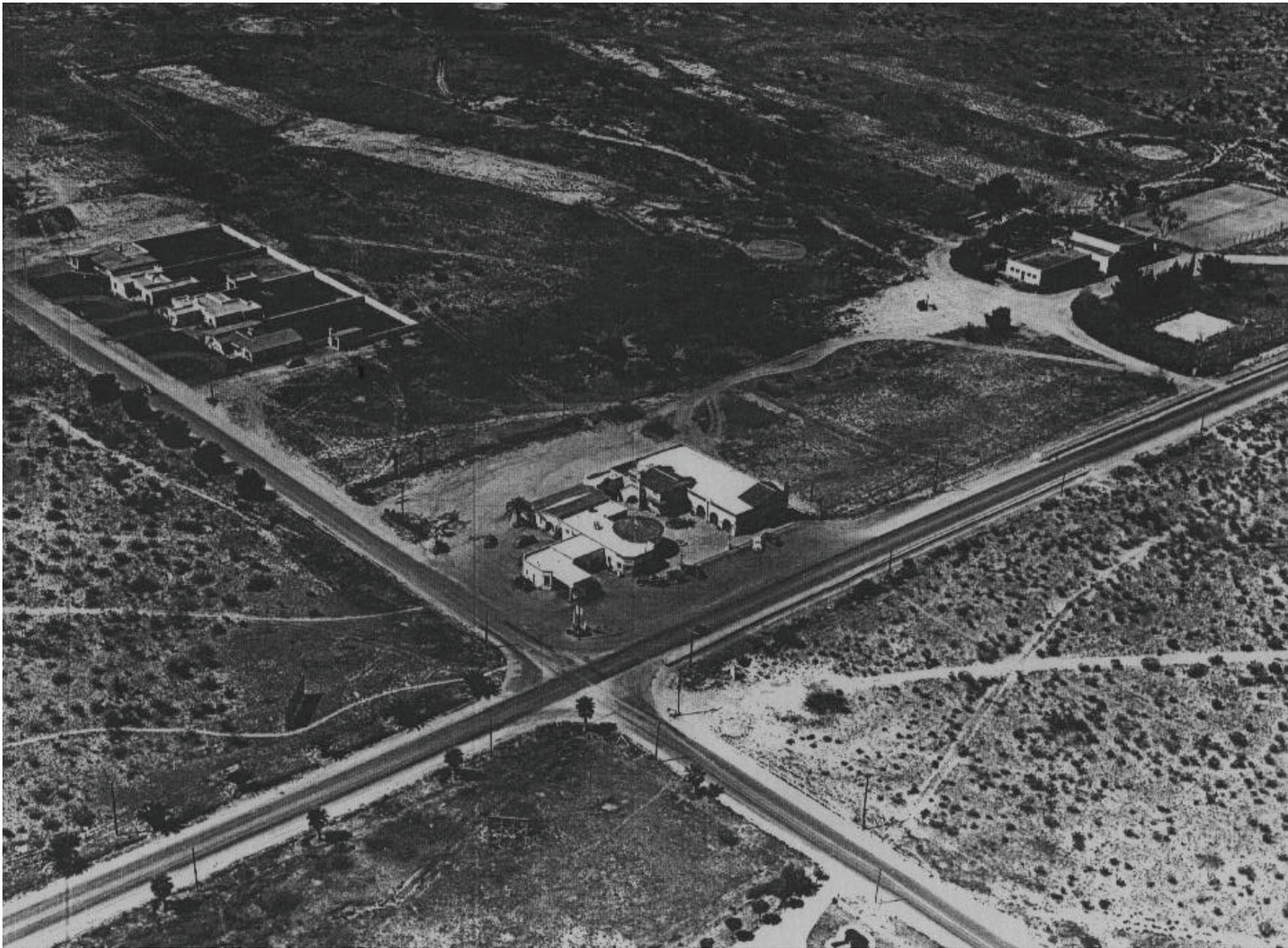


Figure 12.1. Aerial photograph (ca. 1940) showing the newly built Broadway Village Shopping Center at the southwest corner of East Broadway Boulevard and Country Club Road. Image courtesy of the Magee Collection housed at the Arizona Historical Society, Tucson, AHS Image No. 524.

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## ***Suburban Growth and The Sunshine Mile***

After 1945, Tucson's new housing stock featured affordable single-family homes following standard building plans, situated within subdivisions offering paved streets, sidewalks, and community parks. Differing from the speculative development model of previous decades, Tucson's post-war residential neighborhoods were created by "developer-builders"—companies who subdivided, designed, and built homes within a single subdivision, often with the same or repeating floorplan (Akros, Inc. 2007). Many of these large development company housing projects were financed by the federal government, and were designed for a specific category of buyers—working class, middle class, or wealthy.

City officials responded to this unprecedented growth by developing suburban management plans that siphoned attention and resources away from historic urban centers, most notably away from the downtown area and adjacent commercial districts. One of the areas that benefited from this new management plan was East Broadway Boulevard, which had by 1953 acquired the new moniker, The Sunshine Mile (6 June 2011 *Arizona Daily Star*). The stretch known by this name was between Euclid Avenue and Country Club Road, and was populated with a hodge-podge of commercial architecture—from converted pre-war residential buildings to new, single-story commercial blocks. The Sunshine Mile included clothing stores, furniture stores, gift shops, pharmacies, offices, auto body shops, and grocery stores, many of which listed their business address as "located on the Sunshine Mile" (22 February 1954 *Tucson Daily Citizen*). By the mid-1950s, Broadway Boulevard was well on its way to becoming a major east-west transportation arterial and popular shopping district (Figure 14.1).

The suburbanization of Tucson and increasing commercial development of East Broadway Boulevard significantly impacted the downtown central business district and other early commercial corridors. The most notable shift occurred in 1960, when the El Conquistador Hotel was demolished to make way for El Con Mall (12 September 1985, *Arizona Daily Star*). By the mid-1960s, 38 national and local shops were established at the El Con Mall and former department stores such as JC Penny, Levy's, and Steinfelds moved from the downtown area into Tucson's first shopping mall (Parkhurst et. al. 2002). Eleven years later, the architectural firm of Friedman and Jobusch redesigned El Con Mall as an indoor shopping center, complete with air-conditioning, 30,000 square feet of retail space, and parking for 6,000 cars (18 June 1971 *Citizen*; 12 September 1985, *Arizona Daily Star*).

By 1970, Tucson was a thoroughly modern American city. In an effort to reinforce its new image and appearance, local architectural styles changed as well. In some instances this involved removal of older building stock now seen as blight, and in other cases it meant creating new architecture in direct opposition to the 19th- and 20th-century preference for "period" and revival styles. East Broadway Boulevard became the home of some of the best examples of post-war modernist architecture in the city, and this local expression of a cosmopolitan and ahistorical architectural movement reflected Tucson's new identity as a bustling, modern metropolis.

### ***Notable Architects***

Many of the buildings located along East Broadway Boulevard were designed by locally or nationally renowned architects. Of the surviving buildings designed by these architects, most can be found along the north and south sides of East Broadway Boulevard between Euclid Avenue and Country Club Road. The most significant of these buildings were designed by Roy Place (1887-1950) and John Lyman (1883-1959), Josias Joesler (1895-1956), Juan Wørner y Baz (1928-present), Nicholas Sakellar (1918-1993), Ralph Haver (1915-1987), and the firm of Bernard Friedman (1916-1994) and Fred Jobusch (1916-1987).

One of the earliest architecturally significant buildings along this segment of East Broadway Boulevard was the Miles Exploratory School, located north of and adjacent to the Miles Neighborhood. Completed in 1920, this Mission Revival building was designed by the architecture firm of Lyman and Place. In 1919, architect Roy Place moved to Tucson to join his friend and California architect, John Lyman. Together they formed one of Arizona's most prolific architectural teams, and designed many of the buildings on the University of Arizona campus. After Lyman moved back to San Diego, Place remained in Tucson, later collaborating with his son Lew to form Place and Place architects.

During Place's career he designed many of Tucson's landmark buildings, including the Pima County Courthouse, Veteran's Administration Hospital, and Pioneer Hotel. During this same period, Swiss-born architect Josias Joesler moved to Tucson to work for real estate developer John W. Murphey. Joesler was one of Tucson's most prolific architects, designing over 400 projects within the city alone.



Figure 14.1. Aerial photograph (ca. 1950) showing East Broadway Boulevard, view facing southwest and towards downtown Tucson. Image courtesy of the Magee Collection housed at the Arizona Historical Society, Tucson, AHS Image No. 1189.

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One of these projects was the Broadway Village, a Spanish Colonial Revival style shopping center, designed in 1939 to resemble a small, colonial period Mexican village (Nequette and Jeffery 2002).

Beginning in the 1950s, the design of Tucson's residential and commercial buildings began moving away from revivalist architecture in favor of the newly popular modernist movement. Tucson's modernist architectural expressions were created by architects such as Ralph Haver, Nicholas Sakellar, the firm of Bernard Friedman and Fred Jobusch, and Juan Wørner y Baz. Completed in 1957 and located at 2800 East Broadway Boulevard, the Child and Family Resources building was designed by Phoenix modernist Ralph Haver. Few examples of Haver's work can be found in Tucson, and he is best known for designing contemporary affordable tract houses in the Phoenix area.

During the late 1950s through mid-1960s, Nickolas Sakellar designed many of Tucson's most recognizable modernist buildings, completing over 250 projects in his 40-year career. He incorporated sculptural forms and new building materials in his projects, including the use of pre-cast concrete panels in his design of the Continental Building at 2343 East Broadway Boulevard (Nequette and Jeffery 2002). During this same period, Bernard Friedman and Fred Jobusch of Friedman and Jobusch were known for their expressionist modern designs and structural innovation, including the innovative design of Chase Bank at 3033 East Broadway Boulevard with its curved walls and abstract relief frieze. Recently, the Chase Bank building was identified as one of Tucson's top 50 most significant modern buildings (mapptucson.org accessed 2 April 2012).

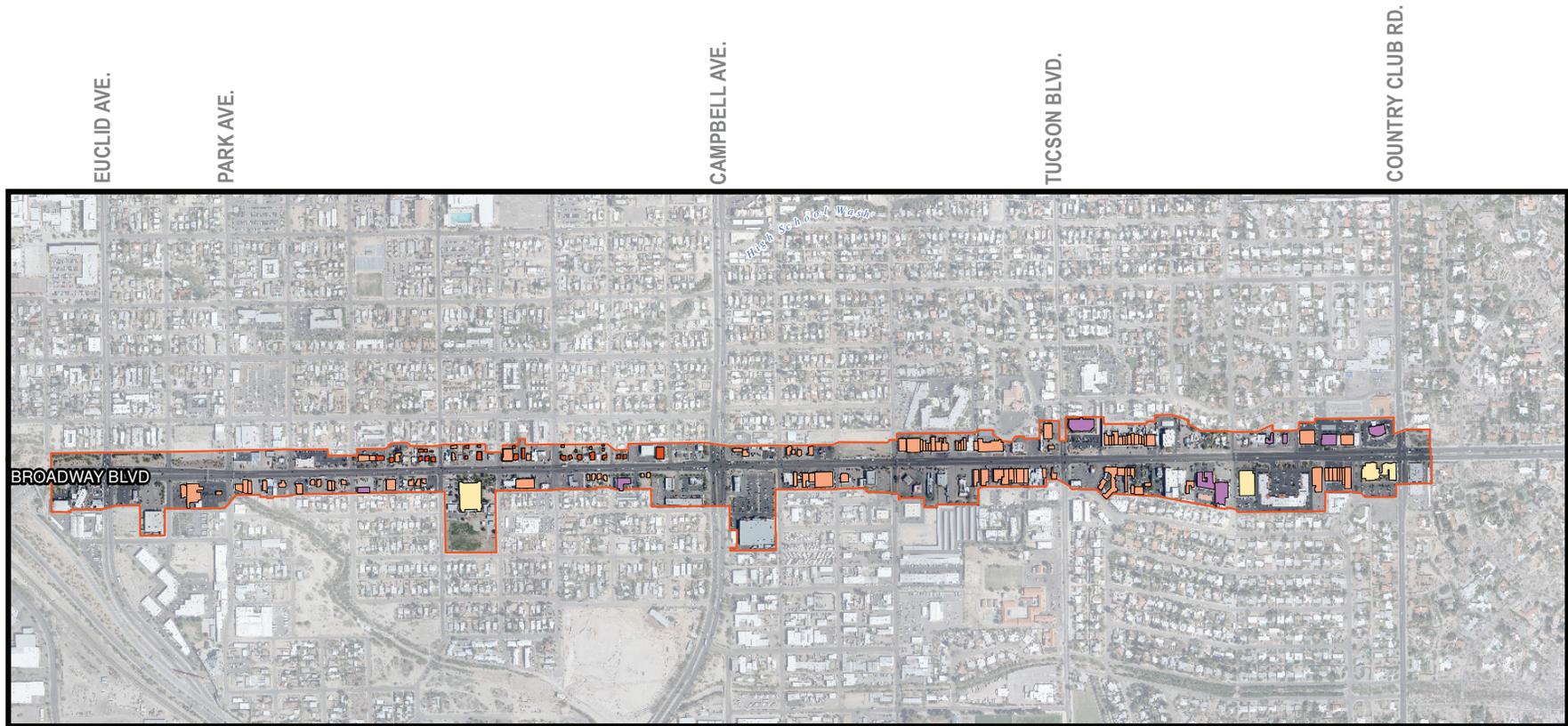
While less well-known, Mexico City architect Juan Wørner y Baz (Wørner Baz), was hired by John Murphey to design the former Table Talk building at 2956 East Broadway Boulevard. Completed in 1961, and one of Murphey's most expensive commercial projects, this building featured barrel vaults, glass curtain walls, and terra cotta statuary. Unlike his Tucson contemporaries, Wørner Baz was not an exclusively modernist architect, instead combining revivalist and modernist architectural elements in his designs (Levstik 2012).

### ***Summary***

The historical development of the East Broadway corridor is visible in its extant architecture—from its early residential neighborhoods punctuated with American Territorial, Bungalow, and revivalist styles to its post-WWII expansion of modernist commercial buildings. Moreover, there are perceptual breaks between Euclid Avenue and Country Club Road that further articulate its historical and architectural development.

The earliest development occurred around Euclid Avenue where warehouses (now part of the Lost Barrio) were constructed in close proximity to the railroad. Immediately east of Euclid Avenue, and stretching to Campbell Avenue, residential neighborhoods associated with the university and the railroad emerged. Today, many of the buildings fronting this portion of East Broadway Boulevard are modest houses in the California bungalow style or various revivalist styles, which can be seen throughout the Rincon Heights and Miles Neighborhoods. The establishment of the El Conquistador Resort Hotel in 1928, and the construction of the Broadway underpass in 1930, initiated a second boom in revivalist-inspired commercial and residential architecture along the Broadway corridor. Local real estate developers, instead of building along the edges of already established neighborhoods, leapfrogged past Campbell Avenue and Country Club Road, to create new and exclusive communities on the eastern edge of town.

The popularity of modernist architecture of the mid-to-late 20th century is readily visible between Campbell Avenue and Country Club Road. During the 1950s, the frontage along this portion of East Broadway Boulevard was built out with modernist commercial buildings featuring the latest building technologies, cantilevered overhangs, large expanses of glass, and integrated sculptural features. As the rest of this report illustrates, within the project corridor, East Broadway Boulevard displays a spectrum of historic and contemporary building types and styles. In effect, it provides an architectural representation of the story of Tucson's urban development.



- Listed as District Contributor (~~Pending Historic District Designation~~)
- Eligible as District Contributor
- Individually Eligible
- Architecturally Significant (Future Eligible)

Rincon Heights Historic District was listed on the National Register in February 2013

## Broadway Boulevard: Euclid to Country Club

### Summary of National Register Status

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# Historic Buildings Inventory Summary

## *Methodology*

existing

The primary objective of this inventory is to identify properties along East Broadway Boulevard between Euclid Avenue and Country Club Road which are eligible for listing on the National Register of Historic Places (NRHP), as either individually eligible properties or as contributing properties to ~~pending~~ or potential historic districts. Recommendations of eligibility were based upon NRHP-standards for age, significance, and integrity, under guidelines established by the National Park Service. Under these guidelines, each property must: 1) be at least 50 years old; 2) convey significance related to one or more of the following—American history, architecture, archaeology, engineering, and/or culture; and 3) possess integrity of location, design, setting, materials, workmanship, feeling, and association.

For the purposes of this inventory, the 50-year age criterion was extended to include evaluations of properties built prior to 1965 in order to identify those that will age into NRHP-eligibility by the projected start of road widening along Broadway Boulevard. Properties possessing both architectural significance and integrity, but currently ineligible for NRHP-listing based on age, were categorized as *Architecturally Significant*. Many of these architecturally significant properties will age into NRHP-eligibility within the next several years.

All properties on both the north and south sides of Broadway Boulevard between Euclid Avenue and Country Club Road within the project Area of Potential Effect (APE) were evaluated for this inventory. State of Arizona Historic Property Inventory Forms (hereafter referred to as inventory forms) were completed for all properties in the APE. Appendix A provides a summary list of the properties inventoried within the APE. Appendix B contains inventory forms for all eligible properties on the south side of Broadway Boulevard. Inventory forms for all listed properties on the north side of Broadway, and within the Rincon Heights Historic District, are included in Appendix C. Inventory forms for all eligible properties on the north side of Broadway Boulevard from Campbell Avenue to Country Club Road are included in Appendix D.

The map on the left highlights properties evaluated as eligible for the NRHP as contributing properties within a potential historic district, or designated as contributors in the ~~pending~~ Rincon Heights Historic District (keyed to map as *Eligible District Contributor* or *Listed District Contributor*). The map also identifies properties evaluated as individually eligible for the NRHP, as well as architecturally significant properties that have not yet reached the age criterion for listing (keyed to maps as *Individually Eligible* or *Architecturally Significant [Future Eligible]*). Properties evaluated as ineligible for the NRHP are not shown on the map, but their inventory forms can be found in Appendix E (south side) and Appendix F (north side) of this report.



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# Detail Maps

EUCLID AVE.

PARK AVE.



Rincon Heights Historic District was listed on the National Register in February 2013

**National Register Status**

- Listed as District Contributor (~~Pending Historic District Designation~~)
- Eligible as District Contributor
- Individually Eligible
- Architecturally Significant (Future Eligible)

Chaffin Diner  
902

## Western Segment: Euclid to Park National Register Status

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# Western Segment

## ***Building Scale & Form***

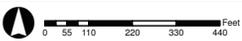
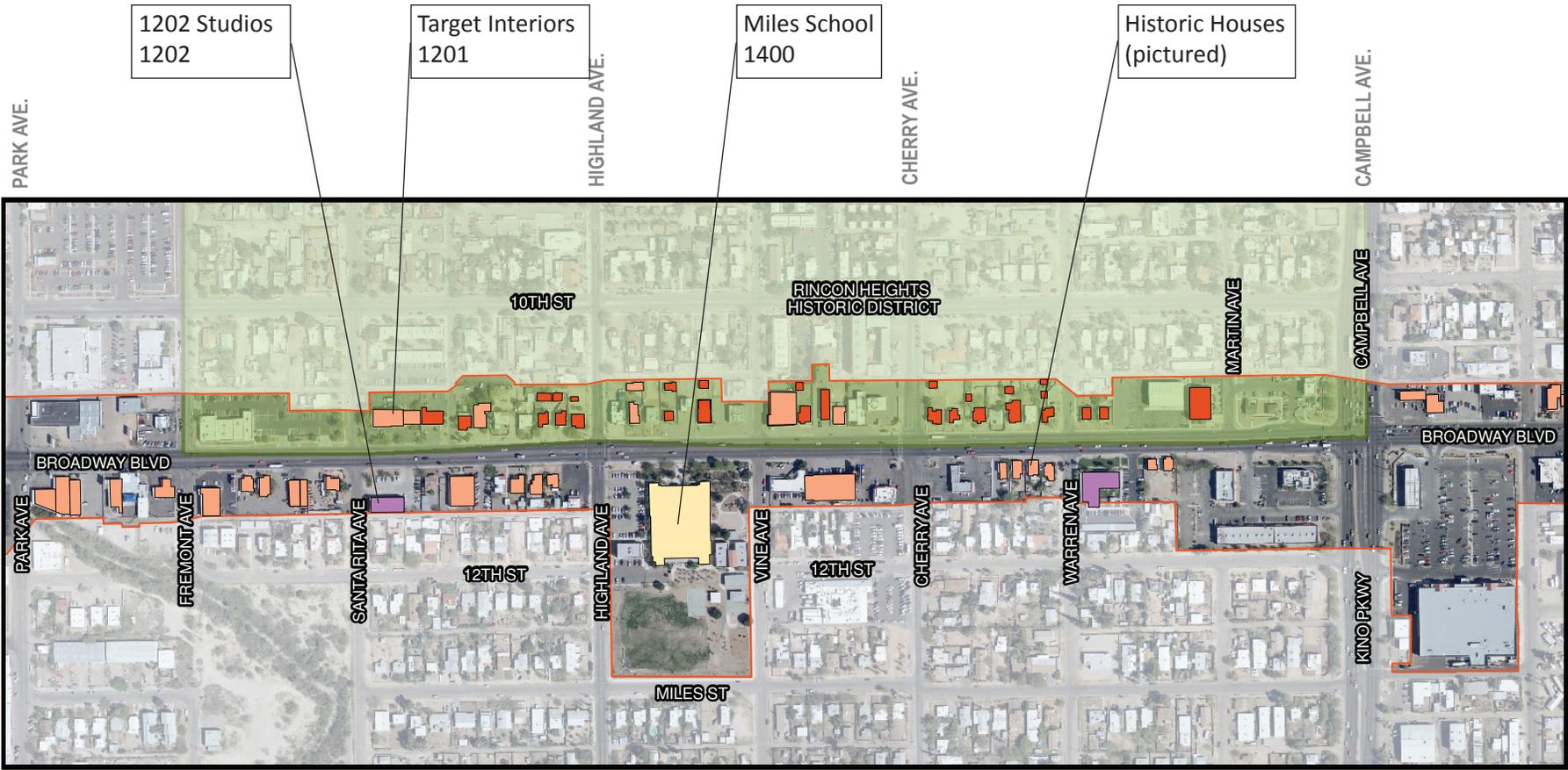
The variety of commercial uses along the western segment and the extensive redevelopment and open space give the area an eclectic architectural character. The buildings tend to be unremarkable with the exception of the Chaffin Diner (formerly Sambo's Restaurant), which has a unique upswept roof and unusual patterns along the west facade.

## ***Historic Buildings***

- Chaffin Diner (1963): 902 E Broadway: The Chaffin Diner, an example of Googie architecture, the building has a unique roof form and is eligible as a historic district contributor. Architect: Ron Berquist (not confirmed).



*Chaffin Diner: 902 E Broadway  
Unique roof form distinguishes the building.*



- National Register Status**
- Listed as District Contributor (~~Pending Historic District Designation~~)
  - Eligible as District Contributor
  - Individually Eligible
  - Architecturally Significant (Future Eligible)

Rincon Heights Historic District was listed on the National Register in February 2013

## Central Segment: Park to Campbell National Register Status

# Central Segment

## *Building Scale & Form*

The architecture of the Central Segment is primarily defined by the proximity of long-established residential neighborhoods—Rincon Heights/Pie Allen to the north, and Miles to the south. Most of the houses in Rincon Heights/Pie Allen were built in the 1920s and 1930s. The houses tend to be small, single story, bungalow-scaled homes with designs reflecting the Bungalow and revivalist-style trends of the period, especially Spanish Colonial Revival. Many of the bungalows have covered front porches. The neighborhood's proximity to the University of Arizona brought about significant demolition and redevelopment in the neighborhood and, as a result, the original neighborhood character of rows of bungalow-scaled houses on medium sized lots is largely discontinuous. This is true of the blocks that have direct frontage on Broadway as well. Interspersed among the houses along Broadway are a variety of commercial structures with varied architectural characters, although many reflect mid-century Modern characteristics. Most of these commercial buildings were built in the 1960s and 1970s and sit on one or two residential lots; of particular note is the Walsh Bros. retail building, designed by Place & Place. Some of the original houses have been converted to commercial use as well. The north side of this segment offers the most intact historic fabric in the Broadway corridor expansion area.

The south side of Broadway is primarily defined by small commercial buildings interspersed with small, single-family houses, although the Mission Revival design of the Miles Exploratory Center is the dominant feature along this stretch of Broadway. Miles neighborhood to the south of Broadway has a more varied architectural character than the neighborhoods to the north. There is a mixture of Bungalow, Spanish Colonial Revival and red brick Ranch houses. Some of the best houses of this area front directly on Broadway, including several bungalows between Martin and Cherry Avenues. A few houses have been converted to commercial office and retail use; of particular note is the Mexican Tile Company at 1148 E. Broadway. The commercial buildings are varied in style, and only a few present a significant design character to the street. An example is the 1202 Studios, which was a conversion of an auto repair shop into a Regional Modern office space.

## *Historic and Architecturally Significant Buildings*

- Miles Elementary School (1920): 1400 E Broadway: The Mission Revival design of this National Register eligible building is the dominant feature along this stretch of Broadway. Architect: Lyman & Place.
- Target Interiors (formerly Walsh Bros.) (1963): 1201 E Broadway: Eligible as a District Contributor for the Broadway APE. Architect: Roy & Lew Place.
- 1202 Studios (2003): 1202 E Broadway: Architect: Correction: Design Build Collaborative (Paul Weiner, Bob Lanning, and David Shambach)



*Bungalow house: 1634 E Broadway  
Eligible historic district contributor in good condition.*



*Miles Elementary School: 1400 E Broadway  
Excellent example of Mission Revival style.*



*1202 Studios: 1202 E Broadway  
Successful conversion of auto repair shop to offices.*



**National Register Status**

- █ Listed as District Contributor (~~Pending Historic District Designation~~)
- █ Rincon Heights Historic District

Rincon Heights Historic District was listed on the National Register in February 2013

## Rincon Heights: Fremont to Campbell National Register Status

# Rincon Heights Historic District

## *Building Scale & Form*

**listed** ~~nominated for listing~~ in the National Register of Historic Places as Rincon Heights Historic District. The nomination was prepared by the University of Arizona Heritage Conservation ARC 597j class and was approved at the state level in March 2012, pending minor revisions. This nomination ~~will be~~ **was** submitted to the Keeper of the National Register later in 2012 for final review and approval. \*

Several properties on the north side of Broadway are included in this nomination as contributing properties to the pending historic district. Possible demolition and loss of the structures along the north side of Broadway to accommodate the widening of the roadway is not expected to significantly impact the percentage of contributing properties in the pending historic district because of the nearly equal numbers of contributing and non-contributing properties that will be lost within the Broadway Corridor APE. All contributing properties that would be subject to demolition for the widening of the roadway would be documented according to the Arizona State Historic Preservation Office standards prior to demolition.

## *Historic Buildings*

- First Assembly of God (1950): 1749 E Broadway: Architect: unknown.

\* The Rincon Heights Historic District nomination was approved and the District was listed on the National Register in February 2013.



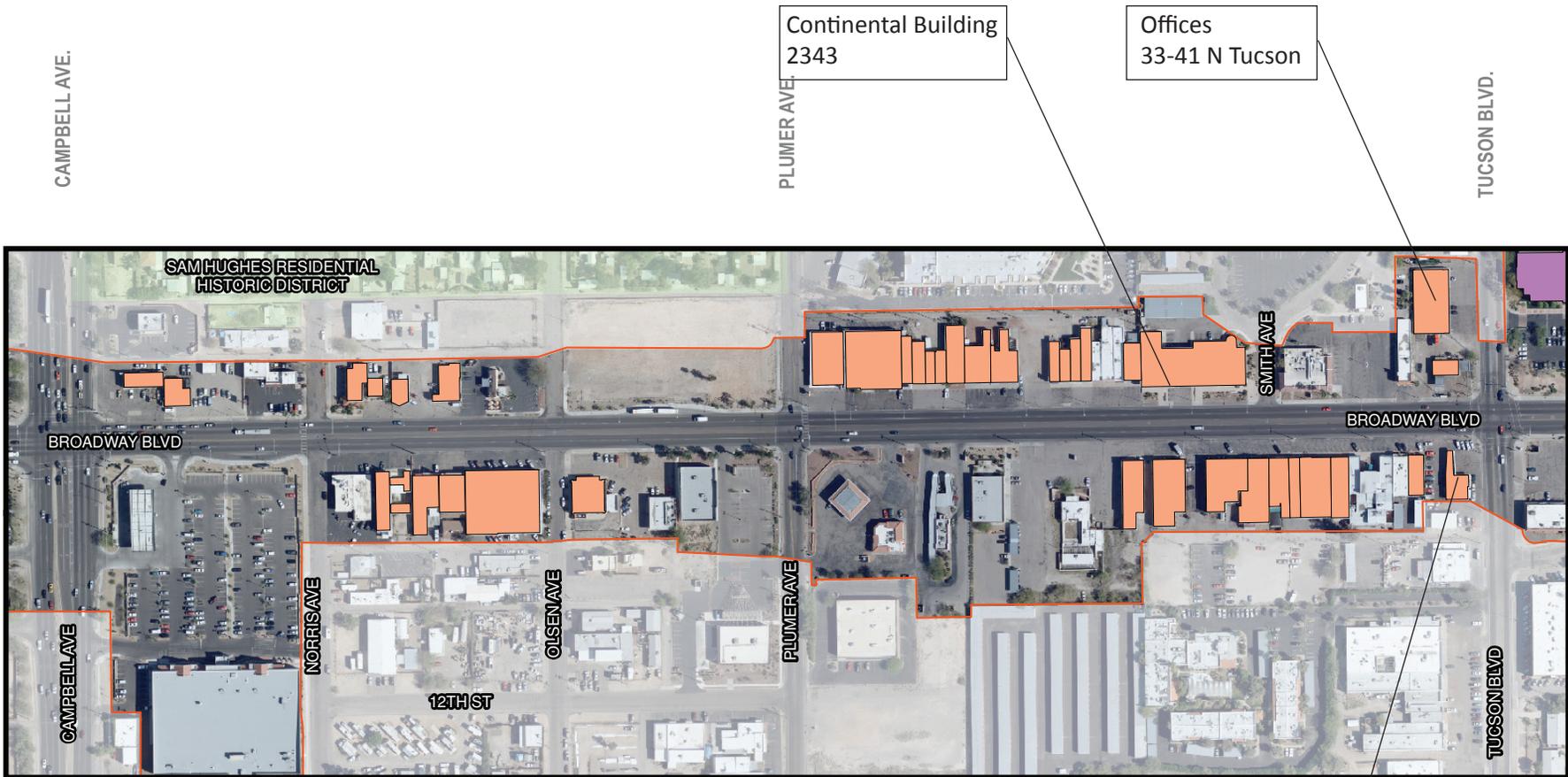
*Historic House: 1339 E Broadway  
Eligible historic district contributor to Rincon Heights.*



*Historic Houses: 1607, 1613 E Broadway  
Examples of historic district contributor houses.  
Condition of structures varies greatly.*



*Assembly of God: 1749 E Broadway  
Church - historic district contributor.*



Rincon Heights Historic District was listed on the National Register in February 2013

**National Register Status**

- Listed as District Contributor (~~Pending Historic District Designation~~)
- Eligible as District Contributor
- Individually Eligible
- Architecturally Significant (Future Eligible)

Jimmy's Broadway Automotive  
2448

## Eastern Segment: Part 1: Campbell to Tucson National Register Status

# Eastern Segment: Part 1

## *Building Scale & Form*

The stretch of Broadway from Campbell Avenue to Tucson Boulevard is characterized by one- and two-story commercial buildings. Many of the structures are located close to Broadway with parking in front. Design quality, materials, and textures vary greatly. Many of the commercial lots have a relatively narrow street frontage, but there are a few more prominent frontages along this segment.

## *Historic Buildings*

The significant buildings along this section of the corridor are all eligible as historic district contributors. They are fine examples of Tucson's development and building typology.

- Continental Building (1965): 2343 E Broadway Blvd: This building was designed by the well-known Tucson architect, Nicholas Sakellar. The building dates to 1965 and is constructed of pre-cast concrete panels. It is one of the first Tucson examples of an architect using the repetitive nature of pre-cast concrete construction for aesthetic intent. The pattern of the pre-cast concrete panels of the facade add a dramatic rhythm to the streetfront of Broadway Boulevard. Architect: Nicholas Sakellar.
- Offices (1957): 33-41 N Tucson Blvd: This series of office condos was also designed by Nicholas Sakellar and constructed in 1957. The adorned concrete columns marching along the front facade feature the artwork of Jim Savage. Unlike some Solot plazas or commercial strips, this was designed and built at one time, creating a cohesive design across the separate office spaces. Architect: Nicholas Sakellar.
- Jimmy's Broadway Automotive (1948): 2448 E Broadway Blvd: Constructed in 1948, this building is a rare surviving example of an Art Deco service station building type, typical of major vehicular routes. Architect: unknown.



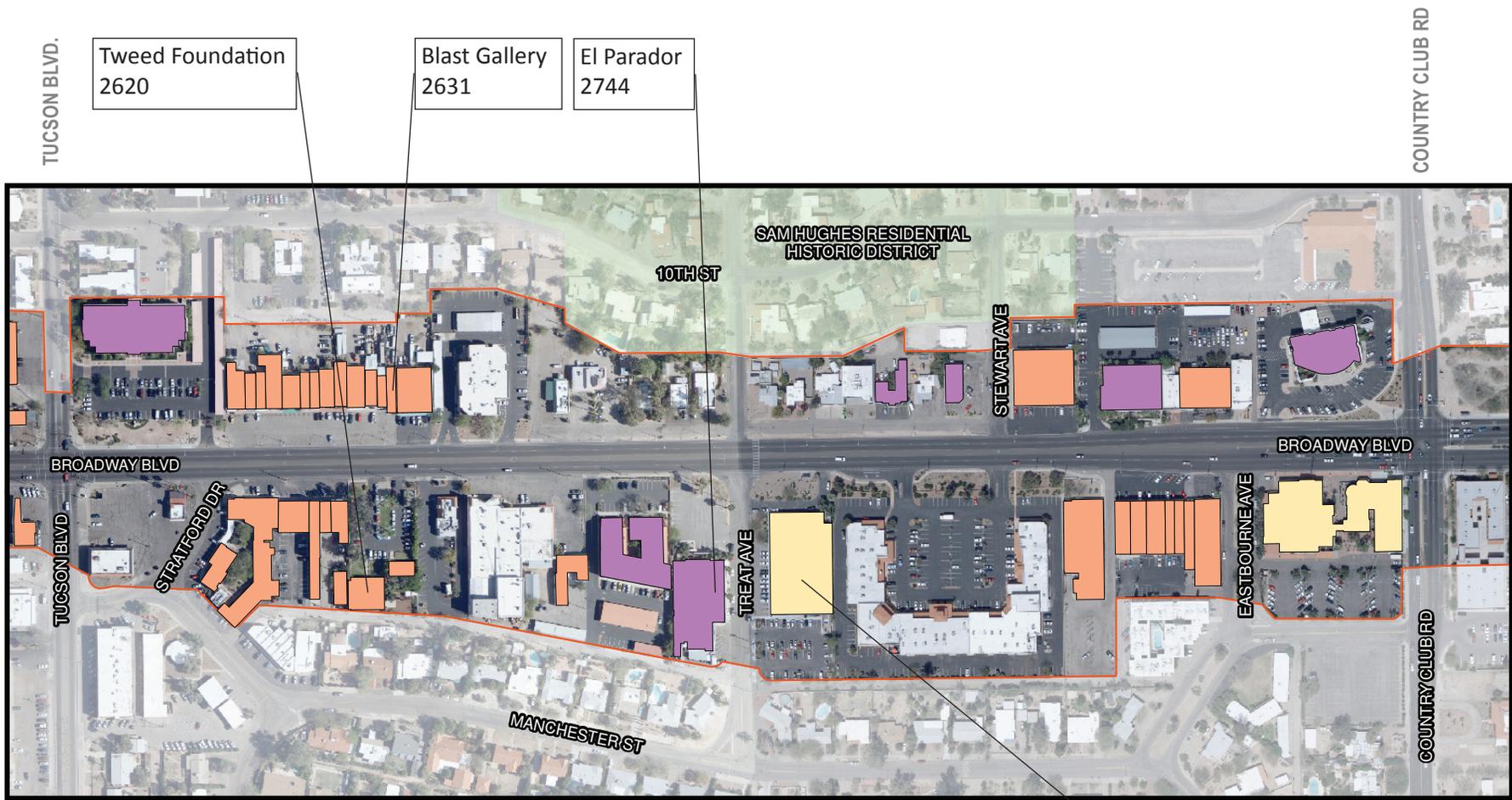
*Continental Building: 2343 E Broadway Blvd  
Excellent example of the work of architect Nicholas Sakellar.*



*Commercial strip offices: 33-41 N Tucson Blvd  
Columns feature artwork by Jim Savage.*



*Jimmy's Broadway Automotive: 2448 E Broadway Blvd  
Rare surviving example of Art Deco service station.*



Rincon Heights Historic District was listed on the National Register in February 2013

**National Register Status**

- Listed as District Contributor (~~Pending Historic District Designation~~)
- Eligible as District Contributor
- Individually Eligible
- Architecturally Significant (Future Eligible)

Child & Family Resources  
2800

## Eastern Segment: Part 2: Tucson to Country Club National Register Status

# Eastern Segment: Part 2

## ***Building Scale & Form***

The section of Broadway between Tucson Boulevard and Eastbourne Avenue continues the varied pattern of development from the previous segment. On the south side of the street, narrow street frontages widen out in some areas and keep to the narrow Solot style strip developments in others. The prominent buildings on the south side of Broadway tend to be set farther back from the road with landscape buffers and/or parking directly fronting Broadway. The properties on the north side of Broadway back up to the Sam Hughes Neighborhood, but do not actively engage the residential historic district. The north side development is a mixture of Solot style commercial strips, larger two story office buildings, and small residences converted to businesses.

## ***Historic and Architecturally Significant Buildings***

- Blast Gallery (1958): 2631 E Broadway: Excellent Modern style commercial strip building, with simple clean lines that is eligible for the National Register of Historic Places. Designed by Nicholas Sakellar and featuring artwork by Jim Savage, this building showcases the work of one of Tucson's most significant architects, as well as sculptors. Architect: Nicholas Sakellar.
- The Tweed Foundation (1949): 2620 E Broadway: The Charles H. Tweed Foundation for Orthodontic Research was founded in the late 1940's and housed in the late Spanish Colonial Revival building complex. The site is a heavily landscape oasis with an interior court. Architect: unknown.
- El Parador (1951/1975): 2744 E Broadway: The 1975 renovation of this former outdoor shopping mall was designed by architect Doug MacNeil. The renovation design enclosed the court and provided a new entry, incorporating barrio characteristics in the mass walls and bright colors and providing an easily recognized landmark for a long-established Tucson restaurant. Architect: Doug MacNeil.
- Child & Family Resources (1957): 2800 E Broadway: Constructed in 1957, this National Register eligible building incorporates bowstring trusses and exposed 2x6 roof decking. It is significant as an early example of the expressionist phase of Modern architecture and as the only known commercial building in Tucson designed by renowned Phoenix architect Ralph Haver. Architect: Ralph Haver.



*Blast Gallery: 2631 E Broadway  
Elevation features artwork by Jim Savage.*



*Tweed Foundation: 2620 E Broadway  
Late Spanish Colonial Revival complex.*



*Child & Family Resources: 2800 E Broadway  
Only known commercial building by Ralph Haver in Tucson.*



Rincon Heights Historic District was listed on the National Register in February 2013

- National Register Status**
- Listed as District Contributor (~~Pending Historic District Designation~~)
  - Eligible as District Contributor
  - Individually Eligible
  - Architecturally Significant (Future Eligible)

Hirsh's Shoes  
2934

Broadway Village  
3000-3052

Table Talk (vacant)  
2936-2940

## Country Club Intersection National Register Status

# Country Club Intersection

## *Building Scale & Form*

The Country Club Intersection is a widely recognizable intersection within midtown. This can be attributed to the striking architecture on both the northwest and southwest corners. The Chase Bank and the Broadway Village are both striking pieces of architecture, while representing two distinctly different styles and times. Both buildings feature prominently in this eastern end of the corridor, and provide a gateway into a commercial section of Broadway.

## *Historic and Architecturally Significant Buildings*

- Hirsh's Shoes (1954): 2934 E Broadway: Well-maintained example of Modern style commercial strip storefront with well designed signage. It appears that this portion of the strip has remained largely unchanged, unlike many of the commercial strip spaces. This property is eligible as a historic district contributor. Architect: Bernard Friedman.
- Table Talk (now vacant) (1961): 2936 E Broadway: Well-maintained commercial strip corner storefront. The building has unique vaulted overhangs along the north and east side and decorative statues along the rooftop edges. This property is eligible as a historic district contributor. Architect: Juan Wørner y Baz.
- Broadway Village (1939): 3000-3052 E Broadway: Designed by Josias Joesler and built by John W. Murphey, this Spanish Colonial Revival complex features exceptional workmanship, including brick arches, decorative brick coursework, and timber work. This property is eligible for individual listing on the National Register of Historic Places and is a Tucson landmark. Architect: Josias Joesler.
- Chase Bank (1971): 3033 E Broadway: The unusual design of the Chase Bank, formerly Valley National Bank, reflects an effort by the banking industry to attract clients by creating open and exuberant architectural forms, presenting a modern and progressive image to the public. This building was built in 1971 and was designed by Friedman-Jobusch Architects with integrated artwork by Phoenix-based artist Phillips Sanderson. The large scale, dynamic design, and integrated artwork distinguish it from other bank branches of its time. This property is architecturally significant and eligible for individual listing on the National Register of Historic Places (NRHP) in the future. Architect: Friedman-Jobusch Architects.



*Table Talk (now vacant): 2936 E Broadway  
Hirsh's Shoes: 2934 E Broadway  
Signage, statues, & awnings create unique streetscape.*



*Broadway Village: 3000-3052 E Broadway  
Spanish Colonial Revival complex designed by Josias Joesler.*



*Chase Bank: 3033 E Broadway  
Sculptural Modern building designed by Friedman-  
Jobusch with integrated artwork by Phillips Sanderson.*

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\* Introduction provided by Jennifer Toothaker Burdick, Project Manager, City of Tucson Department of Transportation

\*\*Historical Development of Broadway Corridor written by Jennifer Levstik, consultant for the City of Tucson Historic Preservation Office



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# Appendix A

## List of Properties Inventoried

Nov. 2013 - Appendix A updated to reflect the change in property status for properties within the Rincon Heights Historic District, which was listed in the National Register of Historic Places in February 2013.

## Broadway - Summary of All Side Properties Inventoried

The following table summarizes the status assigned to all properties inventoried along Broadway Blvd. between Euclid Ave. and Country Club Rd., which are listed in the following pages by location (north side of street, south side of street), and address.

<u>Location</u>	<u>Eligible</u>	<u>Individually Eligible</u>	<u>Architecturally Significant / Future Eligible</u>	<u>Not Eligible</u>	<u>Vacant (No form required)</u>	<b>TOTAL</b>
North Side of Broadway, Not Rincon Heights Historic District	49	0	5	21	17	92
North Side of Broadway, Rincon Heights Historic District	17			20		37
<b>North Side of Broadway, Subtotal</b>	<b>66</b>	<b>0</b>	<b>5</b>	<b>41</b>	<b>17</b>	<b>129</b>
<b>South Side of Broadway, Subtotal</b>	<b>55</b>	<b>5</b>	<b>4</b>	<b>30</b>	<b>3</b>	<b>97</b>
<b>TOTAL</b>	<b>121</b>	<b>5</b>	<b>9</b>	<b>71</b>	<b>20</b>	<b>226</b>

### Broadway - South Side Properties Inventoried

The following lists all properties along the south side of Broadway Blvd. between Euclid Ave. and Country Club Rd., in order from west to east.

row	STREET NUMBER	STREET NAME	NAME ON FORM	PARCEL	STATUS	YEAR	COMMENT	Appendix
S 1	-			12407221A	-		VACANT	-
S 2	-			12407221B	-		VACANT	-
S 3	840	BROADWAY BL	Del Taco	12407190F	NE	2001		E
S 4	860	BROADWAY BL	Office Max	12407190G	NE	2001		E
S 5	902	BROADWAY BL	Chaffin's Diner	12407212A	E	1963		B
S 6	930, 936	BROADWAY BL	City of Tucson (Old Volvo Dealer)	12407211B	E	1963		B
S 7	948	BROADWAY BL		124072060	E	1945	PARKING LOT	B
				124072070			PARKING LOT	
				12412001A			PARKING LOT	
				124120020			STRUCTURE	
				124120030			PARKING LOT	
S 8	1000, 1010	BROADWAY BL		12412011A	E	1962		B
S 9	1016	BROADWAY BL		12412010A	E	1956		B
S 10	1028	BROADWAY BL	Cool Stream	124120080	E	1954		B
S 11	1034	BROADWAY BL		124120070	NE	1936		E
S 12	1040	BROADWAY BL		124120060	NE	1949		E
S 13	1046	BROADWAY BL	Arizona Auto Refrigeration	12412005A	E	1949		B
	110, 18	FREMONT AVE						
S 14	1100	BROADWAY BL		124120280	E	1953		B
				124120270			PARKING LOT	
S 15	1120	BROADWAY BL		124120260	E	1939		B
S 16	1124	BROADWAY BL		124120250	E	1922		B
S 17	1128	BROADWAY BL		124120240	-		VACANT	-
S 18	1132, 1136	BROADWAY BL		124120230	E	1954		B
				124120220			PARKING LOT	
S 19	1148	BROADWAY BL	Mexican Tile Company	124120210	E	1948		B
S 20	1202	BROADWAY BL	1202 Studios	12412049A	AS/FE	1988/2003		B
				124120480				
				124120470				
S 21	1222	BROADWAY BL	Clarke Custom Homes	124120460	NE	1920		E
S 22	1230	BROADWAY BL	Tucson International Academy	12412043A	E	1959		B
S 23	1316	BROADWAY BL		124120420	NE	1937		E
S 24	1324	BROADWAY BL		12412041A	E	1940		B
S 25	1328, 1330, 1332	BROADWAY BL		124120400	E	1952		B
S 26	1340	BROADWAY BL		124120390	E	1944		B
S 27	1350	BROADWAY BL	Taco Shop	12412037A	NE	1961		E
	104	HIGHLAND AV						
S 28	1400	BROADWAY BL	Miles School	124120620	E	1920		B
S 29	1502	BROADWAY BL	Archive Express dka Employment Specialists	12412070A	NE	1975		E
S 30	1518	BROADWAY BL	ICS Audio Visual Supply	124120690	E	1958		B
S 31	1520, 1526, 1530	BROADWAY BL		12412067A	E	1956		B
				12412066A				
S 32	1540	BROADWAY BL	Axis Food Mart	12412063A	NE	1975		E
S 33	1602	BROADWAY BL	Circle K	12411001A	NE	1971		E
S 34	1628	BROADWAY BL		12411103B	E	1926		B
S 35	1634	BROADWAY BL		12411102A	E	1926		B
S 36	1640	BROADWAY BL		12411101A	E	1925		B
S 37	1646	BROADWAY BL		12411100A	E	1925		B
S 38	1700	BROADWAY BL		12411010B	AS/FE	1987		B
				12411009B				
S 39	1730	BROADWAY BL		12411008A	E	1926		B
S 40	1736	BROADWAY BL		12411007A	E	1928		B
S 41	1737, 1739, 1740, 1800, 1830,	BROADWAY BL	AK Nails, UPS Store, Super Cuts, Famous Sams	12411021E	NE	1989		E
	105, 119, 143	S MARTIN AVE						
S 42	1880	BROADWAY BL	Carl's Jr.	12411021D	NE	1997		E

### Broadway - South Side Properties Inventoried

The following lists all properties along the south side of Broadway Blvd. between Euclid Ave. and Country Club Rd., in order from west to east.

row	STREET NUMBER	STREET NAME	NAME ON FORM	PARCEL	STATUS	YEAR	COMMENT	Appendix
S 43	1900	BROADWAY BL		12901045A	NE	2006		E
S 44	1940	BROADWAY BL	Safeway	12901044D	NE	2006		E
	1910, 1914, 1918, 1928, 1930	E 12TH ST						
	151	S CAMPBELL AVE						
S 45	2000	BROADWAY BL	Cricket/ Gold Pawn	129041830	NE	1956		E
S 46	2008	BROADWAY BL		129041820	NE	1958		E
S 47	2012	BROADWAY BL		129041810	E	1961		B
S 48	2014, 2016	BROADWAY BL		129041800	E	1964		B
S 49	2020	BROADWAY BL	Ship & Move	129041790	E	1953		B
S 50	2026	BROADWAY BL	Casa Colonial	129041780	E	1950 (N); 1955 (S)		B
S 51	2030	BROADWAY BL		129041750	E	1958		B
S 52	2102, 2118	BROADWAY BL		12904162A	E	1964		B
S 53	2120	BROADWAY BL	Broadway Bridge	12904162B	NE	1972		E
S 54	2150, 2160, 2170	BROADWAY BL	Family Dollar	12904158F	NE	2005		E
S 55	2200	BROADWAY BL	QuikMart	12901018D	NE	1992		E
S 56	2222	BROADWAY BL	Sonic	12901018F	NE	1992		E
S 57	2250	BROADWAY BL	Community Foundation of Southern Arizona	12901016A	NE	2000		E
S 58	2300	BROADWAY BL	Broadway Animal Hospital	12901021A	NE	1942		E
S 59	2310	BROADWAY BL	Print Well	12901014B	E	1947		B
	-			129010150			PARKING LOT	
S 60	2330	BROADWAY BL	Country Home Furniture	129010130	E	1950		B
S 61	2354, 2358	BROADWAY BL	Western Lifestyle	129010120	E	1947		B
S 62	2360	BROADWAY BL	Buhardilla	129010110	E	1947		B
S 63	2362	BROADWAY BL	Inglis Florists	12901010A	E	1948		B
S 64	2364	BROADWAY BL	Inglis Florists	12901010B	E	pre-1963		B
S 65	2402	BROADWAY BL	Inglis Florists	129010090	E	1948		B
S 66	2410	BROADWAY BL		129010080	E	1949		B
S 67	2416, 2424, 2432	BROADWAY BL		129010070	NE	1952		E
S 68	2438	BROADWAY BL	Rockafellow Law Firm	129010060	NE	1948		E
S 69	2440	BROADWAY BL		129010050	E	1949		B
S 70	2448	BROADWAY BL	Jimmy's Broadway Automotive	129010040	E	1948 (N); 1986 (S))		B
	-			129010030				
S 71	2510	BROADWAY BL	Roses & More	12902090A	NE	1978		E
	125	S TUCSON BLVD						
S 72	2526	BROADWAY BL		129020890	NE	1972		E
S 73	2530	BROADWAY BL	Payday Loans	129020740	E	1949		B
S 74	2532, 2534, 2536, 2538	BROADWAY BL		129020750	E	1952		B
S 75	2610	BROADWAY BL		129020760	E	1957		B
S 76	2612	BROADWAY BL	Beads of Courage	129020770	E	1952		B
S 77	2614, 2616	BROADWAY BL	Saguaro Trophy	129020780	E	1952		B
S 78	2620, 2626	BROADWAY BL	Tweed Foundation	12902079A	E	1949 (E); 1951 (W)		B
S 79	2634	BROADWAY BL	Pollo Feliz Mexican Grilled Chicken	129020810	NE	1978		E
S 80	2636, 2640	BROADWAY BL	Dress Code	129020820	NE	1958		E
S 81	2644, 2650	BROADWAY BL	Clear View Vision Care	12902084B	NE	1968		E
S 82	2648, 2652, 2720	BROADWAY BL	Law Offices	12902084A	E	1945 (N); 1957 (S)		B
S 83	2730, 2736	BROADWAY BL	Title Security Agency	12902086A	AS/FE	1982		B
S 84	2744	BROADWAY BL	El Parador	129020870	AS/FE	1951;		B
						remodel 1975		
S 85	2800, 2802	BROADWAY BL	Child & Family Services	129020440	I, E	1958		B
S 86	2850	BROADWAY BL		12902046B	NE	1987		E
	2900	BROADWAY BL		12902045B				
S 87	2916	BROADWAY BL		129020470	E	1962		B
S 88	2920, 2922, 2924	BROADWAY BL	Bohemia	129020480	E	1958		B
S 89	2926	BROADWAY BL		12902049D	E	1956		B

### Broadway - South Side Properties Inventoried

The following lists all properties along the south side of Broadway Blvd. between Euclid Ave. and Country Club Rd., in order from west to east.

row	STREET NUMBER	STREET NAME	NAME ON FORM	PARCEL	STATUS	YEAR	COMMENT	Appendix
S 90	2928	BROADWAY BL	Amazing Discoveries	12902049E	E	1956		B
S 91	2930	BROADWAY BL	Toy Store	12902049F	E	1956		B
S 92	2932	BROADWAY BL	Picante Boutique	12902049G	E	1956		B
S 93	2934	BROADWAY BL	Hirsh's Shoes	129020500	E	1954		B
S 94	2936	BROADWAY BL	formerly Table Talk	129020510	E	1961		B
	<i>14, 16, 18 S EASTBOURNE AV</i>							
S 95	123, 135, 139	S EASTBOURNE AV	Broadway Village	129020010	I, E	1940; 1948		B
S 96	3000, 3010, 3016, 3018, 3022, 3024, 3048, 3050, 3052	BROADWAY BL	Broadway Village I		I, E	1939		B
S 97	52, 58, 120	S COUNTRY CLUB RD	Broadway Village Addition		I, E	1940; 1947; 1958		B

SUMMARY, SOUTH SIDE PROPERTY FORMS		
108	TOTAL UNIQUE PARCEL NUMBERS	
97	TOTAL PROPERTY INVENTORY FORMS	
<b><i>Breakdown by Status</i></b>		
		<i>% OF TOTAL</i>
55	Eligible	57%
5	Individually Eligible	5%
4	Architecturally Significant / Future Eligible	4%
30	Not Eligible	31%
3	Vacant (No Form Required)	3%
97	<b>TOTAL</b>	<b>100%</b>

### Broadway - North Side Properties Inventoried

The following lists all properties along the north side of Broadway Blvd. between Euclid Ave. and Country Club Rd., in order from west to east.

row	STREET NUMBER	STREET NAME	NAME ON FORM	PARCEL	STATUS	CONST. YEAR	COMMENT	Appendix
N 1		801 BROADWAY BL		12407149A	-		VACANT	-
N 2		815 BROADWAY BL		124071510	-		VACANT	-
N 3		821 BROADWAY BL		12407152A	-		VACANT	-
N 4		839, 841 BROADWAY BL		124071540	-		VACANT	-
N 5		843 BROADWAY BL		12407155A	-		VACANT	-
N 6		901 BROADWAY BL		12407133A	-		VACANT - NO	-
		-		12407136A			PERMANENT	
		-		12407137A			STRUCTURES	
		-		12407138A				
N 7		999 BROADWAY BL		124071390	-		VACANT	-
		34 N PARK AVE						
N 8		-		12407140A	-		VACANT	-
N 9		-		124062370	-		VACANT	-
N 10		1003 BROADWAY BL		124062380	NC*-NE	1935		C
N 11		1025 BROADWAY BL		124062390	NC*-NE	1965		C
N 12		1027 BROADWAY BL		124062400	NC*-NE	1954		C
N 13		1035 BROADWAY BL		124062410	NC*-NE			C
N 14		1099 BROADWAY BL		124062430	NC*-NE	1940		C
		46 N FREMONT AVE						
N 15	1101, 1105, 1107	BROADWAY BL		124062180	NC*-NE	1997	STRUCTURE	C
	1121, 1137	BROADWAY BL		12406219A			STRUCTURE	
	-			12406220A			PARKING LOT	
	-			12406222A			PARKING LOT	
	-			12406223A			PARKING LOT	
	-			12406224A			PARKING LOT	
N 16		1201 BROADWAY BL		124062090	NC*-E	1963		C
N 17		1215 BROADWAY BL		124062100	NC*-E	1963		C
N 18		1221 BROADWAY BL		124062110	C*-E	1962		C
N 19	1303, 1305	BROADWAY BL		124082330	C*-E	1931		C
N 20		1309 BROADWAY BL		124082320	NC*-E	1965		C
N 21		1315 BROADWAY BL		12408235A	NC*-NE	1929		C
N 22		1327 BROADWAY BL		124082370	NC*-NE	1926		C
N 23		1333 BROADWAY BL		124082380	C*-E	1926		C
N 24		1339 BROADWAY BL		124082390	C*-E	1926		C
N 25		1349 BROADWAY BL		124082400	C*-E	1925		C
N 26		1403 BROADWAY BL		124080620	NC*-NE	1944		C
N 27		1409 BROADWAY BL		124080630	NC*-NE	1947		C
N 28		1415 BROADWAY BL		124080640	NC*-NE	1928		C
N 29		1421 BROADWAY BL		124080650	C*-E	1928		C
N 30		1427 BROADWAY BL		124080660	NC*-NE	1999		C
N 31		1433 BROADWAY BL		124080670	C*-E	1948		C
N 32		1443 BROADWAY BL		124080680	NC*-NE	1936		C
N 33		1501 BROADWAY BL		124082180	NC*-E	1958		C
N 34		1515 BROADWAY BL		124082190	C*-E	1942		C
N 35		-		124082160	-		VACANT	-

### Broadway - North Side Properties Inventoried

The following lists all properties along the north side of Broadway Blvd. between Euclid Ave. and Country Club Rd., in order from west to east.

row	STREET NUMBER	STREET NAME	NAME ON FORM	PARCEL	STATUS	CONST. YEAR	COMMENT	Appendix
N 36		1521 BROADWAY BL		124082150	C*-E	1960		C
N 37		1523 BROADWAY BL		124082200	NC*-E	1968		C
N 38		1535, 1555 BROADWAY BL		12408221A	NC*-NE	1966		C
N 39		1601 BROADWAY BL	Tom Residence	124091300	C*-E	1920		C
N 40		1611 BROADWAY BL		124091290	C*-E	1928		C
N 41		1615 BROADWAY BL		124091280	C*-E	1927		C
N 42		1625 BROADWAY BL		124091270	NC*-NE	1927		C
N 43		1629 BROADWAY BL		124091260	C*-E	1927		C
N 44		1641 BROADWAY BL		124091250	NC*-NE	1931		C
N 45		1647 BROADWAY BL		124091240	C*-E	1928		C
N 46		1703 BROADWAY BL		124091450	C*-E	1928		C
N 47		1709 BROADWAY BL		124091440	C*-E	1928		C
N 48		1715, 1717 BROADWAY BL		124091420	NC*-NE		PARKING LOT	C
N 49		1725, 1727, 1733, 1739, 1749 BROADWAY BL		12409141A	C*-E	1950 (E); 2000 (W)	STRUCTURES	C
N 50		1801 BROADWAY BL		12409159A	NC*-NE	1941		C
N 21		1809 BROADWAY BL		12409158A	NC*-NE	1972		C
N 52		1815 BROADWAY BL		124091570	-		PARKING LOT	-
N 53		1821 BROADWAY BL		12409156A	NC*-NE	2006		C
N 54		1827 BROADWAY BL		12409155B	-		PARKING /DRIVETHRU	-
<b>* - STATUS OF RINCON HEIGHTS HISTORIC DISTRICT PROPERTIES (Listed Feb. 2013)</b>								
N 55		1901, 1917 BROADWAY BL	Albert's Auto	12904122A	E	1950		D
N 56		1913 BROADWAY BL		129041240	NE	1953		F
		1915, 1925 BROADWAY BL		129041250				F
N 57		1923 BROADWAY BL		129041260	NE	1946		F
N 58		1931 BROADWAY BL		129041270	-		VACANT	-
N 59		1935 BROADWAY BL	Brakemasters	129041280	NE	1961		F
N 60		2005 BROADWAY BL	Lerua's	129041400	E	1952		D
N 61		2009 BROADWAY BL		129041410	E	1928		D
N 62		2013 BROADWAY BL	Checks Cashed	12904142A	E	1959		D
N 63		-		129041440	-		PARKING LOT	-
N 64		2021 BROADWAY BL		129041450	E	1960		D
N 65		-		129041460	-		PARKING LOT	-
N 66		2043 BROADWAY BL	Weinerschnitzel	12904147A	NE	1965; 1977 Addition	PARKING LOT	F
N 67		-		12904157A	-		VACANT	-
N 68		2201, 2203, 2205 BROADWAY BL	Chuck's Uniforms	125010270	E	1962		D
N 69		2221 BROADWAY BL	Offices	12501028A	E	1967		D
N 70		2225 BROADWAY BL		125010300	E	1958		D
N 71		2227 BROADWAY BL	Futon	125010310	E	1958		D
N 72		2229 BROADWAY BL	Totally Kids	125010320	E	1958		D
N 73		2233 BROADWAY BL		12501033A	E	1950; 1965/1967		D
N 74		2235, 2237, 2239, 2241, 2243 BROADWAY BL	Solot Stores	125010350	E	1954		D
N 75		2235	Glass Bottom		E	1954		D
N 76		2237	Enchanted Dragon		E	1954		D

### Broadway - North Side Properties Inventoried

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row	STREET NUMBER	STREET NAME	NAME ON FORM	PARCEL	STATUS	CONST. YEAR	COMMENT	Appendix
N 77	2239		Threads & More Thrift Store		E	1954		D
N 78	2241				E	1954		D
N 79	2243-2245		Computer Connection		E	1954		D
N 80	2243		Computer Connection		E	1954		D
N 81	2245		Computer Connection		E	1954		D
N 82	-			125010360	-		VACANT	-
N 83	2257 BROADWAY BL		Laura's Bridal	125010370	E	1950		D
N 84	2259 BROADWAY BL		Business Systems	125010380	E	1950		D
N 85	2301 BROADWAY BL			125010390	E	1950		D
N 86	2303 BROADWAY BL			125010400	NE	1953		F
N 87	2305 BROADWAY BL			125010410	NE	1955		F
N 88	2307 BROADWAY BL			125010420	NE	1955		F
N 89	2309 BROADWAY BL			125010430	NE	1964		F
N 90	2311 BROADWAY BL			125010440	E	1952		D
N 91	2343 BROADWAY BL		Continental Building	125081160	E	1965		D
N 92	2419 BROADWAY BL			125081000	NE	1977	STRUCTURE	F
	-			125081010			PARKING LOT	
	-			125081020			PARKING LOT	
N 93	2435 BROADWAY BL			12508103A			PARKING LOT	-
	2439 BROADWAY BL		Top Hat	12508097B	NE	1970		F
N 94	2445 BROADWAY BL			12508104A	E	1960		D
N 95	29 N TUCSON BL		Offices	12508104B	E	1957		D
	-			125081060			PARKING LOT	
	31 N TUCSON BL			125081070				
	33 N TUCSON BL			125081080				
	35 N TUCSON BL			125081090				
N 96	37 N TUCSON BL		Offices	125081100	E	1957		D
	39 N TUCSON BL			125081110				
	41 N TUCSON BL			125081120				
N 97	2525 BROADWAY BL		DeConcini Building	12501047B	AS/FE	1988		D
N 98	2545 BROADWAY BL		Tucson Tamale / Sabor	125090230	E	1957		D
N 99	2549 BROADWAY BL			125090220	E	1957		D
N 100	2553 BROADWAY BL		Kokopelli Chiropractic	12509021B	E	1957		D
	-			12509021A			REAR PARKING; STRUCTURE	
N 101	2555 BROADWAY BL		Benarda Veterinary Hospital	125090200	E	1957		D
N 102	2559 BROADWAY BL		Metaphysics World	125090190	E	2559		D
N 103	2563 BROADWAY BL		Rex Hair & Nail	125090180	E	2563		D
N 104	2575 BROADWAY BL		Duran's Income Tax	125090170	E	1957		D
N 105	2605, 2609 BROADWAY BL		El Tour de Tucson	125090160	E	1958		D
N 106	2615, 2617 BROADWAY BL		Yong Sheng Herbs & More / Caps	125090150	E	1957		D
N 107	2627 BROADWAY BL		Old Mexico Imports	125090140	E	1955		D
N 108	2629 BROADWAY BL		Antiques	125090130	E	1957		D
N 109	2631 BROADWAY BL		It's A Blast Gallery	125090120	E	1951		D
N 110	2635 BROADWAY BL		Bruce's Safe Unlimited	125010490	E	1957		D
N 111	2675, 2701 BROADWAY BL			12509049A	NE	1987		F

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N 112		2707 BROADWAY BL	Rocco's	12509049B	NE	1970		F
N 113		2711 BROADWAY BL	Emerge	12509104A	NE	1979		F
N 114		2719 BROADWAY BL	Pure Beauty Landscape	125091060	NE	1940		F
N 115		2725 BROADWAY BL	Insurance House	125091070	NE	1940		F
N 116		2731 BROADWAY BL	Zemam's	125091080	NE	1949		F
N 117		2801 BROADWAY BL		125091090	NE	1943		F
N 118		2807 BROADWAY BL	Watter's Attorneys	125091100	NE	1940		F
N 119		2813 BROADWAY BL		125091110	NE	1940		F
N 120		2819 BROADWAY BL	American Lung Association	125091120	NE	1986		F
N 121		2825 BROADWAY BL	Broadway Podiatry Building	125091130	AS/FE	1965		D
N 122		2831 BROADWAY BL	Little Blessings Day Care	125091450	NE	1943		F
N 123		2855 BROADWAY BL	Rose Petal	125091430	AS/FE	1973		D
N 124	2901, 2903, 2905	BROADWAY BL	Reproductions	12509141A	E	1955		D
N 125		2919 BROADWAY BL		125011280	AS/FE	1983		D
		-		125011270				
		-		125011260				
N 126		2929 BROADWAY BL		125011250	NE	1956		F
N 127		2939 BROADWAY BL	GLHN	125011240	E	1955		D
N 128		2955 BROADWAY BL	La Raza	125011230	NE	1955		F
N 129		3033 BROADWAY BL	Chase Bank	125011220	AS/FE	1971		D
		-		125011210			PARKING LOT	
		-		125011200			REAR PARKING; STRUCTURE	

SUMMARY, NORTH SIDE PROPERTY FORMS		
145	TOTAL UNIQUE PARCEL NUMBERS	
129	TOTAL PROPERTY INVENTORY FORMS	
<b><i>Breakdown by Status</i></b>		
		<i>% OF TOTAL</i>
49	Eligible	38%
17	* Eligible (Rincon Heights)	13%
0	Individually Eligible	0%
5	Architecturally Significant / Future Eligible	4%
21	Not Eligible	16%
20	* Not Eligible (Rincon Heights)	16%
17	Vacant (No Form Required)	13%
<b>129</b>	<b>TOTAL</b>	<b>100%</b>