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# Appendix F

**Historic Property Inventory Forms: Ineligible Properties**

**North Side of Broadway from Euclid to Country Club**



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. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

For Properties identified through survey: Site No. 124062380 Survey Area Rincon Heights Historic District

Historic Name(s)

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

Address 1003 E. Broadway Blvd.

City or Town Tucson vicinity County Pima Tax Parcel No. 124062380

Township 14.0 S Range 14.0 E Section 7 Quarters Acreage .1

Block Lot(s) 1,2 Plat (Addition) Buells Year of plat (Addition) 1881

UTM reference: Zone Easting Northing

USGS 7.5' quadrangle map:

ARCHITECT not determined known Source

BUILDER not determined known Source

CONSTRUCTION DATE 1935 known estimated Source Pima County Assessor

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.

Vacant/Not in use/Not in use

Sources:

PHOTO INFORMATION

Date of photo 2-22-07/G Lueck

View Direction (looking towards) North-East

Negative No. 124062380



**SIGNIFICANCE**

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. The significance of a property within its historic context, which are those patterns, themes, or trends in history by which a property occurred or gained importance. Describe the historic and architectural contexts of the property that may make it worthy of preservation. Additional sheets should be attached where necessary.

A. HISTORIC EVENTS/TRENDS. Describe any historic events/trends associated with the property. Community Planning and Development in Tucson, Arizona 1881-1970

B. PERSONS. List and describe persons with an important association with the building.

C. ARCHITECTURE. Style Other: Vacant lot  No style

Stories 0  Basement Roof form Other

Describe other character-defining features of its massing, size, and scale. vacant lot

**INTEGRITY**

To be eligible for the National Register, a property must have integrity, i.e., it must be able to visually convey its importance. The outline below lists some important aspects of integrity. Fill in the blanks with as detailed a description of the property as possible.

LOCATION.  Original Site  Moved: Orig inal site  
date \_\_\_\_\_

DESIGN. Describe alterations from the original design, include dates.

MATERIALS. Describe the materials used in the following elements of the property.

Walls (structure) \_\_\_\_\_ Walls (sheathing) \_\_\_\_\_

Windows \_\_\_\_\_ Describe window structure Other

Roof \_\_\_\_\_ Foundation \_\_\_\_\_

SETTING. Describe the natural and/or built environment around the property. vacant lot

How has the environment changed since the property was constructed?

WORKMANSHIP. Describe the distinctive elements, if any, of craftsmanship or method of construction.

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

Individually Listed;  Contributor  Non-contributor to \_\_\_\_\_ Historic District  
Date Listed \_\_\_\_\_  Determined eligible by Keeper of National Register (date \_\_\_\_\_ )

**RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (opinion of SHPO staff or survey consultant)**

Property  is  Is not eligible individually.

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

More information needed to evaluate.

If not considered eligible, state reason: vacant lot

**FORM COMPLETED BY**

Name and Affiliation: G.Lueck,CALA Date: 2/26/2007

Mailing Address: U.A.,P.O. BOX 210075, TUCSON, AZ 85721 Phone #: (520) 621-2991

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. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

For Properties identified through survey: Site No. 124062390 Survey Area Rincon Heights Historic District

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

Address 1025 E. Broadway Blvd.

City or Town Tucson vicinity County Pima Tax Parcel No. 124062390

Township 14.0 S Range 14.0 E Section 7 Quarters Acreage .2

Block Lot(s) 3, 4 Plat (Addition) Buells Year of plat (Addition) 1881

UTM reference: Zone Easting Northing

USGS 7.5' quadrangle map:

ARCHITECT not determined known Source

BUILDER not determined known Source

CONSTRUCTION DATE 1965 known estimated Source Pima County Assessor

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.

Commerce/Trade/Business

Sources:

PHOTO INFORMATION

Date of photo 2-22-07/G Lueck

View Direction (looking towards) North-East

Negative No. 124062390



SIGNIFICANCE

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. The significance of a property within its historic context, which are those patterns, themes, or trends in history by which a property occurred or gained importance. Describe the historic and architectural contexts of the property that may make it worthy of preservation. Additional sheets should be attached where necessary.

A. HISTORIC EVENTS/TRENDS. Describe any historic events/trends associated with the property. Community Planning and Development in Tucson, Arizona 1881-1970

B. PERSONS. List and describe persons with an important association with the building.

C. ARCHITECTURE. Style \_\_\_\_\_  No style

Stories 1 \_\_\_  Basement Roof form Flat with Parapet

Describe other character-defining features of its massing, size, and scale. metal large shed-like warehouse structure, large sliding metal sliding door

INTEGRITY

To be eligible for the National Register, a property must have integrity, i.e., it must be able to visually convey its importance. The outline below lists some important aspects of integrity. Fill in the blanks with as detailed a description of the property as possible.

LOCATION.  Original Site  Moved: Orig \_\_\_\_\_ inal site \_\_\_\_\_  
date \_\_\_\_\_

DESIGN. Describe alterations from the original design, include dates.

MATERIALS. Describe the materials used in the following elements of the property.

Walls (structure) \_\_\_\_\_ Walls (sheathing) \_\_\_\_\_

Windows \_\_\_\_\_ Describe window structure Other

Roof \_\_\_\_\_ Foundation Concrete

SETTING. Describe the natural and/or built environment around the property. on Broadway Blvd, set back from street

How has the environment changed since the property was constructed?

WORKMANSHIP. Describe the distinctive elements, if any, of craftsmanship or method of construction.

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

Individually Listed;  Contributor  Non-contributor to \_\_\_\_\_ Historic District  
Date Listed \_\_\_\_\_  Determined eligible by Keeper of National Register (date \_\_\_\_\_ )

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property  is  Is not eligible individually.

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

More information needed to evaluate.

If not considered eligible, state reason: age

FORM COMPLETED BY

Name and Affiliation: G.Lueck,CALA Date: 2/26/2007

Mailing Address: U.A.,P.O. BOX 210075, TUCSON, AZ 85721 Phone #: (520) 621-2991

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. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

For Properties identified through survey: Site No. 124062400 Survey Area Rincon Heights Historic District

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

Address 1027 E. Broadway Blvd.

City or Town Tucson vicinity County Pima Tax Parcel No. 124062400

Township 14.0 S Range 14.0 E Section 7 Quarters Acreage .2

Block 42 Lot(s) 5 Plat (Addition) Buells Year of plat (Addition) 1881

UTM reference: Zone Easting Northing

USGS 7.5' quadrangle map:

ARCHITECT not determined known Source

BUILDER not determined known Source

CONSTRUCTION DATE 1954 known estimated Source Pima County Assessor

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.

Commerce/Trade/Business

Sources:

PHOTO INFORMATION

Date of photo 2-22-07/G Lueck

View Direction (looking towards) North-East

Negative No. 124062400



**SIGNIFICANCE**

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. The significance of a property within its historic context, which are those patterns, themes, or trends in history by which a property occurred or gained importance. Describe the historic and architectural contexts of the property that may make it worthy of preservation. Additional sheets should be attached where necessary.

A. HISTORIC EVENTS/TRENDS. Describe any historic events/trends associated with the property. Community Planning and Development in Tucson, Arizona 1881-1970

B. PERSONS. List and describe persons with an important association with the building.

C. ARCHITECTURE. Style warehouse  No style

Stories 1  Basement Roof form Flat with Parapet

Describe other character-defining features of its massing, size, and scale. metal large shed-like warehouse structure, large sliding metal sliding door

**INTEGRITY**

To be eligible for the National Register, a property must have integrity, i.e., it must be able to visually convey its importance. The outline below lists some important aspects of integrity. Fill in the blanks with as detailed a description of the property as possible.

LOCATION.  Original Site  Moved: Orig \_\_\_\_\_ inal site \_\_\_\_\_  
date \_\_\_\_\_

DESIGN. Describe alterations from the original design, include dates.

MATERIALS. Describe the materials used in the following elements of the property.

Walls (structure) \_\_\_\_\_ Walls (sheathing) \_\_\_\_\_

Windows \_\_\_\_\_ Describe window structure \_\_\_\_\_ Other \_\_\_\_\_

Roof \_\_\_\_\_ Foundation \_\_\_\_\_

SETTING. Describe the natural and/or built environment around the property. on Broadway Blvd, set back from street

How has the environment changed since the property was constructed?

WORKMANSHIP. Describe the distinctive elements, if any, of craftsmanship or method of construction.

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

Individually Listed;  Contributor  Non-contributor to \_\_\_\_\_ Historic District  
Date Listed \_\_\_\_\_  Determined eligible by Keeper of National Register (date \_\_\_\_\_ )

**RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (opinion of SHPO staff or survey consultant)**

Property  is  Is not eligible individually.

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

More information needed to evaluate.

If not considered eligible, state reason: age

**FORM COMPLETED BY**

Name and Affiliation: G.Lueck,CALA Date: 2/26/2007

Mailing Address: U.A.,P.O. BOX 210075, TUCSON, AZ 85721 Phone #: (520) 621-2991

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. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

For Properties identified through survey: Site No. 124062410 Survey Area Rincon Heights Historic District

Historic Name(s)

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

Address 1035 E. Broadway Blvd.

City or Town Tucson vicinity County Pima Tax Parcel No. 124062410

Township 14.0 S Range 14.0 E Section 7 Quarters Acreage .1

Block 42 Lot(s) 6 Plat (Addition) Buells Year of plat (Addition) 1881

UTM reference: Zone Easting Northing

USGS 7.5' quadrangle map:

ARCHITECT not determined known Source

BUILDER not determined known Source

CONSTRUCTION DATE known estimated Source

STRUCTURAL CONDITION

- Good (well maintained; no serious problems apparent)
Fair (some problems apparent) Describe:
Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

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

Vacant

Sources:

PHOTO INFORMATION

Date of photo

View Direction (looking towards) North

Negative No. 124062410





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. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

For Properties identified through survey: Site No. 124062430 Survey Area Rincon Heights Historic District

Historic Name(s)

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

Address 1099 E. Broadway Blvd.

City or Town Tucson vicinity County Pima Tax Parcel No. 124062430

Township 14.0 S Range 14.0 E Section 7 Quarters Acreage

Block 42 Lot(s) 7,8 Plat (Addition) Buells Year of plat (Addition) 1881

UTM reference: Zone Easting Northing

USGS 7.5' quadrangle map:

ARCHITECT not determined known Source

BUILDER not determined known Source

CONSTRUCTION DATE 1940 known estimated Source Pima County Assessor

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.

Commerce/Trade/Business

Sources:

PHOTO INFORMATION

Date of photo ?

View Direction (looking towards)

North

Negative No. 124062430



**SIGNIFICANCE**

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. The significance of a property within its historic context, which are those patterns, themes, or trends in history by which a property occurred or gained importance. Describe the historic and architectural contexts of the property that may make it worthy of preservation. Additional sheets should be attached where necessary.

A. HISTORIC EVENTS/TRENDS. Describe any historic events/trends associated with the property. Community Planning and Development in Tucson, Arizona 1881-1970

B. PERSONS. List and describe persons with an important association with the building.

C. ARCHITECTURE. Style No Style  No style

Stories 1  Basement Roof form Flat with Parapet

Describe other character-defining features of its massing, size, and scale. Square plan, picture windows, stone columns on full width integrated entry porch, wood siding on parapet facades, Commercial signage

**INTEGRITY**

To be eligible for the National Register, a property must have integrity, i.e., it must be able to visually convey its importance. The outline below lists some important aspects of integrity. Fill in the blanks with as detailed a description of the property as possible.

LOCATION.  Original Site  Moved: Orig \_\_\_\_\_ inal site \_\_\_\_\_  
date \_\_\_\_\_

DESIGN. Describe alterations from the original design, include dates.

MATERIALS. Describe the materials used in the following elements of the property.

Walls (structure) Brick Walls (sheathing) Stucco

Windows Aluminum Describe window structure Picture

Roof Built up with polymer coating Foundation Stone

SETTING. Describe the natural and/or built environment around the property. Parking lot surround with 2 ft stuccoed wall, 6 ft chain link fence with razor wire to rear, door faces side street, steps up to concrete corner porch.

How has the environment changed since the property was constructed?

WORKMANSHIP. Describe the distinctive elements, if any, of craftsmanship or method of construction. Stone Columns

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

Individually Listed;  Contributor  Non-contributor to \_\_\_\_\_ Historic District  
Date Listed \_\_\_\_\_  Determined eligible by Keeper of National Register (date \_\_\_\_\_ )

**RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (opinion of SHPO staff or survey consultant)**

Property  is  Is not eligible individually.  
Property  is  Is not eligible as a contributor to a listed or potential historic district.  
 More information needed to evaluate.  
If not considered eligible, state reason: Updated façade

**FORM COMPLETED BY**

Name and Affiliation: E.Erly, CALA Date: 5/3/2008  
Mailing Address: U.A.,P.O. BOX 210075, TUCSON, AZ 85721 Phone #: (520) 621-2991

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: Broadway Boulevard: Euclid to Country Club

Historic Name(s):

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

Address: 1935 E Broadway Boulevard

City or Town: Tucson

vicinity County: Pima

Tax Parcel No. 129-04-1280

Township: 14S Range: 14E Section: 17 Quarter Section: NE Acreage: <1

Block: 7 Lot(s): Plat (Addition American Villa Year of plat (addition): 1964

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

Architect: X not determined known (source:)

Builder: X not determined known (source:)

Construction Date: 1961 known X estimated (source: Assessor)

STRUCTURAL CONDITION

X Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

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

Commercial (1961-present)

Sources: Assessor

PHOTO INFORMATION

Date of photo: 4/23/12

View Direction (looking towards)

NE

Negative No.: 45



**SIGNIFICANCE**

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

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

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

**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) Single-story commercial building with rectangular massing, moderate setback, flat roof, small picture windows, and five garage bays with roll up doors. At an unknown date, the windows were replaced and a three-car garage was added to the west elevation.
- 3. SETTING (Describe the natural and/or built environment around the property) Located on the north side of Broadway Blvd at the northwestern corner of Broadway Blvd and Norris Ave. The parcel is surrounded by adjacent commercial buildings and Broadway Blvd serves as a major east-west arterial.
- 4. MATERIALS (Describe the materials used in the following elements of the property)  
Walls (structure): Unknown Foundation: Concrete Roof: Built up  
Windows: Steel  
If the windows have been altered, what were they originally? \_\_\_\_\_  
Wall Sheathing: Stucco  
If the sheathing has been altered, what was it originally? \_\_\_\_\_
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) NA

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

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

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

- Property  is  is not eligible individually.
- Property  is  is not eligible as a contributor to a potential historic district.
- More information needed to evaluate.
- If not considered eligible, state reason: Does not meet NPS standards for integrity or significance.

**FORM COMPLETED BY:**

Name and Affiliation: City of Tucson Historic Preservation Office  
Mailing Address: 310 N. Commerce Loop, P.O. Box 27210

Date: 4/23/12  
Phone No.: 520-837-6961

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: Broadway Boulevard: Euclid to Country Club

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

Address 2043 E. Broadway Blvd.

City or Town: Tucson vicinity County: Pima Tax Parcel No. 129-04-147A

Township: 14S Range: 14E Section: 8 Quarter Section: SW Acreage: <1

Block: 8 Lot(s): pt. 14-16 Plat (Addition): American Villa Resubdivision Year of plat (addition): 1908

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

Architect: not determined known (source:)

Builder: not determined known (source:)

Construction Date: 1965-1977 Addition known estimated (source: Assessor)

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.

Fast Food Restaurant

Sources: Assessor

PHOTO INFORMATION

Date of photo: 4/18/09

View Direction (looking towards)

N

Negative No.: BC-2043



**SIGNIFICANCE**

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

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

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

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

(see continuation sheet)

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

**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)  
Vernacular \_\_\_\_\_

3. SETTING (Describe the natural and/or built environment around the property) \_\_\_\_\_  
Asphalt and concrete paving around building and dining terrace, front crosswalk

Describe how the setting has changed since the property's period of significance: \_\_\_\_\_  
Appears unchanged

4. MATERIALS (Describe the materials used in the following elements of the property)  
Walls (structure): Masonry and wood Foundation: concrete Roof: Aluminum shingle  
Windows: Fixed glass  
If the windows have been altered, what were they originally? Appear unaltered  
Wall Sheathing: Painted concrete masonry  
If the sheathing has been altered, what was it originally? Appears unaltered

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)  
Unusual framing in tower faces

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

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

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

Property  is  is not eligible individually.  
Property  is  is not eligible as a contributor to a potential historic district.  
 More information needed to evaluate.  
If not considered eligible, state reason: Alterations/Drive-through non-operational

**FORM COMPLETED BY:**

Name and Affiliation: Ralph Comey & Janet Parkhurst, Associated Architects Date: 7/28/09  
Mailing Address: 3834 E. Calle Cortez, Tucson, Arizona 85716 Phone No.: 520-320-9043

**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: Broadway Boulevard: Euclid to Country Club

Historic Name(s):

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

Address: 2303 E. Broadway Blvd (shares same storefront with 2305 E. Broadway)

City or Town: Tucson  vicinity County: Pima Tax Parcel No. 125-01-0400

Township: 14S Range: 14E Section: 17 Quarter Section: NE Acreage: <1

Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Plat (Addition): \_\_\_\_\_ Year of plat (addition): \_\_\_\_\_

UTM reference: Zone 12 Easting \_\_\_\_\_ Northing \_\_\_\_\_ USGS 7.5' quad map: Tucson

Architect: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Builder: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Construction Date: 1953  known  estimated (source: Assessor)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: \_\_\_\_\_

Poor (major problems; imminent threat) Describe: \_\_\_\_\_

Ruin/Uninhabitable

USES/FUNCTIONS

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

Commercial (1953-present)

Sources: Assessor

PHOTO INFORMATION

Date of photo: 4/24/12

View Direction (looking towards)

N

Negative No.: 31



**SIGNIFICANCE**

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

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

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

Architectural Style: Modern Commercial

**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) Single-story commercial building with boxy massing, flat roof and shallow parapet, shallow setback, recessed arched entry, and smooth, unadorned wall surfaces. At an unknown time, the entryway was partially enclosed.
- 3. SETTING (Describe the natural and/or built environment around the property) Located on the north side of Broadway Blvd and abutted by adjacent commercial buildings.
- 4. MATERIALS (Describe the materials used in the following elements of the property)
  - Walls (structure): Concrete block/ wood frame Foundation: Concrete block Roof: Built up
  - Windows: Aluminum
  - If the windows have been altered, what were they originally? \_\_\_\_\_
  - Wall Sheathing: Stucco
  - If the sheathing has been altered, what was it originally? \_\_\_\_\_
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) NA

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

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

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

- Property  is  is not eligible individually.
- Property  is  is not eligible as a contributor to a potential historic district.
- More information needed to evaluate.
- If not considered eligible, state reason: Non-reversible alterations to façade

**FORM COMPLETED BY:**

Name and Affiliation: City of Tucson Historic Preservation Office  
Mailing Address: 310 N. Commerce Loop, P.O. Box 27210

Date: 4/23/12  
Phone No.: 520-837-6961

**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: Broadway Boulevard: Euclid to Country Club

Historic Name(s):

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

Address: 2305 E. Broadway Blvd. (shares same storefront with 2303 E. Broadway)

City or Town: Tucson  vicinity County: Pima Tax Parcel No. 125-01-0410

Township: 14S Range: 14E Section: 17 Quarter Section: NE Acreage: <1

Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Plat (Addition): NA Year of plat (addition): \_\_\_\_\_

UTM reference: Zone 12 Easting \_\_\_\_\_ Northing \_\_\_\_\_ USGS 7.5' quad map: Tucson

Architect: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Builder: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Construction Date: 1955  known  estimated (source: Assessor)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: \_\_\_\_\_

Poor (major problems; imminent threat) Describe: \_\_\_\_\_

Ruin/Uninhabitable

USES/FUNCTIONS

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

Commercial (1955-present)

Sources: Assessor

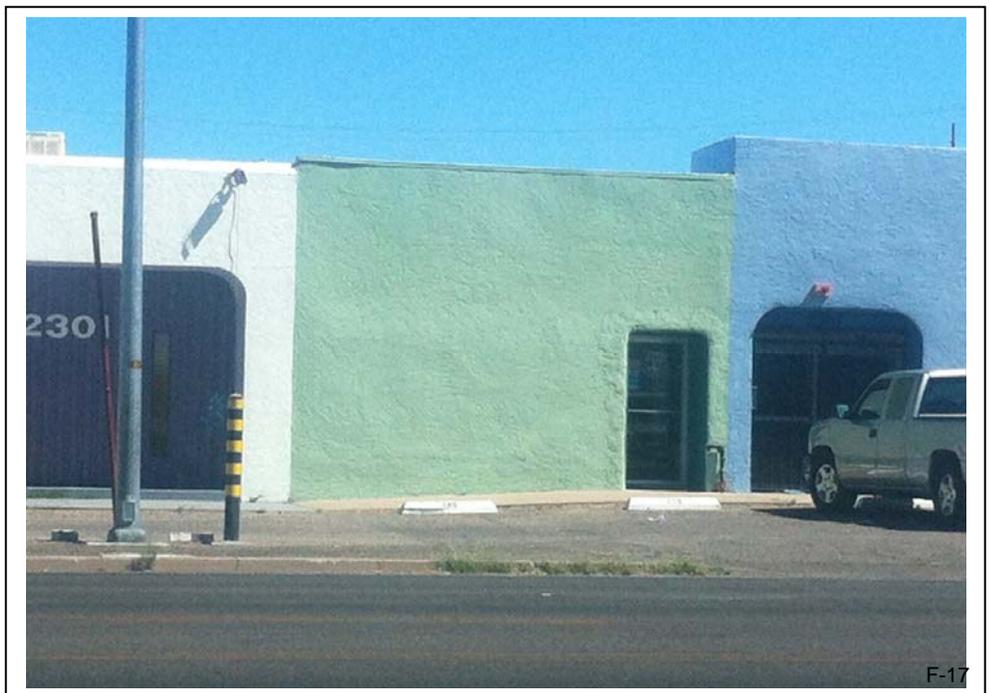
PHOTO INFORMATION

Date of photo: 4/24/12

View Direction (looking towards)

N

Negative No.: 31



**SIGNIFICANCE**

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

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

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

**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) Single-story commercial building with boxy massing, flat roof and shallow parapet, shallow setback, recessed arched entry, and smooth, unadorned wall surfaces. At an unknown time, the entryway was partially enclosed.
- 3. SETTING (Describe the natural and/or built environment around the property) Located on the north side of Broadway Blvd and abutted by adjacent commercial buildings.
- 4. MATERIALS (Describe the materials used in the following elements of the property)  
Walls (structure): Concrete block/ wood frame Foundation: Concrete block Roof: Built up  
Windows: Aluminum  
If the windows have been altered, what were they originally? \_\_\_\_\_  
Wall Sheathing: Stucco  
If the sheathing has been altered, what was it originally? \_\_\_\_\_
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) NA

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

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

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

Property  is  is not eligible individually.  
Property  is  is not eligible as a contributor to a potential historic district.  
 More information needed to evaluate.  
If not considered eligible, state reason: Non-reversible alterations to façade

**FORM COMPLETED BY:**

Name and Affiliation: City of Tucson Historic Preservation Office  
Mailing Address: 310 N. Commerce Loop, P.O. Box 27210

Date: 4/23/12  
Phone No.: 520-837-6961

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: Broadway Boulevard: Euclid to Country Club

Historic Name(s):

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

Address: 2307 E. Broadway Blvd.

City or Town: Tucson vicinity County: Pima Tax Parcel No. 125-01-0420

Township: 14S Range: 14E Section: 17 Quarter Section: NE Acreage: <1

Block: Lot(s): Plat (Addition): NA Year of plat (addition):

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

Architect: X not determined known (source:)

Builder: X not determined known (source:)

Construction Date: 1955 known X estimated (source: Assessor)

STRUCTURAL CONDITION

X Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

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

Commercial (1955-present)

Sources: Assessor

PHOTO INFORMATION

Date of photo: 4/24/12

View Direction (looking towards)

N

Negative No.: 32



**SIGNIFICANCE**

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

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

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

**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) Single-story commercial building with boxy massing, flat roof and shallow parapet, shallow setback, recessed arched entry, and smooth, unadorned wall surfaces. At an unknown time, the entryway was partially enclosed.
- 3. SETTING (Describe the natural and/or built environment around the property) Located on the north side of Broadway Blvd and abutted by adjacent commercial buildings.
- 4. MATERIALS (Describe the materials used in the following elements of the property)  
Walls (structure): Concrete block Foundation: Concrete block Roof: Built up  
Windows: Aluminum  
If the windows have been altered, what were they originally? \_\_\_\_\_  
Wall Sheathing: Stucco  
If the sheathing has been altered, what was it originally? \_\_\_\_\_
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) NA

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

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

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

- Property  is  is not eligible individually.
- Property  is  is not eligible as a contributor to a potential historic district.
- More information needed to evaluate.
- If not considered eligible, state reason: Non-reversible alterations to façade

**FORM COMPLETED BY:**

Name and Affiliation: City of Tucson Historic Preservation Office  
Mailing Address: 310 N. Commerce Loop, P.O. Box 27210

Date: 4/23/12  
Phone No.: 520-837-6961

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: Broadway Boulevard: Euclid to Country Club

Historic Name(s):

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

Address: 2309 E. Broadway Blvd.

City or Town: Tucson vicinity County: Pima Tax Parcel No. 125-01-0430

Township: 14S Range: 14E Section: 17 Quarter Section: NE Acreage: <1

Block: Lot(s): Plat (Addition): NA Year of plat (addition):

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

Architect: X not determined known (source:)

Builder: X not determined known (source:)

Construction Date: 1964 known X estimated (source: Assessor)

STRUCTURAL CONDITION

X Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

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

Commercial (1964-present)

Sources: Assessor

PHOTO INFORMATION

Date of photo: 4/24/12

View Direction (looking towards)

N

Negative No.: 33



**SIGNIFICANCE**

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

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

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

**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) Single-story commercial building with boxy massing, flat roof and shallow parapet, shallow setback, central picture window capped by transom windows, and perforated metal awning over storefront. At an unknown time, the windows were replaced and it is unclear if the transom windows are original.
- 3. SETTING (Describe the natural and/or built environment around the property) Located on the north side of Broadway Blvd and abutted by adjacent commercial buildings.
- 4. MATERIALS (Describe the materials used in the following elements of the property)  
Walls (structure): Concrete block Foundation: Concrete block Roof: Built up  
Windows: Steel/Aluminum  
If the windows have been altered, what were they originally? \_\_\_\_\_  
Wall Sheathing: \_\_\_\_\_  
If the sheathing has been altered, what was it originally? \_\_\_\_\_
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) NA

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

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

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

- Property  is  is not eligible individually.
- Property  is  is not eligible as a contributor to a potential historic district.
- More information needed to evaluate.
- If not considered eligible, state reason: Windows replaced and additional windows added.

**FORM COMPLETED BY:**

Name and Affiliation: City of Tucson Historic Preservation Office  
Mailing Address: 310 N. Commerce Loop, P.O. Box 27210

Date: 4/23/12  
Phone No.: 520-837-6961

**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: Broadway Boulevard: Euclid to Country Club

Historic Name(s):

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

Address: 2419 E. Broadway Boulevard

City or Town: Tucson  vicinity County: Pima Tax Parcel No. 125-08-1020

Township: 14S Range: 14E Section: 17 Quarter Section: NE Acreage: <1

Block: 9 Lot(s): 9 Plat (Addition): Country Club Homesites Year of plat (addition): 1928

UTM reference: Zone 12 Easting \_\_\_\_\_ Northing \_\_\_\_\_ USGS 7.5' quad map: Tucson

Architect: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Builder: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Construction Date: 1977  known  estimated (source: Assessors)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: \_\_\_\_\_

Poor (major problems; imminent threat) Describe: \_\_\_\_\_

Ruin/Uninhabitable

USES/FUNCTIONS

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

Commercial

Sources: Assessors

PHOTO INFORMATION

Date of photo: 6/6/12

View Direction (looking towards)

NW

Negative No.: 45



**SIGNIFICANCE**

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

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

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

Architectural Style: Commercial

**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) Single-story commercial building with rectangular massing, mansard-like roof sheathed in an engineered plastic tile, a side-facing entry, large picture and sliding sash windows.
- 3. SETTING (Describe the natural and/or built environment around the property) Located on the north side of Broadway Blvd adjacent to a large parking lot and nearby commercial buildings.
- 4. MATERIALS (Describe the materials used in the following elements of the property)
  - Walls (structure): Concrete Block Foundation: Concrete Roof: Prepared roll and engineered tile
  - Windows: Steel
  - If the windows have been altered, what were they originally? \_\_\_\_\_
  - Wall Sheathing: Stucco
  - If the sheathing has been altered, what was it originally? \_\_\_\_\_
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) NA

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

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

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

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

If not considered eligible, state reason: Does not meet NPS standards for age or significance

**FORM COMPLETED BY:**

Name and Affiliation: City of Tucson Historic Preservation Office  
Mailing Address: 310 N. Commerce Loop, P.O. Box 27210

Date: 4/23/12  
Phone No.: 520-837-6961

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: Broadway Boulevard: Euclid to Country Club

Historic Name(s):

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

Address: 2435/2439 E. Broadway Blvd. (Assessor doesn't show 2435)

City or Town: Tucson vicinity County: Pima Tax Parcel No. 125-08-097B

Township: 14S Range: 14E Section: 17 Quarter Section: NE Acreage: <1

Block: 9 Lot(s): 4/5 & 10 Plat (Addition): Country Club Homesites Year of plat (addition): 1928

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

Architect: X not determined known (source:)

Builder: X not determined known (source:)

Construction Date: 1970 known X estimated (source: Assessor)

STRUCTURAL CONDITION

X Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

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

Commercial (1970-present)

Sources: Assessor

PHOTO INFORMATION

Date of photo: 4/24/12

View Direction (looking towards)

NE

Negative No.: 34



**SIGNIFICANCE**

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

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

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

**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) One and a half-story commercial building with rectangular massing, moderate setback, second-story display area over recessed entry, mansard roof with clay tiles, Tudor details, mirrored windows, chimney, and wood support posts at porch. The building does not appear to have been significantly altered since its original construction, although the mirrored windows may be a recent addition.
- 3. SETTING (Describe the natural and/or built environment around the property) Located on the north side of Broadway Blvd and adjacent to other commercial buildings.
- 4. MATERIALS (Describe the materials used in the following elements of the property)  
Walls (structure): Concrete block Foundation: Concrete Roof: Mission tile/built up  
Windows: Wood  
If the windows have been altered, what were they originally? \_\_\_\_\_  
Wall Sheathing: Stucco  
If the sheathing has been altered, what was it originally? \_\_\_\_\_
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) Tudor details (wood trim).

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

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

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

- Property  is  is not eligible individually.
- Property  is  is not eligible as a contributor to a potential historic district.
- More information needed to evaluate.
- If not considered eligible, state reason: Does not meet NPS criteria for age or significance

**FORM COMPLETED BY:**

Name and Affiliation: City of Tucson Historic Preservation Office  
Mailing Address: 310 N. Commerce Loop, P.O. Box 27210

Date: 4/23/12  
Phone No.: 520-837-6961

**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: Broadway Boulevard: Euclid to Country Club

Historic Name(s):

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

Address: 2675-2701 E. Broadway Blvd.

City or Town: Tucson  vicinity County: Pima Tax Parcel No. 125-09-049A

Township: 14S Range: 14E Section: 17 Quarter Section: NE Acreage: <1

Block: \_\_\_\_\_ Lot(s): 24 Plat (Addition): Huff Addition Year of plat (addition): 1944

UTM reference: Zone 12 Easting \_\_\_\_\_ Northing \_\_\_\_\_ USGS 7.5' quad map: Tucson

Architect: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Builder: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Construction Date: 1987  known  estimated (source: Assessor)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: \_\_\_\_\_

Poor (major problems; imminent threat) Describe: \_\_\_\_\_

Ruin/Uninhabitable

USES/FUNCTIONS

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

Commercial (1987-present)

Sources: Assessor

PHOTO INFORMATION

Date of photo: 4/24/12

View Direction (looking towards)

NW

Negative No.: 37



**SIGNIFICANCE**

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

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

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

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

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

Architectural Style: Modern Commercial

**INTEGRITY**

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

1. LOCATION  Original Site  Moved (date \_\_\_\_\_) Original Site: \_\_\_\_\_

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) Two-story commercial building with boxy massing, moderate setback, integrated balconies supported by heavy concrete pillars, flat roof, and picture windows. The building does not appear to have been significantly altered since its construction in 1987.

3. SETTING (Describe the natural and/or built environment around the property) Located on the north side of Broadway Blvd and adjacent to other commercial buildings.

4. MATERIALS (Describe the materials used in the following elements of the property)  
Walls (structure): Wood Frame Foundation: Concrete Roof: Composite roll  
Windows: Metal  
If the windows have been altered, what were they originally? Wood  
Wall Sheathing: Stucco  
If the sheathing has been altered, what was it originally? \_\_\_\_\_

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

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

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

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

Property  is  is not eligible individually.  
Property  is  is not eligible as a contributor to a potential historic district.  
 More information needed to evaluate.  
If not considered eligible, state reason: Does not meet NPS criteria for age or significance

**FORM COMPLETED BY:**

Name and Affiliation: City of Tucson Historic Preservation Office  
Mailing Address: 310 N. Commerce Loop, P.O. Box 27210

Date: 4/23/12  
Phone No.: 520-837-6961

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: Broadway Boulevard: Euclid to Country Club

Historic Name(s):

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

Address: 2707 E. Broadway Blvd.

City or Town: Tucson vicinity County: Pima Tax Parcel No. 125-09-049B

Township: 14S Range: 14E Section: 17 Quarter Section: NE Acreage: <1

Block: Lot(s): 24 Plat (Addition): Huff Addition Year of plat (addition): 1944

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

Architect: X not determined known (source:)

Builder: X not determined known (source:)

Construction Date: 1970 known X estimated (source: Assessor)

STRUCTURAL CONDITION

X Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

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

Commercial (1970-present)

Sources: Assessor

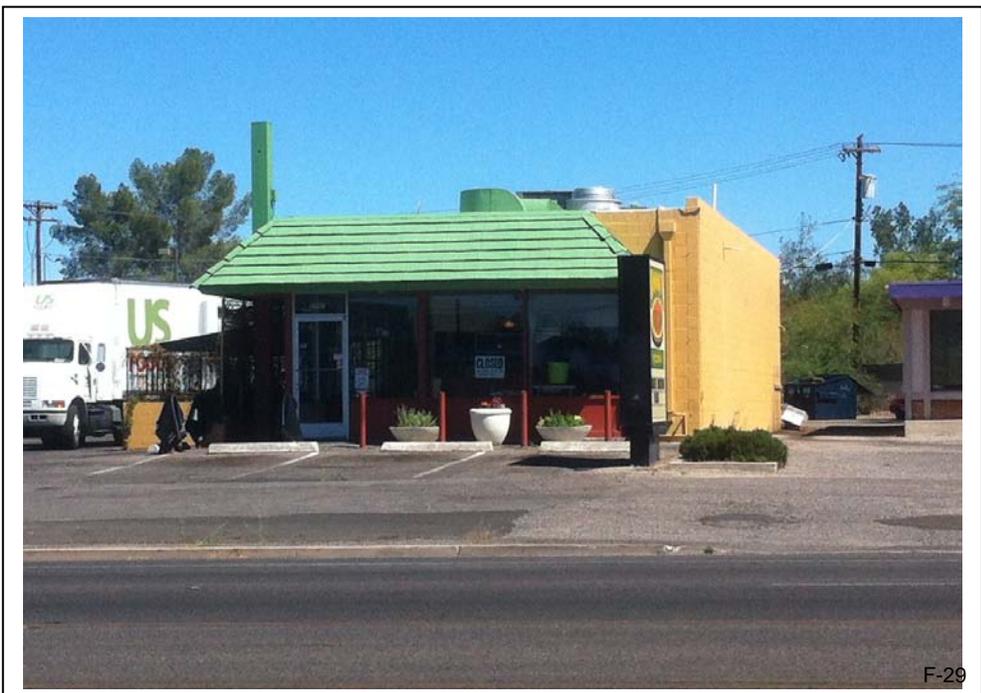
PHOTO INFORMATION

Date of photo: 4/24/12

View Direction (looking towards)

N

Negative No.: 38



**SIGNIFICANCE**

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

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

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

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

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

Architectural Style: Commercial

**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) Single-story commercial building with boxy massing, moderate setback, flat roof, picture windows, hipped porch roof with shingles, and walled courtyard on west elevation. The building does not appear to have been significantly altered since its original construction.

3. SETTING (Describe the natural and/or built environment around the property) Located on the north side of Broadway Blvd and adjacent to other commercial buildings.

4. MATERIALS (Describe the materials used in the following elements of the property)  
Walls (structure): Concrete block Foundation: Concrete block Roof: Built up  
Windows: Metal  
If the windows have been altered, what were they originally? \_\_\_\_\_  
Wall Sheathing: \_\_\_\_\_  
If the sheathing has been altered, what was it originally? \_\_\_\_\_

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

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

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

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

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

If not considered eligible, state reason: Does not meet NPS standards for age, integrity, or significance

**FORM COMPLETED BY:**

Name and Affiliation: City of Tucson Historic Preservation Office  
Mailing Address: 310 N. Commerce Loop, P.O. Box 27210

Date: 4/23/12  
Phone No.: 520-837-6961

**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: Broadway Boulevard: Euclid to Country Club

Historic Name(s):

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

Address: 2711 E. Broadway Blvd.

City or Town: Tucson  vicinity County: Pima Tax Parcel No. 125-09-104A

Township: 14S Range: 14E Section: 17 Quarter Section: NE Acreage: <1

Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Plat (Addition): NA Year of plat (addition): \_\_\_\_\_

UTM reference: Zone 12 Easting \_\_\_\_\_ Northing \_\_\_\_\_ USGS 7.5' quad map: Tucson

Architect: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Builder: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Construction Date: 1979  known  estimated (source: Assessor)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: \_\_\_\_\_

Poor (major problems; imminent threat) Describe: \_\_\_\_\_

Ruin/Uninhabitable

USES/FUNCTIONS

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

Commercial (1979-present)

Sources: Assessor

PHOTO INFORMATION

Date of photo: 4/24/12

View Direction (looking towards)

N

Negative No.: 39



**SIGNIFICANCE**

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

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

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

Architectural Style: Modern Commercial

**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) Single-story commercial building with rectangular massing, moderate setback, multiple roof forms with metal sheeting and exposed rafter ends, picture windows, wood trim, and stone facing along foundation. The building does not appear to have been significantly altered since its original construction.
- 3. SETTING (Describe the natural and/or built environment around the property) Located on the north side of Broadway Blvd and adjacent to other commercial properties.
- 4. MATERIALS (Describe the materials used in the following elements of the property)
  - Walls (structure): Wood Foundation: Concrete Roof: Metal
  - Windows: Metal
  - If the windows have been altered, what were they originally? \_\_\_\_\_
  - Wall Sheathing: Stucco, wood, and stone
  - If the sheathing has been altered, what was it originally? \_\_\_\_\_
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) NA

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

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

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

- Property  is  is not eligible individually.
- Property  is  is not eligible as a contributor to a potential historic district.
- More information needed to evaluate.
- If not considered eligible, state reason: Does not meet NPS standards for age, integrity, or significance

**FORM COMPLETED BY:**

Name and Affiliation: City of Tucson Historic Preservation Office  
Mailing Address: 310 N. Commerce Loop, P.O. Box 27210

Date: 4/23/12  
Phone No.: 520-837-6961

**ARIZONA HISTORIC PROPERTY INVENTORY FORM**

Accession No.

State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

SURVEY SITE NO.: 125-09-1060  
SURVEY AREA: Sam Hughes Neighborhood

COUNTY: Pima  
PROPERTY NAME: --

**IDENTIFICATION**

ADDRESS: 2719 E. Broadway Blvd.  
CITY/TOWN: Tucson

LOT: E30' of 53, W30' of 54    BLOCK: --    PLAT: Terra de Concini  
TOWNSHIP: 14 S    RANGE: 14 E    SEC.: 08    QTR.: SE    USGS QUAD: Tucson 1992  
UTM REFERENCE    ZONE 12    EASTING \_\_\_\_\_    NORTHING \_\_\_\_\_    ACREAGE: <1 acre

PROPERTY TYPE: building

**HISTORIC USES**

- 1.: single dwelling
- 2.: --

PRESENT USE: business

STYLE: Ranch

CONSTRUCTION DATE: 1940  
Known \_    Estimated x  
Date Source: county records, city directories

ARCHITECT/BUILDER/CRAFTSMAN  
--

**STRUCTURAL CONDITION**

Good x    Fair \_    Poor \_  
Comments: --

**INTEGRITY OF ORIGINAL FEATURES**

Good \_    Fair \_    Poor x  
Comments: major alterations

**Negative No.**

- 1.: 30-17
- 2.: 30-18

**Date of Photo**

- 1.: July 1998
- 2.: July 1998

**View**

- 1.: N
- 2.: NW

Photographer or Source  
SHNA Volunteers

Additional Photos Attached \_

**ARCHITECTURAL DESCRIPTION**



STORIES: 1  
FOUNDATION: concrete  
STRUCTURAL MATERIALS: brick

WALL CLADDING: brick, stucco

ROOF TYPE: gabled--open eaves with fascia

ROOF CLADDING: asphalt shingle

OUTBUILDINGS: none

WINDOWS: steel casement

ENTRY: off-center, paneled wood door

VERANDAS: ramada

APPLIED EXTERIOR ORNAMENT: none

INTERIOR: --

ENVIRONMENT/LANDSCAPING: paving, front patio

ALTERATIONS/DATES: walls partially stuccoed,  
patio and ramada added (1990s)--part of commercial strip

### STATEMENT OF SIGNIFICANCE

1. Theme/Context: Suburban development in Tucson during the first half of the twentieth century, as exemplified in the Sam Hughes Neighborhood.
2. Historical Association: Built during the second phase of development in the neighborhood, during recovery from the Depression.
3. Architectural Association: This dwelling was a representative example of the Ranch style, but because of alterations to the building's original form and setting, it has lost its historic character and its ability to contribute architecturally to the neighborhood.

### BIBLIOGRAPHY/SOURCES

Property Record Files, Pima County Assessor's Office  
Tucson City Directories  
Neighborhood Interviews

### NATIONAL REGISTER STATUS

Listed  Date \_\_\_\_\_ Individually Eligible  Potentially Eligible as Contributing Property   
Not eligible due to AGE  INTEGRITY  Are conditions reversible? YES  NO

### REFERENCE FILES/REPORTS

- 1.:
- 2.:
- 3.:

SURVEYOR: M. Rieder

SURVEY DATE: 02/98, 06/00

DATE FORM COMPLETED: 06/00

**ARIZONA HISTORIC PROPERTY INVENTORY FORM**

Accession No.

State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

SURVEY SITE NO.: 125-09-1070  
SURVEY AREA: Sam Hughes Neighborhood

COUNTY: Pima  
PROPERTY NAME: --

**IDENTIFICATION**

ADDRESS: 2725 E. Broadway Blvd.  
CITY/TOWN: Tucson

LOT: E20' of 54, W40' of 55    BLOCK: --    PLAT: Terra de Concini  
TOWNSHIP: 14 S    RANGE: 14 E    SEC.: 08    QTR.: SE    USGS QUAD: Tucson 1992  
UTM REFERENCE    ZONE 12    EASTING \_\_\_\_\_    NORTHING \_\_\_\_\_    ACREAGE: <1 acre

PROPERTY TYPE: building

**HISTORIC USES**

- 1.: single dwelling
- 2.: --

PRESENT USE: business

STYLE: Strip Mall Commercial

CONSTRUCTION DATE: 1940  
Known \_    Estimated x  
Date Source: county records, city directories

ARCHITECT/BUILDER/CRAFTSMAN  
--

STRUCTURAL CONDITION  
Good x    Fair \_    Poor \_  
Comments: --

INTEGRITY OF ORIGINAL FEATURES  
Good \_    Fair \_    Poor x  
Comments: major alterations

Negative No.  
1.: 30-19  
2.: 30-20  
Date of Photo  
1.: July 1998  
2.: July 1998

View  
1.: N  
2.: NE

Photographer or Source  
SHNA Volunteers

Additional Photos Attached \_



**ARCHITECTURAL DESCRIPTION**

STORIES: 1  
FOUNDATION: concrete  
STRUCTURAL MATERIALS: brick  
  
WALL CLADDING: stucco  
  
ROOF TYPE: flat--parapet with coping  
  
ROOF CLADDING: composition  
  
OUTBUILDINGS: none  
  
WINDOWS: steel casement, aluminum  
  
ENTRY: centered, paneled wood door

VERANDAS: none  
  
APPLIED EXTERIOR ORNAMENT: none  
  
INTERIOR: --  
  
ENVIRONMENT/LANDSCAPING: paving  
  
ALTERATIONS/DATES: originally Sonoran Ranch style--W front bay demolished, steel casement windows partially replaced with aluminum (1980s)--part of commercial strip

**STATEMENT OF SIGNIFICANCE**

1. Theme/Context: Suburban development in Tucson during the first half of the twentieth century, as exemplified in the Sam Hughes Neighborhood.
2. Historical Association: Built during the second phase of development in the neighborhood, during recovery from the Depression.
3. Architectural Association: This dwelling was a representative example of the Sonoran Ranch style, but because of inappropriate alterations to the building's original form and massing, as well as changes to its original setting, it has lost its historic character and its ability to contribute architecturally to the neighborhood.

**BIBLIOGRAPHY/SOURCES**

Property Record Files, Pima County Assessor's Office  
Tucson City Directories  
Neighborhood Interviews

**NATIONAL REGISTER STATUS**

Listed  Date \_\_\_\_\_ Individually Eligible  Potentially Eligible as Contributing Property   
Not eligible due to AGE  INTEGRITY  Are conditions reversible? YES  NO

**REFERENCE FILES/REPORTS**

- 1.:
- 2.:
- 3.:

SURVEYOR: M. Rieder SURVEY DATE: 02/98, 06/00 DATE FORM COMPLETED: 06/00

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: Broadway Boulevard: Euclid to Country Club

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

Address 2731 E. Broadway Blvd.

City or Town: Tucson vicinity County: Pima Tax Parcel No. 125-09-1080

Township: 14S Range: 14E Section: 8 Quarter Section: SE Acreage: <1

Block: N/A Lot(s): 56 Plat (Addition): Terra DeConcini Year of plat (addition): 1937

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

Architect: not determined known (source:)

Builder: not determined known (source:)

Construction Date: 1949 known estimated (source: Assessor)

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.

Originally Residential
Now Commercial

Sources: Assessor

PHOTO INFORMATION

Date of photo: 4/18/09
View Direction (looking towards) N
Negative No.: BC-2731



**SIGNIFICANCE**

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

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

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

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

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

**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)  
Originally Vernacular style residence. Interior modifications for change of use, and  
façade modifications (prior to 1965).

3. SETTING (Describe the natural and/or built environment around the property) \_\_\_\_\_  
Converted residential now commercial with concrete walk and asphalt parking area

Describe how the setting has changed since the property's period of significance: \_\_\_\_\_  
Originally residential with grass yard, concrete front walk and gravel driveway.

4. MATERIALS (Describe the materials used in the following elements of the property)  
Walls (structure): Masonry Foundation: Concrete Roof: Asphalt  
Windows: Steel casement, aluminum slider  
If the windows have been altered, what were they originally? Likely more steel casement  
Wall Sheathing: Stucco  
If the sheathing has been altered, what was it originally? Brick

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

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

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

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

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

**FORM COMPLETED BY:**

Name and Affiliation: Ralph Comey & Janet Parkhurst, Associated Architects Date: 7/28/09  
Mailing Address: 3834 E. Calle Cortez, Tucson, Arizona 85716 Phone No.: 520-320-9043

**ARIZONA HISTORIC PROPERTY INVENTORY FORM**

Accession No.

State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

SURVEY SITE NO.: 125-09-1080  
SURVEY AREA: Sam Hughes Neighborhood

COUNTY: Pima  
PROPERTY NAME: --

**IDENTIFICATION**

ADDRESS: 2731 E. Broadway Blvd.  
CITY/TOWN: Tucson

LOT: 56, E10' of 55    BLOCK: --    PLAT: Terra de Concini  
TOWNSHIP: 14 S    RANGE: 14 E    SEC.: 08    QTR.: SE    USGS QUAD: Tucson 1992  
UTM REFERENCE    ZONE 12    EASTING \_\_\_\_\_    NORTHING \_\_\_\_\_    ACREAGE: <1 acre

PROPERTY TYPE: building

**HISTORIC USES**

- 1.: single dwelling
- 2.: --

PRESENT USE: business

STYLE: Ranch

CONSTRUCTION DATE: 1940  
Known x      Estimated x  
Date Source: county records, city directories

ARCHITECT/BUILDER/CRAFTSMAN  
--

STRUCTURAL CONDITION  
Good x      Fair \_      Poor \_  
Comments: --

INTEGRITY OF ORIGINAL FEATURES  
Good \_      Fair \_      Poor x  
Comments: major alterations

**Negative No.**

- 1.: 30-21
- 2.: 30-22

**Date of Photo**

- 1.: July 1998
- 2.: July 1998

**View**

- 1.: N
- 2.: NW

Photographer or Source  
SHNA Volunteers

Additional Photos Attached \_



**ARCHITECTURAL DESCRIPTION**

STORIES: 1

FOUNDATION: concrete

STRUCTURAL MATERIALS: brick

WALL CLADDING: painted brick

ROOF TYPE: gabled--open eaves with fascia

ROOF CLADDING: asphalt shingle

OUTBUILDINGS: none

WINDOWS: steel casement, aluminum

ENTRY: off-center, paneled wood door

VERANDAS: none

APPLIED EXTERIOR ORNAMENT: fixed shutters

INTERIOR: --

ENVIRONMENT/LANDSCAPING: paving

ALTERATIONS/DATES: apartment added on rear (1950s). room with aluminum windows added on front (1970s)--part of commercial strip

**STATEMENT OF SIGNIFICANCE**

1. Theme/Context: Suburban development in Tucson during the first half of the twentieth century, as exemplified in the Sam Hughes Neighborhood.

2. Historical Association: Built during the second phase of development in the neighborhood, during recovery from the Depression.

3. Architectural Association: This dwelling was a representative example of the Ranch style, but because of inappropriate alterations to the building's original form and massing, as well as changes to its original setting, it has lost its historic character and its ability to contribute architecturally to the neighborhood.

**BIBLIOGRAPHY/SOURCES**

Property Record Files, Pima County Assessor's Office  
Tucson City Directories  
Neighborhood Interviews

**NATIONAL REGISTER STATUS**

Listed  Date \_\_\_\_\_ Individually Eligible   
Not eligible due to AGE  INTEGRITY

Potentially Eligible as Contributing Property   
Are conditions reversible? YES  NO

**REFERENCE FILES/REPORTS**

- 1.:
- 2.:
- 3.:

SURVEYOR: M. Rieder

SURVEY DATE: 02/98, 06/00

DATE FORM COMPLETED: 06/00

# 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: Broadway Boulevard: Euclid to Country Club

Historic Name(s): \_\_\_\_\_  
(Enter the name(s), if any, that best reflects the property's historic importance.)

Address 2801 E. Broadway Blvd.

City or Town: Tucson  vicinity County: Pima Tax Parcel No. 125-09-1090

Township: 14S Range: 14E Section: 8 Quarter Section: SE Acreage: <1

Block: N/A Lot(s): 57 Plat (Addition): Terra DeConcini Year of plat (addition): 1937

UTM reference: Zone 12 Easting \_\_\_\_\_ Northing \_\_\_\_\_ USGS 7.5' quad map: Tucson

Architect: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Builder: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Construction Date: 1943  known  estimated (source: Assessor)

## STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: \_\_\_\_\_

Poor (major problems; imminent threat) Describe: \_\_\_\_\_

Ruin/Uninhabitable

## USES/FUNCTIONS

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

Residential

Residential/Commercial,

Office

Sources: Assessor

## PHOTO INFORMATION

Date of photo: 4/18/09

View Direction (looking towards)

N

Negative No.: BC-2801



**SIGNIFICANCE**

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

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

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

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

(see continuation sheet)

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

**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)  
Vernacular gable-front and wing residence, change of use only, appears unaltered

3. SETTING (Describe the natural and/or built environment around the property) \_\_\_\_\_  
Decomposed granite and river stone yard, concrete walk, asphalt parking area

Describe how the setting has changed since the property's period of significance: \_\_\_\_\_  
Originally residential with grass yard, front concrete walk, gravel driveway

4. MATERIALS (Describe the materials used in the following elements of the property)  
Walls (structure): Masonry Foundation: Concrete Roof: Asphalt shingles  
Windows: Steel casement, steel with fixed glass  
If the windows have been altered, what were they originally? All steel casement  
Wall Sheathing: Stucco  
If the sheathing has been altered, what was it originally? Brick

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

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

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

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

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

**FORM COMPLETED BY:**

Name and Affiliation: Ralph Comey & Janet Parkhurst, Associated Architects Date: 7/28/09

**ARIZONA HISTORIC PROPERTY INVENTORY FORM**

Accession No.

State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

SURVEY SITE NO.: 125-09-1090  
SURVEY AREA: Sam Hughes Neighborhood

COUNTY: Pima  
PROPERTY NAME: --

**IDENTIFICATION**

ADDRESS: 2801 E. Broadway Blvd.  
CITY/TOWN: Tucson

LOT: 57, W10' of 58    BLOCK: --    PLAT: Terra de Concini  
TOWNSHIP: 14 S    RANGE: 14 E    SEC.: 08    QTR.: SE    USGS QUAD: Tucson 1992  
UTM REFERENCE    ZONE 12    EASTING \_\_\_\_\_    NORTHING \_\_\_\_\_    ACREAGE: <1 acre

PROPERTY TYPE: building

**HISTORIC USES**

- 1.: single dwelling
- 2.: --

PRESENT USE: business

STYLE: Ranch

CONSTRUCTION DATE: 1940  
Known \_    Estimated x  
Date Source: county records, city directories

ARCHITECT/BUILDER/CRAFTSMAN  
--

**STRUCTURAL CONDITION**

Good x    Fair \_    Poor \_  
Comments: --

**INTEGRITY OF ORIGINAL FEATURES**

Good \_    Fair \_    Poor x  
Comments: major alterations

**Negative No.**

- 1.: 30-23
- 2.: 30-24

**Date of Photo**

- 1.: July 1998
- 2.: July 1998

**View**

- 1.: N
- 2.: ENE

Photographer or Source  
SHNA Volunteers

Additional Photos Attached \_



**ARCHITECTURAL DESCRIPTION**

STORIES: 1  
FOUNDATION: concrete  
STRUCTURAL MATERIALS: brick  
  
WALL CLADDING: painted brick  
  
ROOF TYPE: gabled--open eaves  
  
ROOF CLADDING: asphalt shingle  
  
OUTBUILDINGS: none  
  
WINDOWS: steel casement, glass block

VERANDAS: entry porch--wood posts  
  
APPLIED EXTERIOR ORNAMENT: none  
  
INTERIOR: --  
  
ENVIRONMENT/LANDSCAPING: lawn, paving  
  
ALTERATIONS/DATES: window in E front bay replaced with doorway, rooms added on rear (1950s)--part of commercial strip

ENTRY: paneled wood doors

**STATEMENT OF SIGNIFICANCE**

1. Theme/Context: Suburban development in Tucson during the first half of the twentieth century, as exemplified in the Sam Hughes Neighborhood.
2. Historical Association: Built during the second phase of development in the neighborhood, during recovery from the Depression.
3. Architectural Association: This dwelling was a representative example of the Ranch style, but because of alterations to the building's original form and setting, it has lost its historic character and its ability to contribute architecturally to the neighborhood.

**BIBLIOGRAPHY/SOURCES**

Property Record Files, Pima County Assessor's Office  
Tucson City Directories  
Neighborhood Interviews

**NATIONAL REGISTER STATUS**

Listed  Date \_\_\_\_\_ Individually Eligible  Potentially Eligible as Contributing Property   
Not eligible due to AGE  INTEGRITY  Are conditions reversible? YES  NO

**REFERENCE FILES/REPORTS**

- 1.:
- 2.:
- 3.:

SURVEYOR: M. Rieder

SURVEY DATE: 02/98, 06/00

DATE FORM COMPLETED: 06/00

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: Broadway Boulevard: Euclid to Country Club

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

Address 2807 E. Broadway Blvd.

City or Town: Tucson vicinity County: Pima Tax Parcel No. 125-09-1100

Township: 14S Range: 14E Section: 8 Quarter Section: SE Acreage: <1

Block: N/A Lot(s): 58 Plat (Addition): Terra DeConcini Year of plat (addition): 1937

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

Architect: not determined known (source:)

Builder: not determined known (source:)

Construction Date: 1943 known estimated (source: Assessor)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

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

Residential, Office

Sources: Assessor

PHOTO INFORMATION

Date of photo: 4/18/09 View Direction (looking towards) N Negative No.: BC-2807



**SIGNIFICANCE**

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

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

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

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

(see continuation sheet)

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

**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) Vernacular style residence, unchanged visually, change of use

3. SETTING (Describe the natural and/or built environment around the property) Concrete front walk, gravel yard with palm trees, gravel driveway.

Describe how the setting has changed since the property's period of significance: Originally residential. Now minimally changed

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

Windows: Steel casement

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

Wall Sheathing: Stucco

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

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

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

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

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

Property  is  is not eligible individually.

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

More information needed to evaluate.

If not considered eligible, state reason: \_\_\_\_\_

**FORM COMPLETED BY:**

Name and Affiliation: Ralph Comey & Janet Parkhurst, Associated Architects Date: 7/28/09

Mailing Address: 3834 E. Calle Cortez, Tucson, Arizona 85716 Phone No.: 520-320-9043

**ARIZONA HISTORIC PROPERTY INVENTORY FORM**

Accession No.

□ □ □ □ □

State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

SURVEY SITE NO.: 125-09-1100  
SURVEY AREA: Sam Hughes Neighborhood

COUNTY: Pima  
PROPERTY NAME: --

**IDENTIFICATION**

ADDRESS: 2807 E. Broadway Blvd.  
CITY/TOWN: Tucson

LOT: E40' of 58, W20' of 59 BLOCK: -- PLAT: Terra de Concini  
TOWNSHIP: 14 S RANGE: 14 E SEC.: 08 QTR.: SE USGS QUAD: Tucson 1992  
UTM REFERENCE ZONE 12 EASTING \_\_\_\_\_ NORTHING \_\_\_\_\_ ACREAGE: <1 acre

PROPERTY TYPE: building

**HISTORIC USES**

- 1.: single dwelling
- 2.: --

PRESENT USE: business

STYLE: Sonoran Ranch

CONSTRUCTION DATE: 1940  
Known \_ Estimated x  
Date Source: county records, city directories

ARCHITECT/BUILDER/CRAFTSMAN  
--

STRUCTURAL CONDITION  
Good x Fair \_ Poor \_  
Comments: --

INTEGRITY OF ORIGINAL FEATURES  
Good \_ Fair \_ Poor x  
Comments: major change in setting

Negative No.  
1.: 30-25  
2.: 30-26  
Date of Photo  
1.: July 1998  
2.: July 1998

View  
1.: N  
2.: NW

Photographer or Source  
SHNA Volunteers

Additional Photos Attached \_



**ARCHITECTURAL DESCRIPTION**

STORIES: 1  
FOUNDATION: concrete  
STRUCTURAL MATERIALS: brick

WALL CLADDING: stucco

ROOF TYPE: flat--parapet with coping

ROOF CLADDING: composition

OUTBUILDINGS: carport

WINDOWS: steel casement

VERANDAS: entry terrace

APPLIED EXTERIOR ORNAMENT: none

INTERIOR: --

ENVIRONMENT/LANDSCAPING: lawn, paving

ALTERATIONS/DATES: carport (1960s), entry canopy (1990s)

ENTRY: off-center, paneled wood door--metal canopy

**STATEMENT OF SIGNIFICANCE**

1. Theme/Context: Suburban development in Tucson during the first half of the twentieth century, as exemplified in the Sam Hughes Neighborhood.

2. Historical Association: Built during the second phase of development in the neighborhood, during recovery from the Depression.

3. Architectural Association: This dwelling is a representative example of the Sonoran Ranch style, which appeared in the late 1930s and which was the only original regional style of the postwar years. Related to the Spanish Pueblo Revival but unique to Tucson, the style was an adaptation of regional Hispanic vernacular architecture, the traditional Sonoran style. However, the building is now part of the commercial strip along the north side of E. Broadway. Because it has been disconnected from its original residential context, the building has lost its ability to contribute architecturally to the neighborhood.

**BIBLIOGRAPHY/SOURCES**

Property Record Files, Pima County Assessor's Office  
Tucson City Directories  
Neighborhood Interviews

**NATIONAL REGISTER STATUS**

Listed  Date \_\_\_\_\_ Individually Eligible  Potentially Eligible as Contributing Property   
Not eligible due to AGE  INTEGRITY  Are conditions reversible? YES  NO

**REFERENCE FILES/REPORTS**

- 1.:
- 2.:
- 3.:

SURVEYOR: M. Rieder

SURVEY DATE: 02/98, 06/00

DATE FORM COMPLETED: 06/00

**ARIZONA HISTORIC PROPERTY INVENTORY FORM**

Accession No.

□ □ □ □ □

State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

SURVEY SITE NO.: 125-09-1110

COUNTY: Pima

SURVEY AREA: Sam Hughes Neighborhood

PROPERTY NAME: --

**IDENTIFICATION**

ADDRESS: 2813 E. Broadway Blvd.

CITY/TOWN: Tucson

LOT: E30' of 59, W30' of 60 BLOCK: -- PLAT: Terra de Concini

TOWNSHIP: 14 S RANGE: 14 E SEC.: 08 QTR.: SE USGS QUAD: Tucson 1992

UTM REFERENCE ZONE 12 EASTING \_\_\_\_\_ NORTHING \_\_\_\_\_ ACREAGE: <1 acre

PROPERTY TYPE: building

**HISTORIC USES**

1.: single dwelling

2.: --

PRESENT USE: business

STYLE: Strip Mall Commercial

CONSTRUCTION DATE: 1940

Known \_ Estimated x

Date Source: county records, city directories

ARCHITECT/BUILDER/CRAFTSMAN

--

**STRUCTURAL CONDITION**

Good x Fair \_ Poor \_

Comments: --

**INTEGRITY OF ORIGINAL FEATURES**

Good \_ Fair \_ Poor x

Comments: major alterations

**Negative No.**

1.: 30-27

2.: 30-28

**Date of Photo**

1.: July 1998

2.: July 1998

**View**

1.: N

2.: NE

**Photographer or Source**

SHNA Volunteers

Additional Photos Attached \_



**ARCHITECTURAL DESCRIPTION**

STORIES: 1  
FOUNDATION: concrete  
STRUCTURAL MATERIALS: brick, concrete block,  
wood frame  
WALL CLADDING: painted brick, stucco

VERANDAS: none

APPLIED EXTERIOR ORNAMENT: none

ROOF TYPE: gabled--parapet added in front  
ROOF CLADDING: asphalt shingle, composition  
OUTBUILDINGS: none

INTERIOR: --

ENVIRONMENT/LANDSCAPING: paving

ALTERATIONS/DATES: originally Ranch style--front  
expanded and rebuilt (1980s)--part of commercial strip

WINDOWS: steel casement

ENTRY: storefront

**STATEMENT OF SIGNIFICANCE**

1. Theme/Context: Suburban development in Tucson during the first half of the twentieth century, as exemplified in the Sam Hughes Neighborhood.
2. Historical Association: Built during the second phase of development in the neighborhood, during recovery from the Depression.
3. Architectural Association: This dwelling was a representative example of the Ranch style, but because of inappropriate alterations to the building's original form and massing, as well as changes to its setting, it has lost its historic character and its ability to contribute architecturally to the neighborhood.

**BIBLIOGRAPHY/SOURCES**

Property Record Files, Pima County Assessor's Office  
Tucson City Directories  
Neighborhood Interviews

**NATIONAL REGISTER STATUS**

Listed  Date \_\_\_\_\_ Individually Eligible   
Not eligible due to AGE  INTEGRITY  Potentially Eligible as Contributing Property   
Are conditions reversible? YES  NO

**REFERENCE FILES/REPORTS**

- 1.:
- 2.:
- 3.:

SURVEYOR: M. Rieder

SURVEY DATE: 02/98, 06/00

DATE FORM COMPLETED: 06/00

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: Broadway Boulevard: Euclid to Country Club

Historic Name(s):

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

Address: 2819 E. Broadway Blvd.

City or Town: Tucson vicinity County: Pima Tax Parcel No. 125-09-1120

Township: 14S Range: 14E Section: 17 Quarter Section: NE Acreage: <1

Block: Lot(s): 60-61 Plat (Addition): Terra de Concini Year of plat (addition): 1937

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

Architect: not determined known (source:)

Builder: not determined known (source:)

Construction Date: 1986 known X estimated (source: Assessor)

STRUCTURAL CONDITION

X Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

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

Commercial (1986-present)

Sources: Assessor

PHOTO INFORMATION

Date of photo: 4/24/12

View Direction (looking towards)

N

Negative No.: 40



**SIGNIFICANCE**

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

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

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

**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) Single-story commercial building partially cantilevered over a parking area with rectangular massing, moderate setback, flat roof, recessed picture windows, and side stairwell. The building does not appear to have been significantly altered since its original construction.
- 3. SETTING (Describe the natural and/or built environment around the property)  
Located on the north side of Broadway Blvd adjacent to other commercial buildings.
- 4. MATERIALS (Describe the materials used in the following elements of the property)  
 Walls (structure): Wood/ Concrete block Foundation: Concrete/Stone Roof: Built up  
 Windows: Aluminum  
 If the windows have been altered, what were they originally? \_\_\_\_\_  
 Wall Sheathing: Stucco  
 If the sheathing has been altered, what was it originally? \_\_\_\_\_
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) NA

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

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

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

- Property  is  is not eligible individually.
- Property  is  is not eligible as a contributor to a potential historic district.
- More information needed to evaluate.
- If not considered eligible, state reason: Does not meet NPS criteria for age

**FORM COMPLETED BY:**

Name and Affiliation: City of Tucson Historic Preservation Office  
 Mailing Address: 310 N. Commerce Loop, P.O. Box 27210

Date: 4/23/12  
 Phone No.: 520-837-6961

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: Broadway Boulevard: Euclid to Country Club

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

Address 2831 E. Broadway Blvd.

City or Town: Tucson vicinity County: Pima Tax Parcel No. 125-09-1450

Township: 14S Range: 14E Section: 8 Quarter Section: SE Acreage: <1

Block: N/A Lot(s): pt. 30 Plat (Addition): Terra Annex Year of plat (addition): 1940

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

Architect: not determined known (source:)

Builder: not determined known (source:)

Construction Date: 1943 known estimated (source: Assessor)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

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

Residential:

Residential and Commercial:

Commercial

Sources: Assessor

PHOTO INFORMATION

Date of photo: 4/18/09

View Direction (looking towards)

N

Negative No.: BC-2831



**SIGNIFICANCE**

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

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

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

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

(see continuation sheet)

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

**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)  
Vernacular, gable-front and wing residence, appears unaltered

3. SETTING (Describe the natural and/or built environment around the property) \_\_\_\_\_  
Concrete walk, parking area

Describe how the setting has changed since the property's period of significance: \_\_\_\_\_  
Originally had front concrete walk, grass areas and gravel parking area

4. MATERIALS (Describe the materials used in the following elements of the property)  
Walls (structure): Masonry Foundation: Concrete Roof: Asphalt shingle  
Windows: Steel casement, fixed glass  
If the windows have been altered, what were they originally? N/A  
Wall Sheathing: Stucco  
If the sheathing has been altered, what was it originally? Brick

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

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

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

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

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

**FORM COMPLETED BY:**

Name and Affiliation: Ralph Comey & Janet Parkhurst, Associated Architects Date: 7/28/09  
Mailing Address: 3834 E. Calle Cortez, Tucson, Arizona 85716 Phone No.: 520-320-9043

**ARIZONA HISTORIC PROPERTY INVENTORY FORM**

Accession No.

□ □ □ □ □

State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

SURVEY SITE NO.: 125-09-1450  
SURVEY AREA: Sam Hughes Neighborhood

COUNTY: Pima  
PROPERTY NAME: --

**IDENTIFICATION**

ADDRESS: 2831 E. Broadway Blvd.  
CITY/TOWN: Tucson

LOT: S125' of 30    BLOCK: --    PLAT: Terra Annex  
TOWNSHIP: 14 S    RANGE: 14 E    SEC.: 08    QTR.: SE    USGS QUAD: Tucson 1992  
UTM REFERENCE    ZONE 12    EASTING \_\_\_\_\_    NORTHING \_\_\_\_\_    ACREAGE: <1 acre

PROPERTY TYPE: building

**HISTORIC USES**

- 1.: single dwelling
- 2.: --

PRESENT USE: business

STYLE: Ranch

CONSTRUCTION DATE: 1940  
Known x    Estimated \_  
Date Source: county records, city directories

ARCHITECT/BUILDER/CRAFTSMAN  
--

STRUCTURAL CONDITION  
Good x    Fair \_    Poor \_  
Comments: --

INTEGRITY OF ORIGINAL FEATURES  
Good \_    Fair \_    Poor x  
Comments: major alterations

Negative No.  
1.: 30-29  
2.: 30-30  
Date of Photo  
1.: July 1998  
2.: July 1998  
View  
1.: N  
2.: NE

Photographer or Source  
SHNA Volunteers

Additional Photos Attached \_



**ARCHITECTURAL DESCRIPTION**

STORIES: 1  
FOUNDATION: concrete  
STRUCTURAL MATERIALS: brick

WALL CLADDING: stucco

ROOF TYPE: gabled--open eaves with fascia

ROOF CLADDING: asphalt shingle

OUTBUILDINGS: garage

WINDOWS: steel casement, wood fixed

ENTRY: off-center, paneled wood door

VERANDAS: entry porch--wood posts

APPLIED EXTERIOR ORNAMENT: none

INTERIOR: --

ENVIRONMENT/LANDSCAPING: paving

ALTERATIONS/DATES: extensively remodeled (1980s)  
--part of commercial strip

**STATEMENT OF SIGNIFICANCE**

1. Theme/Context: Suburban development in Tucson during the first half of the twentieth century, as exemplified in the Sam Hughes Neighborhood.
2. Historical Association: Built during the second phase of development in the neighborhood, during recovery from the Depression.
3. Architectural Association: This dwelling was a representative example of the Ranch style, but because of inappropriate alterations to the building's original form and massing, as well as changes to its setting, it has lost its historic character and its ability to contribute architecturally to the neighborhood.

**BIBLIOGRAPHY/SOURCES**

Property Record Files, Pima County Assessor's Office  
Tucson City Directories  
Neighborhood Interviews

**NATIONAL REGISTER STATUS**

Listed  Date \_\_\_\_\_ Individually Eligible  Potentially Eligible as Contributing Property   
Not eligible due to AGE  INTEGRITY  Are conditions reversible? YES  NO

**REFERENCE FILES/REPORTS**

- 1.:
- 2.:
- 3.:

SURVEYOR: M. Rieder

SURVEY DATE: 02/98, 06/00

DATE FORM COMPLETED: 06/00

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: Broadway Boulevard: Euclid to Country Club

Historic Name(s):

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

Address: 2929 E. Broadway Blvd.

City or Town: Tucson vicinity County: Pima Tax Parcel No. 125-01-1250

Township: 14S Range: 14E Section: 17 Quarter Section: NE Acreage: <1

Block: Lot(s): Plat (Addition): NA Year of plat (addition):

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

Architect: X not determined known (source:)

Builder: X not determined known (source:)

Construction Date: 1956 known X estimated (source: Assessor)

STRUCTURAL CONDITION

X Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

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

Commercial (1956-present)

Sources: Assessor

PHOTO INFORMATION

Date of photo: 4/24/12

View Direction (looking towards)

N

Negative No.: 42



**SIGNIFICANCE**

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

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

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

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

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

Architectural Style: Modern Commercial

**INTEGRITY**

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

1. LOCATION  Original Site  Moved (date \_\_\_\_\_) Original Site: \_\_\_\_\_

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) Two-story commercial building with boxy massing, narrow setback, flat roof, picture windows, brick coping along walls and between windows, and recessed entry. At an unknown date, the entry windows and doors were obscured by shade screens and the upper story windows were replaced.

3. SETTING (Describe the natural and/or built environment around the property) Located on the north side of Broadway Blvd near Country Club Rd and abutting adjacent commercial buildings.

4. MATERIALS (Describe the materials used in the following elements of the property)  
Walls (structure): Composite brick Foundation: Concrete Roof: Tar and gravel built up  
Windows: Unknown  
If the windows have been altered, what were they originally? \_\_\_\_\_  
Wall Sheathing: Stucco  
If the sheathing has been altered, what was it originally? \_\_\_\_\_

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

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

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

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

Property  is  is not eligible individually.  
Property  is  is not eligible as a contributor to a potential historic district.  
 More information needed to evaluate.  
If not considered eligible, state reason: Replaced windows, and windows and entry obscured by screens.

**FORM COMPLETED BY:**

Name and Affiliation: City of Tucson Historic Preservation Office  
Mailing Address: 310 N. Commerce Loop, P.O. Box 27210

Date: 4/23/12  
Phone No.: 520-837-6961

**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: Broadway Boulevard: Euclid to Country Club

Historic Name(s):

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

Address: 2955 E. Broadway Blvd.

City or Town: Tucson  vicinity County: Pima Tax Parcel No. 125-01-1230

Township: 14S Range: 14E Section: 17 Quarter Section: NE Acreage: <1

Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Plat (Addition): NA Year of plat (addition): \_\_\_\_\_

UTM reference: Zone 12 Easting \_\_\_\_\_ Northing \_\_\_\_\_ USGS 7.5' quad map: Tucson

Architect: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Builder: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Construction Date: 1955  known  estimated (source: Assessor)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: \_\_\_\_\_

Poor (major problems; imminent threat) Describe: \_\_\_\_\_

Ruin/Uninhabitable

USES/FUNCTIONS

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

Commercial (1955-present)

Sources: Assessor

PHOTO INFORMATION

Date of photo: 4/24/12

View Direction (looking towards)

NW

Negative No.: 43



**SIGNIFICANCE**

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

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

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

**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)  
Single-story commercial building with boxy massing, shallow setback, recessed corner entry, small fixed windows, flat roof with coping, abutted to the west by a decorative wall with cut-out. The recessed corner entry was added to the façade sometime in the late 1970s.

3. SETTING (Describe the natural and/or built environment around the property)  
Located on the north side of Broadway Blvd near Country Club Rd and abutting adjacent commercial buildings.

4. MATERIALS (Describe the materials used in the following elements of the property)  
 Walls (structure): Composite brick Foundation: Concrete Roof: Tar and gravel built up  
 Windows: Unknown  
 If the windows have been altered, what were they originally? \_\_\_\_\_  
 Wall Sheathing: Stucco  
 If the sheathing has been altered, what was it originally? \_\_\_\_\_

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

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

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

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

Property  is  is not eligible individually.  
 Property  is  is not eligible as a contributor to a potential historic district.  
 More information needed to evaluate.  
 If not considered eligible, state reason: Non-reversible alterations to the façade

**FORM COMPLETED BY:**

Name and Affiliation: City of Tucson Historic Preservation Office  
 Mailing Address: 310 N. Commerce Loop, P.O. Box 27210

Date: 4/23/12  
 Phone No.: 520-837-6961