

Goal

Preserve historic buildings and structures along Stone Avenue to strengthen the corridor’s identity and sense of place.

Stone Avenue cuts through a cross section of Tucson’s history. The record of this development can be seen in the adjoining neighborhoods. Like tree rings, bands of urban growth express the passage of time and differing socioeconomic conditions that shaped their formation. North from the historic railroad bridge at 6th Street, there are four districts in close proximity to Stone that have been designated historic at the national and/or local level.

- Tucson Warehouse Historic District
(National & Local)
- West University Historic District
(National & Local)
- Dunbar/Spring Historic District
(National & Local)
- Feldman’s Addition Historic District
(National)



Stone Avenue historic underpass at 6th Street. Photo: 1936

Recommendations

The City of Tucson, through the Citizen and Neighborhood Services, should apply for a multiple property nomination to the National Register of Historic Places.

The two central criteria for historic preservation are significance and integrity. Sites or structures 50 years old or more are worth saving if: (1) they are significant for association with a historical event, as exemplary of a type of design or construction, or as the work of a recognized master architect/builder, and (2) if they retain integrity of location, design, setting, materials, workmanship, feeling, and association.

For much of the corridor, new and old buildings are interspersed. The greatest concentration of historic structures is on the east side of Stone Avenue from 6th Street to Speedway Boulevard. In spite of a reasonable quantity of historic structures, there are few buildings that exist within a historic fabric. Except for De Anza Park at Speedway & Stone (a contributing site in the West University Historic District), no recognized historic properties are located on Stone Avenue itself. Even along bordering historic

districts, there are not large concentrations of historic buildings that present a coherent streetscape. A few groupings do exist, and these should be given first attention (see centerfold map). Individual building types may have importance on their own, such as corner markets or early pre-fabricated metal gas stations. The fragmented quality of historic stock is indicative of the fragmented character of land use in the corridor in general.

Taken individually, structures along Stone Avenue may not have sufficient significance and integrity to warrant inclusion in the National Register of Historic Places. However, taken as a whole within the historic context of the development of Tucson along the corridor, a multiple-property nomination could be written to create a “Stone Avenue Historic Corridor.” The historic context to be developed would relate to transportation and the urbanization of Tucson over the first half of the 20th century. The designation would confer historic status to each contributing structure and provide owners with certain benefits. These benefits are summarized on the back of this Study Card.

Historic Preservation

Recommendations Continued

Maintain the historic building/street setback to define the space of the street as an urban corridor.

This recommendation is particularly applicable along the corridor between Sixth Street and Grant Road.

Create the “Rolling Stone Trail” self-guided historic tour.

(See Study Card titled “Rolling Stone Trail.”)

Maintain historic properties with support of Arizona Heritage Fund (AHF) Matching Grants from the Arizona State Historic Preservation Office (SHPO).

See contact information for the Arizona SHPO on this page.

Promote adaptive reuse of historic properties as an important element in the revitalization of the corridor.

See Study Card titled *Adaptive Reuse Prototype* for an example of how historic properties on Stone Avenue might be adapted for contemporary uses.

Potential Benefits of Historic Preservation for Property Owners

- 50% property tax reduction with historic status.
- Federal income tax credits available for rehabilitation projects.
- Arizona Heritage Fund matching grants for maintaining or purchasing historic properties.
- Available through the Arizona SHPO.

**Have questions about the study results?
Contact the City of Tucson
Comprehensive Planning Task Force
at 791-4505.**

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Potential Liabilities of Historic Preservation for Property Owners

- If standards are not followed, a property can be “de-listed.” This means the property would not be eligible for the historic property tax reduction or for other historic preservation grants. There is, however, no legal repercussion beyond de-listing.
- Additions and repairs must follow the Secretary of the Interior’s Standards for Rehabilitation. Neighborhood Advisory Boards and the Tucson-Pima County Historical Commission review modifications for compliance.

Contacts Regarding Historic Preservation

City

Comprehensive Planning Task Force
Historic Preservation Officer,
Ms. Marty McCune
345 E. Toole Avenue, 1st Floor
PO Box 27210, Tucson, AZ 85726-7210
Phone: (520) 791-4505

City/County

Tucson-Pima County Historical Commission
Chairperson, Dr. Teresita Majewski, Ph.D.
City Clerk: Boards & Commissions Office
PO Box 27210, Tucson, AZ 85726-7210
Phone: (520) 791-4121

County

Pima County Cultural Resources Office
Linda Mayro, Manager
201 N. Stone Avenue, 7th Floor, Tucson, AZ 85701-1207
Phone: (520) 740-6451

State

Arizona State Historic Preservation Office (SHPO)
State Historic Preservation Officer, James Garrison
Arizona State Parks
1300 W. Washington Street, Phoenix, AZ 85007
Phone: (602) 542-4009

Federal

The Arizona SHPO (see above) has responsibility for overseeing and implementing the National Historic Preservation Act of 1966, including Arizona nominations for the National Register of Historic Places and the Secretary of the Interior’s Standards for Rehabilitation.