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520-326-3700

FOX TUCSON THEATRE

# INFILL INCENTIVE DISTRICT
# RIO NUEVO AREA SUBMITTAL PACKAGE for:

## Demolition of 27 N Stone Ave
## Site Number 117-12-033A
## Contributor: Downtown Historic District
RNA number:

MAY 02, 2025


**OWNER**
Fox Tucson Theatre
30 N. Church Avenue
Tucson, Arizona 85701

**PREPARED BY ARCHITECT**
Swaim Associates, LTD
7350 E. Speedway Blvd, Suite 210
Tucson, AZ 85710




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# Fox Theatre Expansion
# 27 N. Stone Ave – Demolition Request per UDC Section 5.8.10

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7350 E SPEEDWAY 210
TUCSON, ARIZONA 85710
(520) 326-3700 FAX 326-1148

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# SECTION A
## Executive Summary



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05.02.25

**To: Koren Manning, Director**
**City of Tucson**
**Planning and Development Services Department**

**ATTACHMENT A - EXECUTIVE SUMMARY**
**Expansion of the Fox Tucson Theatre; demolition request for Contributing Historic Properties at 27 N Stone Ave per UDC Section 5.12.7 Rio Nuevo Zoning Design Standards and 5.8.10.E Demolition Review**

……,

Over the last two years, the Fox Building Expansion Committee has been hard at work planning for the eventual expansion of the Fox Theatre to the properties at 1 W Congress and 27 N Stone Ave, acquired by the Fox Theatre in 2022. At this point, the team is at a crossroads in terms of the future of the project development and is seeking permission to demolish the property located at 27 N Stone Ave. This property is listed as a contributing property to the downtown historic district, requiring Mayor and Council approval for the demolition. An outline of the process and project development are below, with supplemental information attached.

**Project History**

The Fox Tucson Theatre, individually listed in the National Register of Historic Places and a local landmark, was originally constructed in 1930 and has seen a significant resurgence of use and importance in the community since the completion of the renovations in the early 2000's. The number and variety of events have continued to grow, creating tremendous opportunity while also giving rise to significant challenges.

The most significant challenge to improving the patron and artist experience and the ability to serve the community has been the 'landlocked" nature of the facility. Because the theatre is bound in on all sides by commercial properties, it has not been possible to increase the audience or back of house space to accommodate the contemporary needs of a theatre of this size.

In 2022, the Fox Tucson Theatre Foundation was presented with the opportunity to purchase the adjacent properties at the corner of Congress and Stone, which represents the only viable option for any possibility of physical expansion. Viewing this as a once in a lifetime opportunity, the Foundation quickly mobilized, and, with the support of Rio Nuevo, was able to purchase the property with the intent to transform the Fox Tucson Theatre into a Performing Arts Center campus.

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Beginning in 2022, the design team, including Swaim Associates Architects and Sundt Construction, held a series of visioning sessions with the Fox Building Committee to determine the critical success factors required to deliver a successful project (attached). Among these, and most critically, are goals to improve the patron experience with more space to socialize, expanded universal accessibility, create an additional performance space within the overall campus designed for community events and local organizations, and ensure the financial sustainability of the historic Fox Theatre.

After 18 months of investigation, the team determined that due to several constraints and limitations of the existing site and facility, the most effective way to fully deliver on the project's primary goals, and use our donor and taxpayer funding responsibly, would be to demolish the existing structures along Stone Ave. The full documentation of the existing site's current conditions and historic context is included in **Attachment C**

We know the loss of any contributing structure is not something to take lightly, and both extensive study and community engagement are necessary to build the confidence that the loss of a contributing historic asset is justified, given the potential community benefit. Throughout our design process, we have continued to engage with the community to foster input and feedback as the project concept has developed. These engagement opportunities included the Mayor and Council, Arts Community, Culinary Community, Business Community, Historic Preservation Community, DNARC, Tucson/Pima County Historic Commission, Planning and Development Services Staff, Donors, Patrons, Fox Staff, and the Fox Board. A narrative of this engagement is in **Attachment E-5**. In all cases, we have been open and responsive to community concerns and feedback and have significantly modified our approach to the replacement building planning and appearance to reflect the community's values as they have been expressed to us. We feel strongly that the final project needs to be a clear expression of the Tucson community and its commitment to the performing arts in Downtown.

**Zoning requirements for the request for demolitions**

The properties are in the Rio Nuevo Area (RNA), under the Downtown Infill Incentive District (IID). Per the City of Tucson Unified Development Code (UDC) Section 5.12.7 Rio Nuevo Zoning Design Standards, any development located in the Rio Nuevo Area Overlay in Downtown Tucson is required to preserve all contributing or eligible structures in accordance with the Secretary of the Interior Standards. Our team thoroughly investigated the options for incorporation of the existing façades into the new structure and found them cost-prohibitive (see David Volk's market analysis attached). UDC Section 5.12.7.E indicates that demolition of a contributing structure may be allowed under the RNA by a Mayor and Council vote, per Section 5.8.10.E.

The attached documentation is the economic use study and supporting materials required by UDC section 5.8.10.E to facilitate the request for demolition approval by the Mayor and Council.

While we agree that the loss of a contributing historic structure should be avoided where feasible, we have come to the realization that, for this specific site, this specific contributing structure, and this specific project, demolition is the appropriate course of action, provided that the replacement structure will be compatible with, and enhance, the status and stature of the Historic Fox Theatre and the Downtown environment.

It should be noted that, under RNA design standards, it is expressly permitted for an applicant to request the demolition of a contributing property, provided they meet certain criteria and provide all required information. This decision is to be made publicly by the Mayor and Council, clearly expressing that the intent of the City of Tucson Unified Development Code and Rio Nuevo Area is to allow the community to have conversations about specific properties, constraints, and opportunities, to decide if the proposed community benefit justifies the loss of a contributing historic property.

Once the determination was made that the demolition request was the appropriate action, our intent from the beginning has been to facilitate this conversation to express the Fox Theatre's needs and importance honestly as it relates to the decision to allow or deny the demolition request and allow the community, through the Mayor and Council, to make this important decision.

**Attachment D** is the documentation required for the request for demolition under UDC section 5.8.10E, and below is a summary list of those items.

**UDC section 5.8.10.E**

2. **Reasonable Economic Uses**

When reasonable economic use of the property is prevented due to the effect of this ordinance, the owner has to prove that reasonable use of the property cannot be made. The public benefits obtained from retaining the historic resource are analyzed and duly considered by the PDSD, the applicable HPZ Advisory Board, and the Tucson-Pima County Historical Commission Plans Review Subcommittee. The owner shall submit the following information by affidavit to the PDSD for transmittal to the review bodies for evaluation and recommendation:

a. Except as provided in Section 5.8.10.E.2.a(10), for all property:

(1) The assessed value of the land and structure thereon according to the two most recent assessments Attachment **D-3-a-01**

(2) Real estate taxes for the previous two years Attachment **XX D-3-a-02 & 03 – note that the Fox applied for property tax exemption as a nonprofit and received it for the 2024 year. It was too late for 2023, as tax had already been levied by the time we acquired the property. The smaller tax in 2024 represents the Business Improvement District, which nonprofits also pay.**

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(3) The date of purchase of the property or other means of acquisition of title, such as by gift or inheritance; **Attachment D-3-a-04**

(4) Annual debt service, if any, for the previous two years; **Attachment D-3-a-05**

(5) All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, insurance, or ownership of property; **Attachment D-3-a-06**

(6) Any listing of the property for sale or rent, price asked, and offers received, if any; **Not applicable D-3-a-07 – It is not the intent of the Fox Theatre Foundation to rent or sell the properties**

(7) Any consideration by the owner as to profitable adaptive uses for the property; **See narrative Attachment D-3-a-08**

(8) The current fair market value of the property as determined by at least two independent appraisals; **Per Staff Discussion five comparable properties were provided by Volk Companies in lieu of current appraisals Attachment D-3-a-09**

(9) An estimate of rehabilitation cost to restore the property to active use; Attachment **D-3-a-10**

b. In addition to the requirements in Section 5.8.10.E.2.a, owners of income-producing property shall submit the following:

(1) Annual gross income from the property for the previous two years; **Attachment D-3-b-01**

(2) Itemized operating and maintenance expenses for the previous two years, including proof that adequate and competent management procedures were followed; **Attachment D-3-b-02**

(3) Annual cash flow, if any, for the previous two years; **Attachment D-3-b-03**

(4) Proof that efforts have been made by the owner to obtain a reasonable return on investment based on previous service; Attachment **D-3-b-04**

This document and the attached materials are our request for demolition of the aforementioned Stone Ave properties. We understand the process will include a presentation to the Design Review Board, Tucson/Pima County Historical Commission, and eventually a presentation to the Mayor and Council for final resolution on the request.

Two final comments;

1. In order for The Fox to move forward confidently and finalize the replacement plan, project cost, and the overall capital need, the team needs final resolution on whether the community, through the Mayor and Council, will approve the demolition.
2. This step is solely the approval for the demolition. As the Fox Expansion Project continues forward, our design process and community engagement will continue throughout the remaining steps of the design process, ensuring that the ultimate resolution of the Fox Theatre expansion is an expression of the community's desire to support the future of the Fox. See **Attachment E** for the concept replacement plan CDRC submittal.

Feel free to reach out with any questions, concerns, or comments

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Michael Becherer, AIA
Principal
Swaim Associates Architects

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# SECTION B
## Demolition Notification Notice



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CITY OF TUCSON

Will be submitted 15 days prior to start of demolition

**PLANNING & DEVELOPMENT**
**SERVICES DEPARTMENT**

# Confirmation of Notice of Demolition

As required by section 3303.1.1 of the City of Tucson Building Code, I (the undersigned) hereby confirm that I have identified and notified all property owners located adjacent to:

27 N. Stone Ave Tucson, AZ 85701

Property address

On this date:_____

By the following method:_____

I further confirm that demolition of the structure at this address will not commence until at least 15 days after all notices have been executed.

Printed Name: Michael Becherer

Residential or Business Address 7350 E Speedway Blvd #210, Tucson, AZ 85710

Owner of Property to be demolished ☐Y ☒N

If No, are you the authorized representative of the owner? ☒Y ☐N

Signed: _____ Date: 05/02/2025

**201 N STONE AV**
**TUCSON, AZ 85726**
**Tucsonaz.gov/pdsd**
**(520) 791-5550**

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# SECTION C
## Property Documentation



# Historical and Architectural Documentation of 1 W. Congress Street and 27 N. Stone Avenue, Tucson, Pima County, Arizona

**Swaim Associates, Ltd.**

**Prepared by:**
Jennifer Levstik

**Reviewed and Submitted by:**
Avi Buckles

WestLand Resources, Inc. (in Arizona dba WestLand Engineering & Environmental Services)
4001 E. Paradise Falls Drive – Tucson, Arizona 85712
+1 520-206-9585

**Cultural Resources Report No. 2024-327**
**WestLand Project No. 12795**

**December 10, 2024**




**Overview of 1 W. Congress Street and 27 N. Stone Avenue in downtown Tucson, facing northwest**

WestLand Engineering & Environmental Services

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# INTRODUCTION

As part of the proposed redevelopment of two commercial buildings located at 1 W. Congress Street and 27 N. Stone Avenue in support of the Fox Theatre's strategic plan and expansion, WestLand Resources, Inc. (WestLand), prepared a historical and architectural narrative of each building. Both buildings abut the east side of the Fox Theatre, fronting N. Stone Avenue and the intersection of W. Congress Street **(Figures 1 and 2)**. The building located at 1 W. Congress Street is listed as a non-contributing resource to the Downtown Tucson Historic District; the other building, located at 27 N. Stone Avenue, is listed as a contributing resource to the same district. The Downtown Tucson Historic District was listed in the National Register of Historic Places (NRHP) in 2021 and includes a total of 49 contributing resources and 31 non-contributing resources to a commercial district spanning a period of 1900 to 1968 (Ryden 2018). Previous documentation efforts in downtown Tucson have resulted in the NRHP designation of several other notable buildings, including the neighboring Fox Theatre in 2004 (Parkhurst 2003; Stratford 2004).

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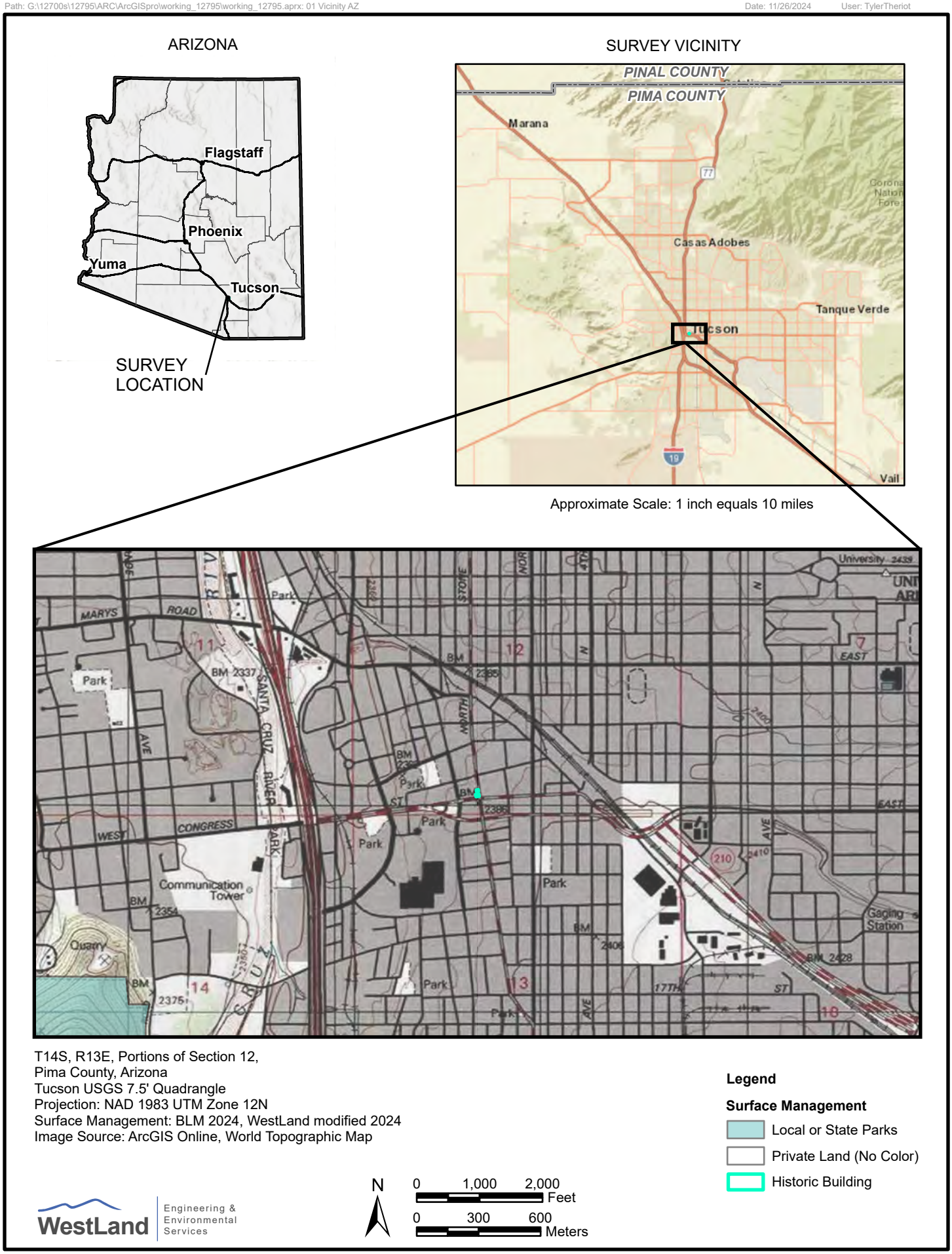



**Figure 1.** Vicinity map

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City of Tucson
Pima County, Arizona
Image Source: Enhanced Contrast Base

**Legend**

Historic Building

WestLand Engineering & Environmental Services

N

0 50 100 Feet

0 15 30 Meters

**Figure** 2. Project location

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# PHYSICAL SETTING

1 W. Congress Street and 27 N. Stone Avenue are located in the heart of downtown Tucson. Historically, this area was situated just outside the walls of the original Presidio San Augustine del Tucson; however, urban development was limited between 1775 through the early 1800s. During this period, the corner of Congress Street and Stone Avenue was populated with small residences and shared courtyard spaces. By 1886, the corner had become a commercial area, housing stores, a saloon, and a restaurant, and in subsequent decades, the northwest corner of the intersection of Congress Street and Stone Avenue witnessed increased urban density and a revolving door of business enterprises. Today, the two properties are surrounded by both single- and multi-story commercial and civic buildings, pedestrian sidewalks, paved streets, traffic control devices, and street trees. The intersection also features both historic and contemporary buildings co-existing side-by-side.

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# HISTORIC CONTEXT

## Historical Development of Tucson

Tucson is one of the longest continually inhabited places in the United States. Beginning as early as 10,500 B.C,, indigenous people lived and thrived in the Tucson Basin. On August 20, 1775, Hugo O'Connor, an inspector for the Spanish Crown, stopped in the Sonoran Desert in a place he later named Tucson, designating it a new frontier post for the Spanish government. The main purpose for the new post was twofold—to protect Mission San Xavier del Bac, established years earlier by Jesuit Missionary Eusebio Francisco Kino, and to open an overland stage route between New Spain and California.

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

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

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Upon arrival in Tucson, the early generations of Anglo-American settlers adopted local architectural styles and expressions and continued to occupy an area centered on the presidio and Calle Real as this arrangement continued to afford the best protection from the threat of Apache attacks. Despite Apache threats, Tucson continued to attract new settlers. Many of the settlers who came to Tucson in the late 1860s and early 1870s saw an opportunity to get rich through various business and mining ventures, as well as viewing settlement as an opportunity to bring "civilization" to Tucson.

Tucson experienced modest growth between 1880 and 1885 with the arrival of the railroad and the establishment of the University of Arizona. The arrival of the railroad reinforced the desire of many Tucsonans to refashion Tucson as a "progressive" and distinctly American city. In addition to the growing socio-economic division amongst Tucson's citizenry, Eastern architectural styles and materials were also introduced into the desert setting. Many of the old adobe buildings were torn down or replaced with large Victorian-style homes or remodeled to reflect a more American appearance.

Following statehood in 1912, Tucson was an increasingly popular tourist and healthcare destination, and these attractions were central to Tucson's economic growth. By 1920, Tucson was a small town centered on the downtown central business district and the University of Arizona. At that time, Tucson's greatest attraction for non-residents was as a health destination for those suffering from respiratory and pulmonary ailments. Tucson's status as the "Invalid's Paradise" brought many people to the city, but it did not always draw affluent visitors—the type that the local Chamber of Commerce was eager to attract.

In the mid-1920s, local demographics began to shift when the local tourism board, the Tucson Sunshine Climate Club, linked their promotional campaigns with Tucson's identity as a health destination. Invalid and healthy alike were encouraged to come and spend their money in the state (Sheridan 1995). However, as the local healthy population grew and as more residents stayed year-round (largely aided by the invention of evaporative cooling), fewer invalids were welcome, and advertisements shifted towards attracting healthy individuals who wished to experience the "Wild West," complete with cowboys and Indians (Sheridan 1995). In response, resort hotels and dude ranches sprang up to offer tourists a "chance to meet nature in her ruggedness and still lead a white-man's life" (Sheridan 242:1995). The local Chamber of Commerce began to actively encourage urban and residential development and lodgings that would appeal to a more affluent crowd.

During World War II, with the invention of air conditioning coupled with the establishment of military aviation facilities anchored by Davis-Monthan Airfield and nearby aircraft industries, Tucson's population boomed. Even after the war ended, the conditions that brought the military to the city—specifically the warm climate and plentiful open space—encouraged new residents to flock to the city (Akros, Inc. 2007). This migration was further aided by the 1944 Serviceman's Readjustment Act (known as the GI Bill), which provided for the integration of returning war veterans into society as better educated, trained, and

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adjusted citizens (United States Senate 2024). Not only did this bill encourage a jump in attendance at the University of Arizona, but it led to a demand for new housing to accommodate the returning veterans. The GI Bill, in tandem with Federal Housing Administration assistance programs for home buyers, helped stimulate local and national urban development in unprecedented ways. Ultimately, 7.8 million World War II veterans utilized the GI Bill, ensuring the growth of the University of Arizona and stimulating housing booms across the city and the nation (Steely and Graham 2007). By the late 1940s, the post-war boom had revived Tucson's economy, and the city began its transformation from "small town" to "bustling metropolis" (Jeffery 2012).

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

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

City officials responded to this unprecedented growth by developing suburban management plans that siphoned attention and resources away from historic urban centers—most notably away from the downtown area and adjacent commercial districts. The suburbanization of Tucson and increasing commercial development significantly impacted the downtown central business district and other early commercial corridors.

By 1970, Tucson was a thoroughly modern American city. To reinforce its new image and appearance, local architectural styles changed as well. In some instances, this involved removal of older building stock now seen as blight, and in other cases it meant creating new architecture in direct opposition to the nineteenth- and twentieth-century preferences for "period" and revival styles. This local expression of a cosmopolitan and ahistorical architectural movement reflected Tucson's new identity as a bustling, modern metropolis.

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## 1 W. Congress Street

For the last two decades, 1 W. Congress Street has been the home to Bruegger's Bagels, but before it became known as such, it had a much longer history. Beginning in 1886, the location of the current building was sited along what was then known as "The Wedge," a triangular block between Maiden Lane (considered Tucson's "sporting district" at the time) and W. Congress Street. Per the 1886 and later 1901 Sanborn Map Company (Sanborn) maps, 1 W. Congress Street—then 1 N. Stone Avenue—consisted of an adobe building sheathed in white plaster with wood-framed sash windows and a corner entrance with a metal awning topped by a projecting flat parapet painted with the words "The Columbus" and "Rossi." The building served as a saloon and restaurant and was owned by Italian immigrant and chef Alexander Rossi, who, according to biographical files, opened his business at this location in 1882. (The 1883 Sanborn map shows the corner of W. Congress Street and N. Stone Avenue as a collection of dwellings that do not resemble the current footprint) (Tucson Fire Department n.d.) **(Figure 3)**.

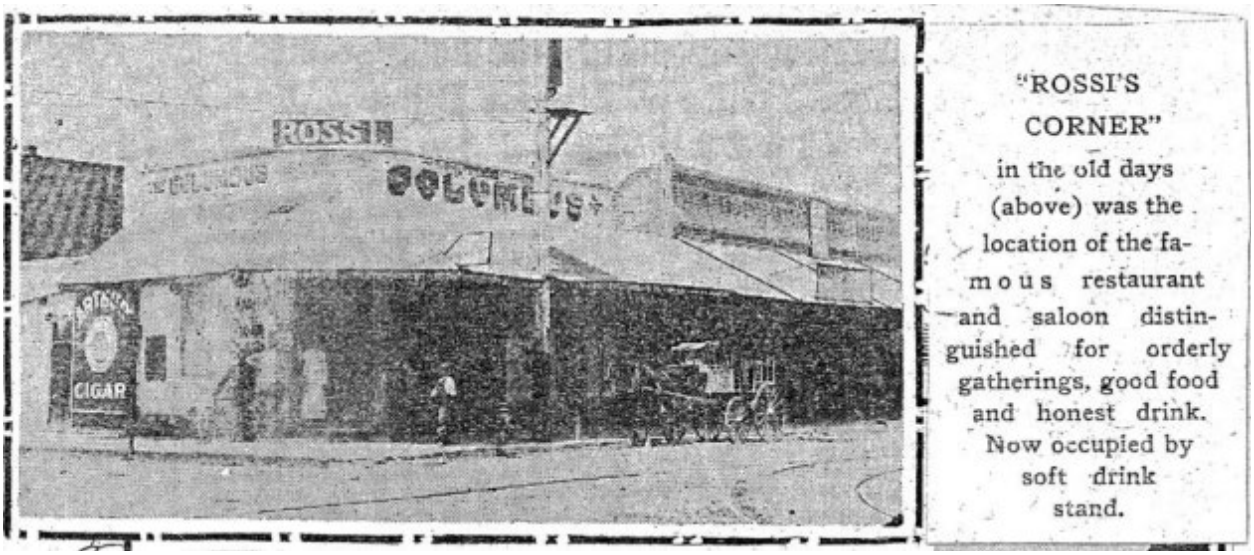



**Figure 3. Clipping from an unknown newspaper (date unknown) describing Alexander Rossi's restaurant and saloon.** Note part of 27 N. Stone Avenue visible to the right of Rossi's restaurant. Image courtesy of the Tucson Fire Department Archives.

In 1902, The Wedge and Maiden Lane were demolished to widen W. Congress Street and to help give the downtown area a more sanitized appearance. Although Maiden Lane and its houses of prostitution were demolished, the district was renamed "Gay Alley" and relocated to Sabino Alley, where the Tucson Convention Center stands today **(Figure 4)**. It was during this time that the building was re-addressed from Maiden Lane to W. Congress Street.

Sometime between 1902 and 1909, 1 W. Congress Street was demolished and rebuilt by its proprietor, Alexander Rossi. According to a July 23, 1905 article in the Arizona Daily Star, Rossi held an opening of his new restaurant, Café Rossi, at the previous location of his Columbus Saloon.

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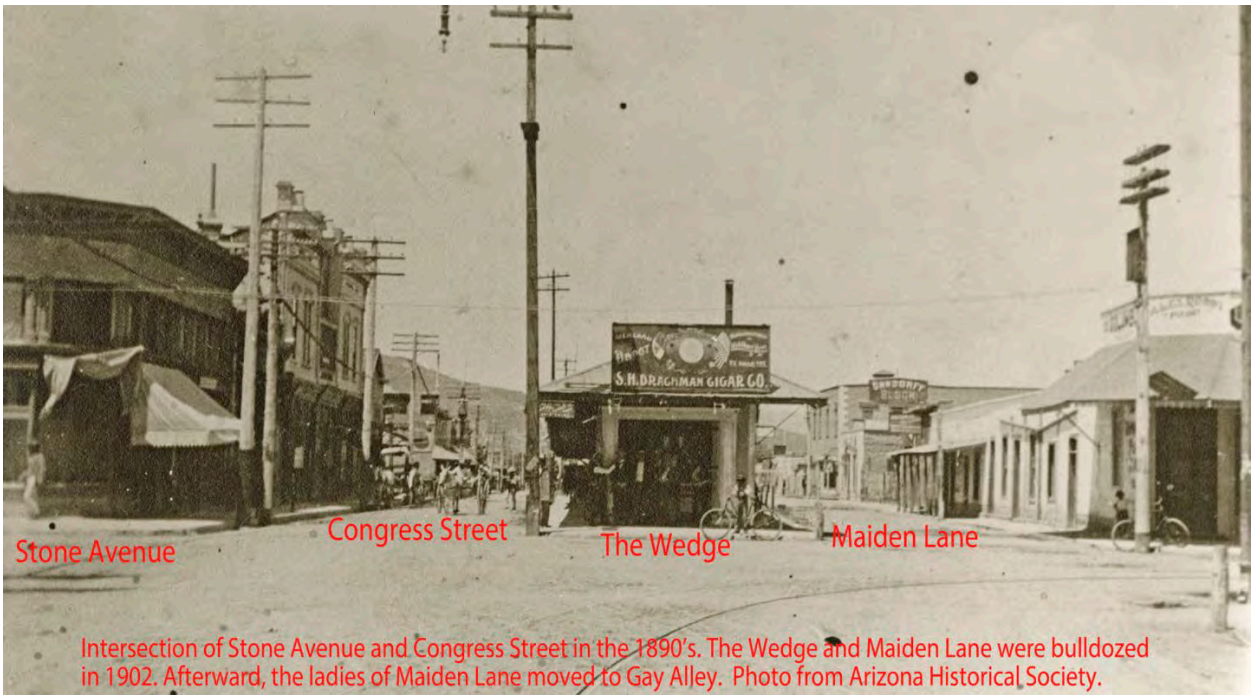



**Figure 4. Historical image of the intersection of The Wedge; 1 W. Congress Street is located along Maiden Lane in the lower right corner in the photograph.** Image courtesy of James Gressinger.

As illustrated on the 1909 Sanborn map, the new building was constructed of brick with an iron awning and housed a restaurant and a saloon. Historical images from the early 1900s through 1920s support the representation on the Sanborn maps, showing a commercial brick building with a corner entry, iron awning, large picture windows, and a decorative parapet **(Figures 5–9)**. Around the same time, the Albert Steinfeld and Company Department Store was established directly west and north of 1 W. Congress Street and had an entrance just west of Rossi's restaurant that led from W. Congress Street into the main department store building on N. Stone Avenue. Subsequent Sanborn maps show Café Rossi in the same location up to 1919. It is absent on the next available Sanborn map (1919 Sanborn map updated in 1947); however, newspaper articles note that Rossi continued to operate his restaurant at this location until Prohibition forced him to shutter its doors in 1923 (Prescott Evening Courier, 11 December 1930).

Albert Steinfeld, who established the Albert Steinfeld and Company Department Store, was a native of Hanover Germany. He came to Arizona in 1867 to help his uncles, Aaron, Louis, and William Zeckendorf, who owned a large shop on Pearl Street in downtown Tucson. Under Albert's management, the store became extremely successful, expanding to a new location along Main and Pennington streets. By 1904, Albert had purchased the Zeckendorf's holdings in Arizona and opened his own two-story department store at the corner of Stone Avenue and Pennington Street where it remained in business at that location until 1973 (located immediately west of and adjacent to 1 W. Congress Street and west and north of 27 N. Stone Avenue [Arizona Historical Society n.d.]).

Alexander Rossi, proprietor of Café Rossi, led an eventful life, having immigrated from Cremone, Italy in 1873 to Philadelphia before heading west to work as a chef at the Palace Hotel in San Francisco (Tucson Daily Citizen,

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12 December 1930; 1900 U.S. Federal Census). Upon moving to Arizona, he first lived in Prescott, where he was employed as a miner. He then moved to Tombstone, where he opened his first café, followed by his opening a saloon and restaurant in Tucson. During his time in Tucson, Rossi worked in the volunteer fire department and was known locally as the city's pioneering chef—a reputation he earned for the popularity of his restaurant, his offerings of exotic food options, and his previous renown as the private chef for Italian opera singer Adeline Patti and as a chef at Windsor Castle (Tucson Daily Citizen, 12 December 1930). Following the closure of his Tucson restaurant, Rossi moved to Nogales, Arizona, where he opened another café; a year later he moved across the border to establish a casino said to be frequented by Mexico's president Alvaro Obregon. Seven years later he passed away at the age of 70 (Tucson Daily Citizen, 12 December 1930).




**Figure 5. Detail of the 1909 Sanborn Map showing Block 769 northwest of the intersection of W. Congress Street and N. Stone Avenue in downtown Tucson; 1 W. Congress Street is at the bottom right.** Note Steinfeld's store in the northeast section of the block.

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**Figure 6. Historical postcard (date unknown) with 1 W. Congress Street visible to the right**




**Figure 7. 1905 postcard with 1 W. Congress Street visible to the left between the two telephone poles with automobile in front**

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**Figure 8. Historical photograph (ca. 1905–1925) showing Rossi's restaurant at 1 W. Congress Street.** Note the Steinfeld water tower in the background. Image courtesy of the Arizona Historical Society Buehman Collection B32927 B89552.




**Figure 9. Ca. 1920s postcard with 1 W. Congress Street visible to the left as Café Rossi**

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On the 1947 Sanborn map, 1 W. Congress Street is represented as a brick commercial building with a corner awning that wrapped around the Stone Avenue–facing elevation. Where it was once subdivided into a saloon and restaurant space, it is now a larger single store. Additionally, the Congress Street entrance to Steinfeld's department store and part of Rossi's former restaurant are now the foyer of the Fox Theatre, which was completed in 1930. While adjoining buildings increased in size during the 1930s to 1940s, Steinfeld's department store shrunk in size to accommodate the Fox Theatre **(Figure 10)**.

Although few historical images were found showing the entire façade of 1 W. Congress Street during this period, a photograph taken in 1930 of the Fox Theatre entrance includes a small corner of 1 W. Congress Street in the frame of the image **(Figure 11)**. Based on the photograph, the building had stucco sheathing, transom windows, a recessed bulkhead, and an undulating parapet.

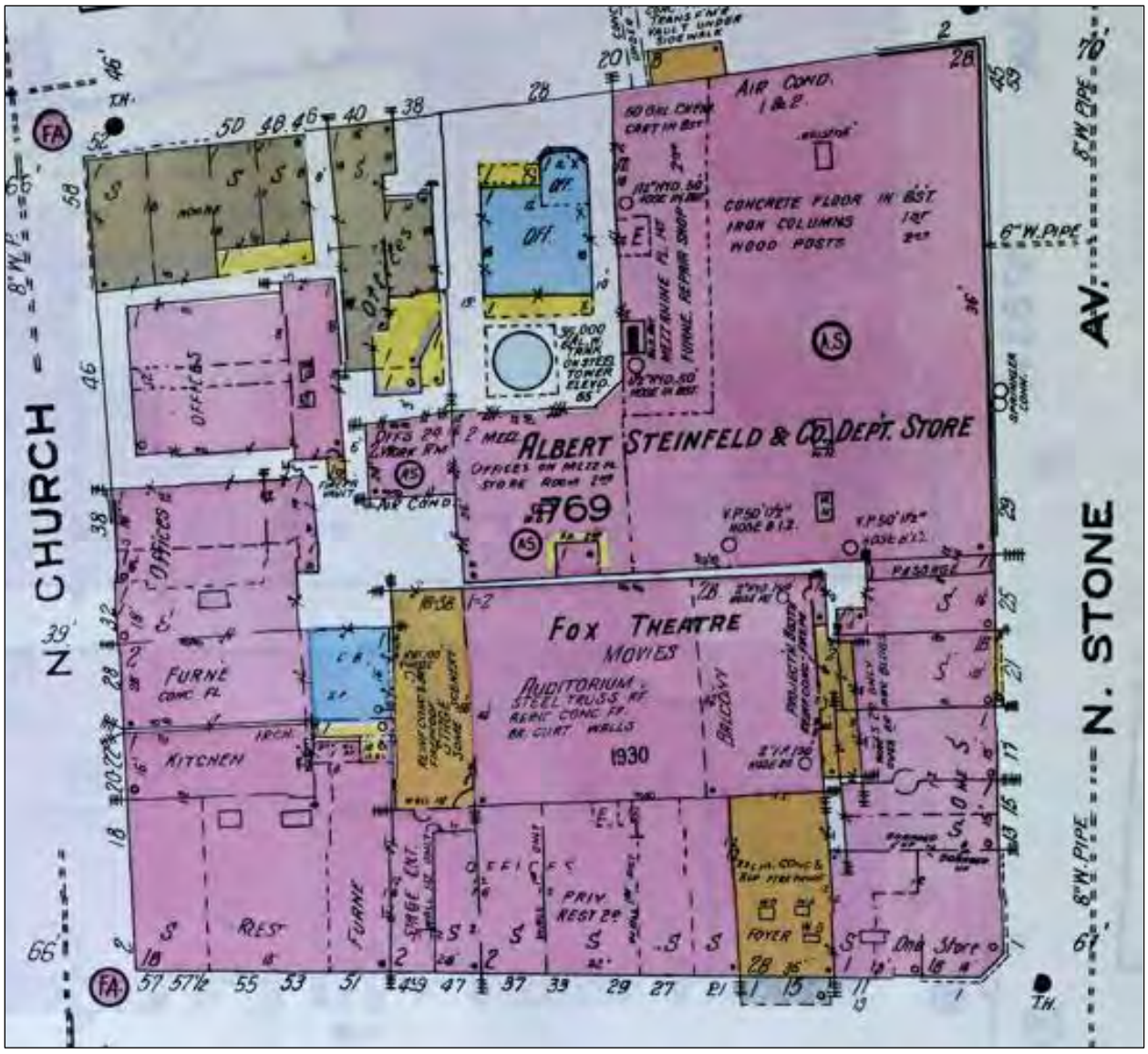



**Figure 10. Detail of the 1947 Sanborn Map showing Block 769 northwest of the intersection of W. Congress Street and N. Stone Avenue in downtown Tucson; 1 W. Congress Street is at the bottom right**

TC-DMO-0525-00089






**Figure 11. 19030 photograph of the Fox Theatre entrance showcasing one of John Wayne's early movies; 1 W. Congress Street is to the right, behind a Model-T car.** Image courtesy of the Arizona Historical Society online database.

Another photograph taken from the upper floors of Valley National Bank shows that the parapet was flattened, at least one of the store entrances facing Congress Street intruded into the pedestrian area, and multiple awning types were present across both Congress Street and the corner between Congress Street and Stone Avenue. This photograph is erroneously documented as having been taken in 1926, but it was likely taken between the 1930s and 1940s as indicated by the presence of the 1930 Fox Theatre and by the style of automobiles shown in the image **(Figure 12)**. Both this later photograph and Tucson city directories indicate that at least a portion of the store housed a jeweler at that time.

In 1956, at least some of the building's transom windows appear to have been either removed or infilled, based on a historic image of the Fox Theatre entrance in which a portion of 1 W. Congress Street is visible **(Figure 13)**. In the photograph, the building houses the Thunderbird Shop and includes a recessed entry with picture windows resting on a tiled bulkhead, neon signage, a cantilevered brick awning with a retractable awning below, and infilled transom windows.

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After 1950, urban sprawl was in full effect in Tucson. Increasingly Tucson residents began moving to the suburbs, and businesses followed. The suburbanization of Tucson had devastating effects on the downtown area, and the establishment of the El Con Mall, Tucson's first indoor mall, in 1960 spelled the end for most of the commercial corridors in central Tucson and downtown specifically. The El Con Mall was established on the former site of the El Conquistador Hotel on Broadway Boulevard well east of the downtown center. Upon its opening, consumers flocked to this new shopping center, dazzled by the convenience of large, spacious department stores situated amidst acres of available parking.

Tucson's historic center experienced a dramatic decrease in traffic and business activity as urban sprawl dispersed the population. In an effort to revitalize its downtown, Tucson, like many cities across the United States, looked toward urban renewal to remove blight and revitalize urban centers; however, Tucson's urban renewal project of the late 1960s and early 1970s succeeded only in further gutting the downtown's historical economic center.




**Figure 12. Ca. 1930s–1940s photograph of the northwest intersection of W. Congress Street and N. Stone Avenue, looking down from Valley National Bank.** Image courtesy of the Arizona Historical Society; Call No. 100--0002032.

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**Figure 13. 1956 photograph showing the Fox Theatre entrance; 1 W. Congress is to the right.** Image courtesy of the Tucson Citizen.

In 1974, the Fox Theatre was forced to close its doors; it stayed vacant for 25 years. Its neighbor, 1 W. Congress Street, fared no better, and for a time the building there also remained vacant **(Figure 14)**. Over the next several decades, the building housed a rotating collection of small independent businesses, but it was not until the 2000s, with the establishment of Bruegger's Bagels, a New York-based restaurant chain, that 1 W. Congress Street was once again a viable business. It was sold to Fox Theatre in 2022 as part of their planned theater expansion.

## 27 N. Stone Avenue

Throughout its history, 27 N. Stone Avenue has been a series of abutting storefronts. The earliest depiction of this property is on the 1901 Sanborn map, where it is shown as comprising four brick buildings (one of which is keyed as "fire-resistant," as indicated by the green color) with a metal storefront awning that originated at 1 W. Congress Street. The functions of three of the four buildings are noted on the map. One is a cigar and billiards hall, one is a fruit stand, and one is a carpenter. The fourth building is labeled simply "S" for shop.

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**Figure 14. Late 1970s photograph showing the northwest intersection of W. Congress Street and N. Stone Avenue.** Image courtesy of the Tucson Citizen.

As with the building at 1 W. Congress Street, each store was addressed differently than today. Starting with addresses from north to south, the four storefronts were addressed as 25 N. Stone Avenue, 21 N. Stone Avenue, 17 N. Stone Avenue, and 13 N. Stone Avenue **(Figure 15)**. While exterior images of these storefronts were not found in a review of early historic photographs, a glimpse of their earlier appearance is evident in one panoramic photograph taken during the demolition of The Wedge around 1902. In the upper righthand corner of the image is a brick building rising slightly above its neighbor, with a brick parapet articulated with dentils and corbels **(Figure 16; see also Figure 3)**.

The next Sanborn map, dated 1909, shows the footprints of the four buildings more closely resembling those that still stand today. This is accounted for by the demolition of Rossi's original restaurant on the corner and its replacement with a new brick restaurant; the new footprint filled in the triangular gap shown between 1 W. Congress Street and 27 N. Stone Avenue on the 1901 Sanborn map **(see Figures 9 and 15)**. By 1909, the four buildings housed a barber and baths, a milliner, the same billiards and cigar hall as in 1901 (but moved to a different storefront), and a grocery and feed store (labeled G.F.G) **(Figure 17)**.

On the 1919 Sanborn map, very little has changed at 27 N. Stone Avenue, although no information about what businesses were housed in the four storefronts is provided. The next available Sanborn year was 1947, which is similar to the 1919 map. The only changes are that a partition wall was installed within the building closest to 1 W. Congress Street, subdividing it into two smaller businesses, and only the center storefront had a metal awning.

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**Figure 15. Detail of the 1901 Sanborn map showing Block 196 (later renumbered as Block 769) and what is now 27 N. Stone Avenue (in red and green) at the upper right.** The Wedge is at the far right; the following year, The Wedge was demolished and W. Congress Street was widened.




**Figure 16. 1902 panoramic photograph of The Wedge, with 1 N. Congress Steet visible at the right and 27 N. Stone Avenue visible just beyond.** Image courtesy of the Arizona Historical Society; Call No. 100-0002006.

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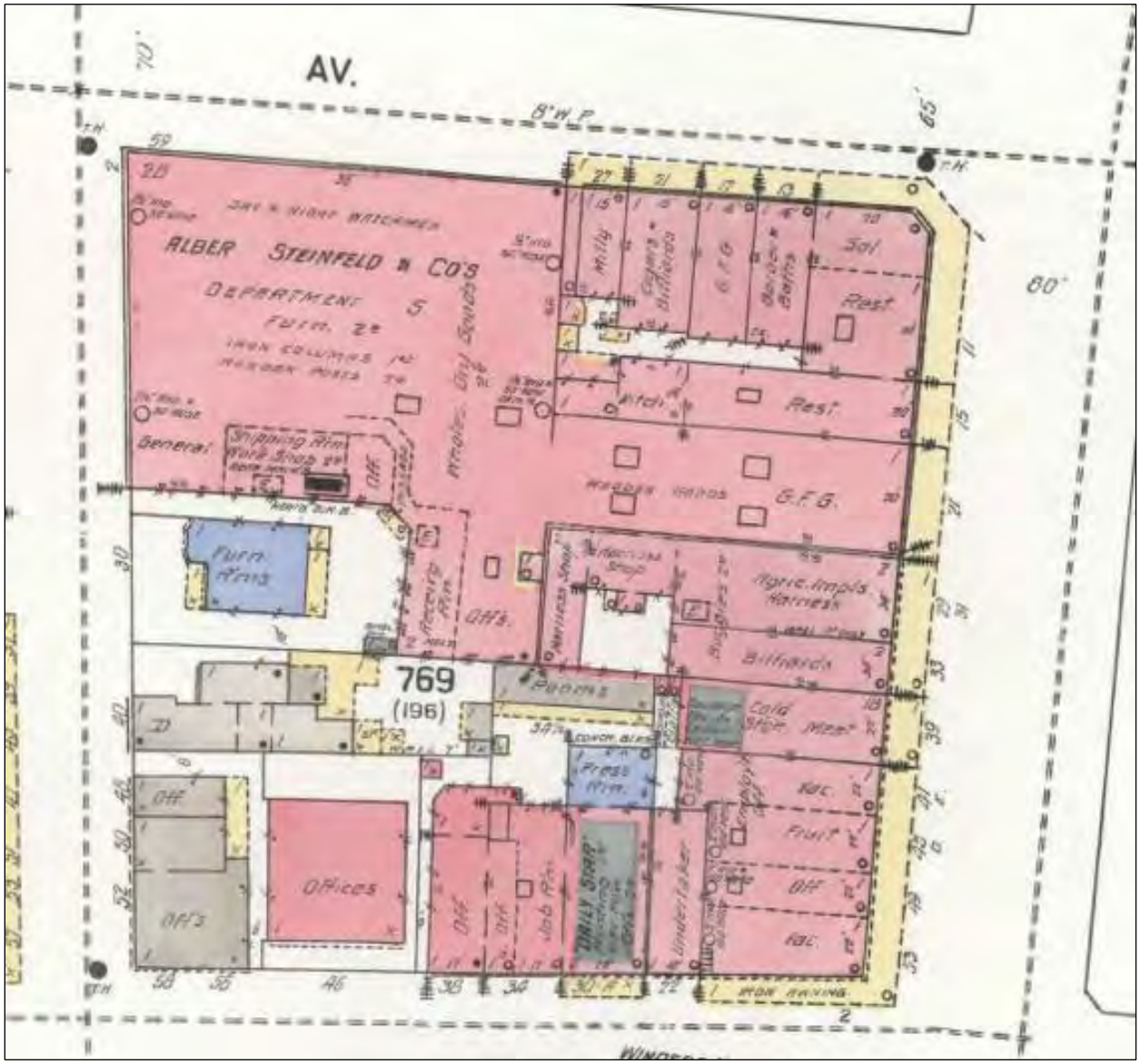



**Figure 17. Detail of the 1909 Sanborn map showing Block 769 and what is now 27 N. Stone Avenue at the upper right.** The yellow band around half the block indicates a metal awning, which was absent from the building in the following decade.

Historical photographs from the 1930s and 1940s provide further insight into what these storefronts looked like and the businesses housed within them. As illustrated in **Figure 12**, each of the storefronts that comprised 27 N. Stone Avenue had a tall flat parapet for displaying a business name, and the storefronts were sheathed in stucco and painted in various colors. By the 1940s, at least two of the storefronts had canvas retractable awnings and one had transom windows that have since been covered **(Figures 18 and 19)**. During this period, a jeweler, a florist, and a shoe shop were housed at 27 N. Stone Avenue. In the 1960s and 1970s, 27 N. Stone Avenue fared the same as its neighbors. It underwent exterior changes to meet the demands of downtown revitalization efforts—namely, the storefronts took on a modernist appearance with a single uniformed upper facade and, later, steel cantilevered canopies across each storefront **(Figure 20; see Figure 14)**.

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**Figure 18. Zoomed-in detail of 1940s photograph of 27 N. Stone Avenue, with Steinfeld's Department Store in the foreground.** Image courtesy of the Arizona Historical Society; Call No. MS 1255.




**Figure 19. Similar view of 27 N. Stone Avenue to that shown in Figure 18 but from the opposite vantagepoint; photograph taken in the 1940s during the Tucson Rodeo Parade.** Image courtesy of the Tucson Citizen.

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**Figure 20. Photograph (date unknown) showing 27 N. Stone Avenue in the far left corner of the photograph, south of Steinfeld's Department Store.** Note that Steinfeld's also updated its storefront to meet changing trends in architecture. Additionally, it is unclear what "117th Anniversary" refers to as Steinfeld did not establish his store until 1904, and the store closed at this location in 1973. Image courtesy of the Tucson Citizen.

The Arizona State Historic Property Inventory Form completed for the Downtown Tucson Historic District nomination notes that the façade changed in 1958; however, based on historic aerials, it appears that the upper façade changed around the late 1960s and the canopy was added by 1972. The Pima County Assessor's Office Commercial Property Record card notes that in 1977, the property contained an Indian Arts shop, a pen shop, a shoeshine, and an arts and crafts store (Pima County Property Record Card for Parcel 10-117-12-033A [both 1 W. Congress Street and 27 N. Stone Avenue are within the same parcel]). Over the last several decades, until its purchase by Fox Theatre in 2022, 27 N. Stone Avenue continued to house a variety of small independent businesses. Its appearance has not substantially changed since the 1970s.

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# ARCHITECTURAL DESCRIPTION

## 1 W. Congress Street

Today, 1 W. Congress Street is a rather unassuming commercial building. No exterior evidence of its former appearance is present beyond its location and height and its characteristic corner entrance. 1 W. Congress Street is a boxy, single-story building located at the northwest intersection of N. Stone Avenue and W. Congress Street. It is constructed of brick walls with a thick, sand-finish stucco sheathing; sheetrock panels on its upper façade; a poured concrete foundation (although this foundation may be stone, based on its age; however, if so, this is not visibly discernable); and a flat parapet surrounding a recessed, low-pitched to nearly flat roof covered in a rubberized coating. Fenestration includes a recessed corner entrance consisting of aluminum-framed double doors with full-length lights topped by a transom window, a large aluminum-framed picture window on the east elevation with a single muntin division, and a wall of similar picture windows on the south elevation, all with a single division between each light. The glass lights on all doors and windows are tinted, and the windows rest on a reproduction paneled bulkhead and are topped by cloth awnings. Beyond the paneled bulkhead, the only other decorative features of the façade include two running belt courses of stucco, between which are a half-dozen barn-style sconces on each street-facing elevation, and false wood piers surrounding each window and evenly spaced along the east elevation. The remaining elevations abut the adjacent Fox Theatre and 27 N. Stone Avenue and are not accessible **(Photos 1 and 2)**.

The interior retains no elements of its original design or materials and now consists of an open restaurant space, behind which is a kitchen and restroom. As noted in the 2015 Arizona Historic Property Inventory form, the last remodeling episode of the building has obscured or removed any original or even later historic-era features **(see Appendix A)**. Those features would have included the original storefront bulkheads, transom windows, and undulating parapet (Ryden 2015a). Based on the loss of historical integrity, the building was designated as a non-contributing resource to the Downtown Tucson Historic District.

## 27 N. Stone Avenue

27 N. Stone Avenue has also undergone extensive changes to its exterior since its ca. 1900 construction. Today, the building consists of four abutting storefronts that share common walls; each are rectangular in plan. The walls are largely constructed of brick, but changes over the last several decades include sheetrock panels affixed to the upper façades of the storefronts, ceramic-tiled pillars between each storefront, and russet or green ceramic tiled bulkheads. The building rests on a stone foundation, with a tall flat parapet surrounding a recessed, low-pitched to nearly flat roof sheathed in a rubberized coating.

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**Photo 1. 2024 overview of 1 W. Congress Street, facing northwest.** Image courtesy of Swaim Associates.




**Photo 2. View of the south elevation of 1 W. Congress Street, facing north.** Image courtesy of Swaim Associates.

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Only the east elevation of 27 N. Stone Avenue is visible; the rest of the building, apart from the farthest northern storefront, is not accessible. Because of this, the east elevation acts as the primary façade and includes three characteristic storefronts and two areas where the storefront is either covered by a steel roll-up door or a pedestrian door with a security screen. Fenestration includes aluminum-framed picture windows with tinted glass, pedestrian doors with a single light topped by a transom and, as noted above, a roll-up garage door on the far southern end and a wood paneled door with security screen on the far northern end. Of the storefronts, only one has a deeply recessed entrance; the others are nearly flush with the pedestrian area. Above the entrances to each storefront is a metal trellis supported by a large structural beam that runs the length of the building. The most striking feature of the building consists of a series of geometric stucco-sheathed sheet rock panels on the upper façade that are interspersed with vertical cutouts or voids painted a contrasting color **(Photos 3 and 4)**. It is this feature that led the author of the NRHP nomination to suggest that the building is representative of International-style architecture (Ryden 2015b). Lastly, the interiors of each building have been modernized over time, and no evidence of their former appearance is present.



**Photo 3. 2024 overview of 27 N. Stone Avenue, facing northwest.** Image courtesy of Swaim Associates.

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**Photo 4. Detail of 27 N. Stone Avenue showing different building materials, facing south-southwest.** Image courtesy of Swaim Associates.

Although the 2015 Arizona State Historic Property Inventory Form **(Appendix A)** notes the building is representative of 1950s commercial storefronts, the current iteration of the building was not conceived until the late 1960s at the earliest. Numerous changes have been made to the building from that time through the present. Over the decades, original storefront windows were removed, tiles were replaced on bulkheads, a new steel trellis was installed, and most of the entries, with the exception of one that remains deeply recessed, were reconstructed to be nearly flush with the pedestrian area adjacent to the storefronts. Additionally, the same inventory form incorrectly identified the wall material, foundation, and construction techniques of the building (this misattribution is noted here for clarity for the reader as the previous inventory forms found in **Appendix A** will not entirely match the current description). Although the earlier twentieth-century character-defining features of the building have since been removed or obscured, and it appears that changes were made to the building at or past the end of the period of significance, the building was nonetheless listed as a contributing resource to the Downtown Tucson Historic District based on modernist updates made in the late 1960s.

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# SUMMARY OF EVALUATION

Despite their different historical designations, both properties are among dozens of commercial buildings in downtown Tucson that have updated their facades throughout their occupation. This was, and is, a common pattern in urban areas as businesses frequently update their storefronts to attract shoppers. As historian Norman Tyler (2000:173) points out, "…retail establishments nee[d] to periodically update [their] image…It is generally accepted that retail stores should have a new image—and a new storefront—at least every five to ten years." This pattern is especially evident for both of these properties, both of which have made changes repeatedly over decades to meet the prevailing trend or fashion of the time. Today, their acquisition by Fox Theatre for the theater's expansion is a continuation of this historic pattern.

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# 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, 1100 W. Washington, Phoenix, AZ 85007*

PROPERTY IDENTIFICATION

*For properties identified through survey:* Site No: 117-12-033A Survey Area: Downtown Tucson Historic District

Historic Name(s): Desert Bloom

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

Address: 27 N Stone Ave

City or Town: Tucson ☐ vicinity County: Pima Tax Parcel No. 117 - 12 - 033A

Township: 14S Range: 13E Section: 12 Quarter Section: SW Acreage: 0.2339

Plat (Addition): Tucson Townsite Block: 196 Lot(s): 3 Year of plat (addition): 1871

Latitude: 32.22 Degrees Longitude: -110.97 Degrees Datum if other than WGS84: _____

USGS 7.5' quad map: 032110 B-8

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

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

Construction Date: between 1897-1900 ☒ known ☐ estimated (source: 1896 &1901 Sandborn Maps)

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.*

Historic & Current: Commerce/ Specialty stores and restaurant

Sources: Field Observation

PHOTO INFORMATION

Date of photo: 4/22/2022

View Direction (*looking towards*) South



SIGNIFICANCE

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

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

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

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

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

INTEGRITY

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

1. LOCATION ☒ Original Site ☐ Moved (date_____) Original Site:_____

2. DESIGN (*Describe alterations from the original design, including dates—known or estimated—when alterations were made*)
   The building features the historic-period International-Style which has been updated with contemporary materials. However, it retains the plan, patterns and proportions of the historic facade.
3. SETTING (*Describe the natural and/or built environment around the property*)_____

   Downtown urban street scape, adjacent storefronts at public sidewalk, one and two story facades as well as multi story towers. Street scape enhancements of street trees, planters and sidewalk surface treatments. Contemporary office tower adjacent to the north.

4. MATERIALS (*Describe the materials used in the following elements of the property)*
   Walls (structure) Concrete Masonry Units (CMU) Foundation: Concrete Roof: Rolled Asphalt
   Windows: Aluminum Storefront
   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*)
   Modular prefabricated materials used for sheathing to create modern facade conveys methods of 1950s

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:

TC-DMO-0525-00089

Name and Affiliation: Michael Becherer - Swaim Associates Ltd. Date: 05/02/2025
Mailing Address: 7350 E Speedway Blvd #210, Tucson, AZ 85710 Phone No.: (520) 204-4027

**STATE OF ARIZONA**

**HISTORIC PROPERTY INVENTORY FORM**
CONTINUATION SHEET

name of property_____ Continuation Sheet No._____

==========

# Historic Property Demolition Architectural Documentation

(Per City of Tucson Ordinance 10776)

**Activity Number:** _____ **Date Submitted:** _____

**Property Address:** 27 N Stone Ave

**Pima County Assessor Parcel Number(s):** 117-12-033A

**National Register District (if applicable):** Rio Nuevo Area

Listed on or Eligible for National Register of Historic Places: ☒ Yes - Full Documentation Required ☐ No - Minor Documentation Required

**Original Architect (if known):** _____

**Original Builder (if known):** _____

**Assessor's Effective Construction Date:** 1923 **Earliest Construction Date:** 1897 *If different*

**Type of Demolition:** ☒ Full (main building) ☐ Full (secondary structure) ☐ Partial, ft$^2$: _____

**Describe proposed work or attach site plan:**

Entirety of building to be fully demolished. See attached site and demo plan.

**Describe construction materials (exterior walls, roofing, windows, porches, etc.) to be demolished:**

Asphalt roof, aluminum framed storefront windows, stucco exterior on masonry walls.

**Property Owner Name:** Fox Tucson Theatre Foundation **Phone:** _____

**Owner Email:** _____

**Applicant Name (if other than owner):** Michael Becherer

**Title:** Architect **Phone:** (520) 204-4027

**Applicant Email:** mbecherer@swaimaia.com

**Return form and all required information to the City of Tucson Historic Preservation Office.** For fastest review, submit all required documents by email to PDSDhistoric@tucsonaz.gov as a single combined PDF file. Documents may also be brought to the City of Tucson Planning and Development Services Department, 201 N. Stone Avenue, Tucson. By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.

REV 1/19

## EXTERIOR PHOTOGRAPHS




1 W CONGRESS ST SOUTH ELEVATION




1 W CONGRESS ST SOUTH-EAST CORNER

## EXTERIOR PHOTOGRAPHS



13-27 N STONE AVE EAST ELEVATION



N STONE AVE LOOKING SOUTH

## EXTERIOR PHOTOGRAPHS



13-27 N STONE AVE EAST ELEVATION

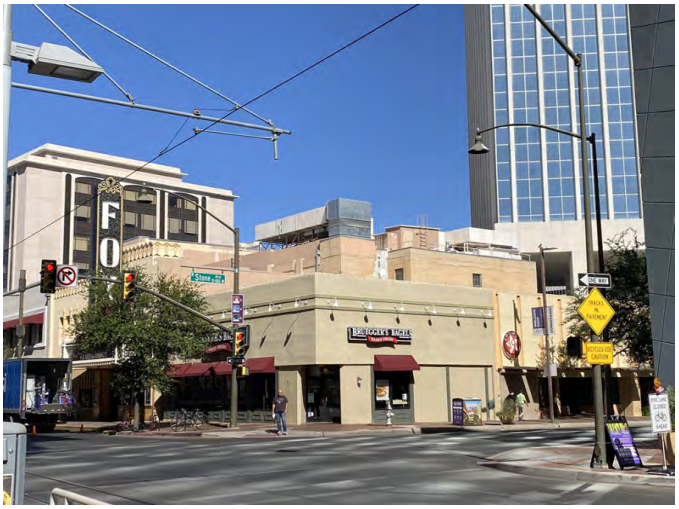


13-27 N STONE AVE EAST SITE

## EXTERIOR PHOTOGRAPHS




1 W CONGRESS ST SOUTH ELEVATION



1 W CONGRESS ST SOUTH-EAST CORNER



13-27 N STONE AVE EAST ELEVATION



N STONE AVE LOOKING SOUTH



13-27 N STONE AVE EAST ELEVATION



13-27 N STONE AVE EAST SITE

TC-DMO-0525-00089

10-117-12-033A

A ccs 7/3/01

**COMMERCIAL PROPERTY RECORD CARD**

117-12-033A

LERDAL LTD PRTNRSHP
ATTN: CUMMINGS-BACCUS INTERESTS LC
3305 NORTHLAND DR STE 301
AUSTIN TX 78731

11712033A

TUCSON PTN LOT 3 BLK 196

| AREA CODE | | | |
|---|---|---|---|
| 0163 | | | |
| SPECIAL DISTRICT | | | |
| | | | |
| | | | |
| | | | |
| | BASIS | CODE | UNITS |

## Continuation Card

**ANNUAL ASSESSMENT**

| | Change | Land | Improvements | Total |
|---|---|---|---|---|
| 19 94 PETT | 169 232 | $ MC | $ 500 | ENT 230170 00 |
| 19 94 BOE | 163 812 | 184258 | 500 | ENT 184 758 00 |
| 19 99 PETT | 105411 | 104911 | 500 | ENT 105411R |
| 19 2000 PETT | 115952 | 120700 | 500 | ENT 121200 |
| 19 2001 PETT | 127547 | 159500 | 500 | ENT 160000 00 |
| 19 2001 SPLIT COMBO | 127547 | 159500 | 500 | ENT 160000 19 |
| 19 01 KOE 333 | | | | ENT |
| 19 | | | | ENT |
| 19 | | | | ENT |

**SUMMARY OF VALUES**

| Property | Class | Appraised Value | % | Assessed Value |
|---|---|---|---|---|
| Land 1130 | 11 | $ | 25 | $ |
| | | $ | | $ |
| Buildings and Improvements | 11 | $ | 25 | $ |
| | | $ | | $ |
| TOTAL VALUE 30/30 | | $ | | $ |

**SERVICES AND AREA**

| Off Site Improvements | | Utilities | | Zoning | | Neighborhood | |
|---|---|---|---|---|---|---|---|
| Paved Street | | City Water | | Single Family | | Improving | |
| Black Topped Street | | Well | | Two Family | | Static | |
| Gravelled Street | | Sewer | | Multi Family | | Declining | |
| Unimproved | | Septic Tank | | Business | | Blighted | |
| Public Walks | | Natural Gas | | Commercial | | | |
| Curbs and Gutters | | Cesspool | | Industrial | | | |
| Alley | | L. P. Gas | | | | | |
| No Alley | | Electricity | | | | | |
| Topography | | | | | | | |

DATE OF APPRAISAL
MEASURED BY
LISTED BY
PRICED BY
REVIEWED BY DATE
POSTED BY DATE

**LAND VALUE CALCULATION**

| Regular Lot Size | Irregular Lot Size |
|---|---|
| x | x x x |
| x | x x x |
| x | x x x |
| x | x x x |

| ~~Front Foot~~ or Sq. Foot | Unit Value | Depth, Corner, Other Table | Depth, Corner, Other Factor | Value |
|---|---|---|---|---|
| 8147 | 01-Total Value 159,500 (match prior val) | | | $ 159,500 (K Rubish $-01) |
| | 02-Total Value- 164050 (same as prior val) | | | 164,050 ↓ |

2001 SPLIT OF 117-12-0330 BY 11[illegible]/2293
& COMBO WITH PET[illegible] 4/[illegible] GLA
7-3-01 KCC087 split/imps
From 0330 → 033A

TOTAL $

TC-DMO-0525-00089

## MAIN BUILDING DESCRIPTION

Bldg. No. _____

### TYPE and USE

| | | | |
|---|---|---|---|
| Comm. Stores | | Medical | |
| Super Market | | Office Bldgs. | |
| Apartments | | Banks-S & L | |
| Motel | | Pre-Fab | |
| Serv. Stations | | | |
| Misc. Structures | | | |
| Warehouses | | | |

### QUALITY OF CONST

| Grade | |
|---|---|
| 3 | Good |
| 2 | Fair |
| 1 | Minimum |

### FOUNDATION

| | |
|---|---|
| Concrete Walls | |
| Conc. Blk. Walls | |
| Brick Walls | |
| Stone Walls | |

### STRUCTURAL

| | |
|---|---|
| Fire Proof Const. | |
| Reinf. Conc. Beams & Col's | |
| Steel Beam's and Col's. | |
| Timber Beams & Col's. | |
| Steel Trusses | |

### EXTERIOR WALLS

| | |
|---|---|
| A Wd Frame - Wd Sdg. | |
| B Wd Frame - Stucco | |
| C Block - 8" | |
| D Block -8" Stuccoed | |
| E Block - 8" Painted | |
| F Block - 12" | |
| G Comm Brick 2-c | |
| H Face Brick - 4" Bkg. | |
| I Face Brick - 8" Bkg. | |
| J Reinf conc " | |
| P Comm Brick 3-c | |
| T Frame Brick Ven | |
| Special Facings | |
| Describe: | |

### DOORS

| | |
|---|---|
| Stock | |
| Spec. | |

### WINDOWS

| | |
|---|---|
| Kind | |
| Wood Sash | |
| Steel Sash | |
| Alum. Sash | |

### ROOF

Design

Flat _____ Hip _____ Sawtooth ____

Shed _____ Gambrel ____ Arched ____

Gable _____ Monitor _____

| Framing | |
|---|---|
| Wood Joist | |
| Steel Joist | |
| Wood Truss. | |
| Steel Truss. | |
| Steel Beams | |
| Conc. Slab | |
| Deck | |

| Roofing | |
|---|---|
| Built Up | |
| Metal | |
| Tar & Gravel | |
| Comp. Roll | |
| Comp. Sh'gle | |
| Wood Sh'gle | |
| Tile | |
| Asbestos | |

### FLOORS

| | B | 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|
| Concrete | | | | | | | |
| Earth | | | | | | | |
| Hardwood | | | | | | | |
| Single Fl. | | | | | | | |
| Wood Joist | | | | | | | |
| Steel Joist | | | | | | | |
| Hardwood on Conc. | | | | | | | |
| Rein. Concrete | | | | | | | |
| Terrazzo | | | | | | | |
| Tile | | | | | | | |
| Resilient Tile | | | | | | | |

### INTERIOR FINISH ON EXTERIOR WALLS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Pine | | | | | | | |
| Hardwood | | | | | | | |
| Lath and Plaster | | | | | | | |
| Dry Wall | | | | | | | |
| Unfin. Int. | | | | | | | |

### CEILING FINISH

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Lath and Plas. | | | | | | | |
| Acoustical Tile | | | | | | | |

### PARTITIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| L. & P. on Wd. Stds. | | | | | | | |
| Dry Wall on Wd. Stds. | | | | | | | |
| Tile or C. B. | | | | | | | |

### STORE FRONTS

| Kind | Grade | Sq. Ft. |
|---|---|---|
| Wood Set | | |
| Met. Set | | |

Kind of Metal _____

Grade: A - High; B - Good;
C - Medium; D - Fair
E - Low Cost

### BUILDING ELEVATORS

| | No. | Cap. | F.P.M. | Flrs |
|---|---|---|---|---|
| Pass. | | | | |
| Frt. | | | | |

### HEATING and COOLING

| | | | |
|---|---|---|---|
| Hot Water | | Oil Unit Htrs. | |
| Low Pr. Steam | | Radiant | |
| Hi Pr. Steam | | Flr. Furnace | |
| Forced Warm Air | | Wall Furnace | |
| Grav. Warm Air | | Stove | |
| Gas Unit Htrs. | | | |
| Evap. Cooler | | | |
| Air Cond. | | | |

### PLUMBING

| | Number | | Number |
|---|---|---|---|
| 3-Fixture Bath | | Drkg. Fountain | |
| 2-Fixture Bath | | Sink | |
| Lavatory | | Laundry Tub | |
| Water Closet | | Hot Water Heater | |
| Urinal | | Garbage Disposal | |
| Bath Tub | | Dish Washer | |
| Shower Stall | | | |

### ELECTRIC WIRING

| | |
|---|---|
| Conduit | |
| Flexible Conduit | |
| Knob & Tube | |
| Sheathed Cable | |
| Power Wiring | |
| Fixtures: Fluo. ☐ Inc. ☐ | |

### OTHER BUILDING ITEMS

| | |
|---|---|
| Sprinkler Syst. | |
| | |
| | |
| Vaults | |
| | |

## REPLACEMENT COST & FINAL VALUE
## MAIN BUILDING
### BASE COST

| ITEM | ITEM | AREA OR QUALITY | UNIT COST | TOTAL |
|---|---|---|---|---|
| | | | | |

### DATE OF CONSTRUCTION

Date

Age

Source

Major Alternation or Adds.:

Date Age

Remarks:

Effective Age:

### DEPRECIATION AND OBSOLESCENCE

| | |
|---|---|
| A. Age (Normal Depreciation) | ___% |
| B. Physical Condition ± | ___% |
| C. Modernization (Minus) | ___% |
| D. Tot. Phys. Depreciation | ___% |
| E. Net Physical Condition | ___% |
| F. Func. Depreciation | ___ |
| G. Economic Depreciation | ___ |
| H. Tot. Spec. Obsolescence | ___ |
| I. Net Condition | ___ |
| J. Totol Depreciation | ___ |

| | |
|---|---|
| REPLACEMENT COST | |
| LESS _____ % DEPRECIATION | |
| NET VALUE | |
| NET VALUE OTHER IMPS. | |
| TOTAL VALUE OF IMPS. | $ _____ |

TC-DMO-0525-00089

117-12-033A

ccs 7-15-93 JC

# COMMERCIAL PROPERTY RECORD CARD

| AREA CODE | | | |
|---|---|---|---|
| | | | |
| SPECIAL DISTRICT | | | |
| | | | |
| | | | |
| | | | |
| | BASIS | CODE | UNITS |

117-12-033A

Cont Card

## ANNUAL ASSESSMENT

| | Change | Land | Improvements | ENT. | Total |
|---|---|---|---|---|---|
| 19 89 COUNTY | 247621 | $233838 | $13783 | DM | 247621 |
| 1990 PETT | 235000 | NC | 18454 | DM | 235000 |
| 1990 COUNTY | | | | NC | |
| 19 91 PETT | 217046 | NC | 500 | NC | 217046 |
| 1991 BOE | 192360 | 196860 | 500 | DM | 192360 |
| 19 92 PETT | | | | | |
| 19 | K9420 | 148420 | 500 | DM | K9420 |
| 19 93 PETT | NC | 148420 | 500 | NC | NC |
| 19 93 BOE | | | | | |

## SUMMARY OF VALUES

| Property | Class | Appraised Value | % | Assessed Value |
|---|---|---|---|---|
| Land | | $ | | $ |
| | | $ | | $ |
| Buildings and Improvements | | $ | | $ |
| | | $ | | $ |
| TOTAL VALUE | | $ | | $ |

## SERVICES AND AREA

| Off Site Improvements | | Utilities | | Zoning | | Neighborhood | |
|---|---|---|---|---|---|---|---|
| Paved Street | | City Water | | Single Family | | Improving | |
| Black Topped Street | | Well | | Two Family | | Static | |
| Gravelled Street | | Sewer | | Multi Family | | Declining | |
| Unimproved | | Septic Tank | | Business | | Blighted | |
| Public Walks | | Natural Gas | | Commercial | | | |
| Curbs and Gutters | | Cesspool | | Industrial | | | |
| Alley | | L. P. Gas | | | | | |
| No Alley | | Electricity | | | | | |
| Topography | | | | | | | |

DATE OF APPRAISAL

MEASURED BY

LISTED BY

PRICED BY

REVIEWED BY DATE

POSTED BY DATE

CCS

## LAND VALUE CALCULATION

| Regular Lot Size | Irregular Lot Size | | |
|---|---|---|---|
| x | x | x | x |
| x | x | x | x |
| x | x | x | x |
| x | x | x | x |

| Front Foot or Sq. Foot | Unit Value | Depth, Corner, Other Table | Depth, Corner, Other Factor | Value |
|---|---|---|---|---|
| | | | | $ |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

TOTAL $

## REMARKS

1-6-93 Did not want to go 42-405 for #500
Pick up CCS value for '94. J Clark
USE code correct
7-15-93 Delete IPR status. ~~JC~~ CCS JClark

TC-DMO-0525-00089

## MAIN BUILDING DESCRIPTION

Bldg. No. _____

**TYPE and USE**

| | | | |
|---|---|---|---|
| Comm. Stores | | Medical | |
| Super Market | | Office Bldgs. | |
| Apartments | | Banks-S & L | |
| Motel | | Pre-Fab | |
| Serv. Stations | | | |
| Misc. Structures | | | |
| Warehouses | | | |

**QUALITY OF CONST**

| Grade | |
|---|---|
| 3 | Good |
| 2 | Fair |
| 1 | Minimum |

**FOUNDATION**

| | |
|---|---|
| Concrete Walls | |
| Conc. Blk. Walls | |
| Brick Walls | |
| Stone Walls | |

**STRUCTURAL**

| | |
|---|---|
| Fire Proof Const. | |
| Reinf. Conc. Beams & Col's | |
| Steel Beams & Col's. | |
| Timber Beams & Col's. | |
| Steel Trusses | |

**EXTERIOR WALLS**

| | |
|---|---|
| A Wd Frame. - Wd Sdg. | |
| B Wd Frame. - Stucco | |
| C Block - 8" | |
| D Block-8" Stuccoed | |
| E Block - 8" Painted | |
| F Block - 12" | |
| G Comm Brick 2-c | |
| H Face Brick - 4" Bkg. | |
| I Face Brick - 8" Bkg. | |
| J Reinf conc " | |
| P Comm Brick 3-c | |
| T Frame Brick Ven | |
| Special Facings | |
| Describe: | |

**DOORS**

| | |
|---|---|
| Stock | |
| Spec. | |

**WINDOWS**

| | |
|---|---|
| Kind | |
| Wood Sash | |
| Steel Sash | |
| Alum. Sash | |

**ROOF**

Design

Flat _____ Hip _____ Sawtooth ____

Shed _____ Gambrel ___ Arched ____

Gable ____ Monitor _____

Framing

| | |
|---|---|
| Wood Joist | |
| Steel Joist | |
| Wood Truss. | |
| Steel Truss. | |
| Steel Beams | |
| Conc. Slab | |
| Deck | |
| Wood | |
| Pre. Cast Conc. | |
| Poured Conc. | |
| Steel | |

Roofing

| | |
|---|---|
| Built Up | |
| Metal | |
| Tar & Gravel | |
| Comp. Roll | |
| Comp. Sh'gle | |
| Wood Sh'gle | |
| Tile | |
| Asbestos | |

**FLOORS**

| | B | 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|
| Concrete | | | | | | | |
| Earth | | | | | | | |
| Hardwood | | | | | | | |
| Single Fl. | | | | | | | |
| Wood Joist | | | | | | | |
| Steel Joist | | | | | | | |
| Hardwood on Conc | | | | | | | |
| Rein. Concrete | | | | | | | |
| Terrazzo | | | | | | | |
| Tile | | | | | | | |
| Resilient Tile | | | | | | | |

**INTERIOR FINISH ON EXTERIOR WALLS**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Pine | | | | | | | |
| Hardwood | | | | | | | |
| Lath and Plaster | | | | | | | |
| Dry Wall | | | | | | | |
| Unfin. Int. | | | | | | | |

**CEILING FINISH**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Lath and Plas. | | | | | | | |
| Acoustical Tile | | | | | | | |

**PARTITIONS**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| L. & P. on Wd. Stds. | | | | | | | |
| Dry Wall on Wd. Stds. | | | | | | | |
| Tile or C. B. | | | | | | | |

**STORE FRONTS**

| Kind | Grade | Sq. Ft. |
|---|---|---|
| Wood Set | | |
| Met. Set | | |

Kind of Metal _____

Grade: A - High; B - Good;
C - Medium; D - Fair
E - Low Cost

**BUILDING ELEVATORS**

| | No. | Cap. | F.P.M. | Flrs. |
|---|---|---|---|---|
| Pass. | | | | |
| Frt. | | | | |

**HEATING and COOLING**

| | | | |
|---|---|---|---|
| Hot Water | | Oil Unit Htrs. | |
| Low Pr. Steam | | Radiant | |
| Hi Pr. Steam | | Flr. Furnace | |
| Forced Warm Air | | Wall Furnace | |
| Grav. Warm Air | | Stove | |
| Gas Unit Htrs. | | | |
| **Evap. Cooler** | | | |
| Air Cond. | | | |

**PLUMBING**

| | Number | | Number |
|---|---|---|---|
| 3-Fixture Bath | | Drkg. Fountain | |
| 2-Fixture Bath | | Sink | |
| Lavatory | | Laundry Tub | |
| Water Closet | | Hot Water Heater | |
| Urinal | | Garbage Disposal | |
| Bath Tub | | Dish Washer | |
| Shower Stall | | | |

**ELECTRIC WIRING**

| | |
|---|---|
| Conduit | |
| Flexible Conduit | |
| Knob & Tube | |
| Sheathed Cable | |
| Power Wiring | |
| Fixtures: Fluo. ☐ Inc. ☐ | |

**OTHER BUILDING ITEMS**

| | |
|---|---|
| Sprinkler Syst. | |
| | |
| | |
| Vaults | |
| | |

**DATE OF CONSTRUCTION**

| | |
|---|---|
| Date | |
| Age | |
| Source | |
| Major Alternation or Adds.: | |
| Date | Age |
| Remarks: | |
| | |
| | |
| | |
| | |
| Effective Age: | |

**DEPRECIATION AND OBSOLESCENCE**

| | |
|---|---|
| A. Age (Normal Depreciation) | ___ % |
| B. Physical Condition ± | ___ % |
| C. Modernization (Minus) | ___ % |
| D. Tot. Phys. Depreciation | ___ % |
| E. Net Physical Condition | ___ % |
| F. Func. Depreciation | ___ |
| G. Economic Depreciation | ___ |
| H. Tot. Spec. Obsolescence | ___ |
| I. Net Condition | ___ |
| J. Total Depreciation | ___ |

## REPLACEMENT COST & FINAL VALUE
## MAIN BUILDING
### BASE COST

| ITEM | ITEM | AREA OR QUALITY | UNIT COST | TOTAL |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| REPLACEMENT COST | |
| LESS _____ % DEPRECIATION | |
| NET VALUE | |
| NET VALUE OTHER IMPS. | |
| TOTAL VALUE OF IMPS. | $ |

TC-DMO-0525-00089

117-12-033A

# COMMERCIAL PROPERTY RECORD CARD

| AREA CODE | | | |
|---|---|---|---|
| | | | |
| SPECIAL DISTRICT | | | |
| | | | |
| | | | |
| | | | |
| | BASIS | CODE | UNITS |

117-12-033A

Continuation Card

## ANNUAL ASSESSMENT

| | Change | Land | Improvements | ENT. | Total |
|---|---|---|---|---|---|
| 19 80 | PETITION | $ NC | $ | | |
| 19 | | | | | |
| 19 | | | | | |
| 19 | | | | | |
| 19 | | | | | |
| 19 | | | | | |
| 19 | | | | | |
| 19 | | | | | |

## SUMMARY OF VALUES

| Property | Class | Appraised Value | % | Assessed Value |
|---|---|---|---|---|
| Land | | $ | | $ |
| | | $ | | $ |
| Buildings and Improvements | | $ | | $ |
| | | $ | | $ |
| TOTAL VALUE | | $ | | $ |

## SERVICES AND AREA

| Off Site Improvements | | Utilities | | Zoning | | Neighborhood | |
|---|---|---|---|---|---|---|---|
| Paved Street | | City Water | | Single Family | | Improving | |
| Black Topped Street | | Well | | Two Family | | Static | |
| Gravelled Street | | Sewer | | Multi Family | | Declining | |
| Unimproved | | Septic Tank | | Business | | Blighted | |
| Public Walks | | Natural Gas | | Commercial | | | |
| Curbs and Gutters | | Cesspool | | Industrial | | | |
| Alley | | L. P. Gas | | | | | |
| No Alley | | Electricity | | | | | |
| Topography | | | | | | | |

DATE OF APPRAISAL

MEASURED BY

LISTED BY

PRICED BY

REVIEWED BY DATE

POSTED BY DATE

CCS

## LAND VALUE CALCULATION

| Regular Lot Size | Irregular Lot Size | | |
|---|---|---|---|
| x | x | x | x |
| x | x | x | x |
| x | x | x | x |
| x | x | x | x |

| Front Foot or Sq. Foot | Unit Value | Depth, Corner, Other Table | Depth, Corner, Other Factor | Value |
|---|---|---|---|---|
| | | | | $ |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

TOTAL $

## REMARKS

TC-DMO-0525-00089

# MAIN BUILDING DESCRIPTION

Bldg. No. _____

## TYPE and USE

| | | | |
|---|---|---|---|
| Comm. Stores | | Medical | |
| Super Market | | Office Bldgs. | |
| Apartments | | Banks-S & L | |
| Motel | | Pre-Fab | |
| Serv. Stations | | | |
| Misc. Structures | | | |
| Warehouses | | | |

## QUALITY OF CONST

| Grade | |
|---|---|
| 3 | Good |
| 2 | Fair |
| 1 | Minimum |

## FOUNDATION

| | |
|---|---|
| Concrete Walls | |
| Conc. Blk. Walls | |
| Brick Walls | |
| Stone Walls | |

## STRUCTURAL

| | |
|---|---|
| Fire Proof Const. | |
| Reinf. Conc. Beams & Col's | |
| Steel Beam's & Col's. | |
| Timber Beams & Col's. | |
| Steel Trusses | |

## EXTERIOR WALLS

| | |
|---|---|
| A Wd Frame. - Wd Sdg. | |
| B Wd Frame. - Stucco | |
| C Block - 8" | |
| D Block-8" Stuccoed | |
| E Block - 8" Painted | |
| F Block - 12" | |
| G Comm Brick 2-c | |
| H Face Brick - 4" Bkg. | |
| I Face Brick - 8" Bkg. | |
| J Reinf conc " | |
| P Comm Brick 3-c | |
| T Frame Brick Ven | |
| Special Facings | |
| Describe: | |

## DOORS

| | |
|---|---|
| Stock | |
| Spec. | |

## WINDOWS

**Kind**

| | |
|---|---|
| Wood Sash | |
| Steel Sash | |
| Alum. Sash | |

## ROOF

**Design**

Flat _____ Hip _____ Sawtooth ___
Shed _____ Gambrel ___ Arched ___
Goble ___ Monitor _____

**Framing**

| | |
|---|---|
| Wood Joist | |
| Steel Joist | |
| Wood Truss: | |
| Steel Truss. | |
| Steel Beams | |
| Conc. Slab | |
| Deck | |
| Wood | |
| Pre. Cast Conc. | |
| Poured Conc. | |
| Steel | |

**Roofing**

| | |
|---|---|
| Built Up | |
| Metal | |
| Tar & Gravel | |
| Comp. Roll | |
| Comp. Sh'gle | |
| Wood Sh'gle | |
| Tile | |
| Asbestos | |

## FLOORS

| | B | 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|
| Concrete | | | | | | | |
| Earth. | | | | | | | |
| Hardwood | | | | | | | |
| Single Fl. | | | | | | | |
| Wood Joist | | | | | | | |
| Steel Joist | | | | | | | |
| Hardwood on Conc. | | | | | | | |
| Rein. Concrete | | | | | | | |
| Terrazzo | | | | | | | |
| Tile | | | | | | | |
| Resilient Tile | | | | | | | |

## INTERIOR FINISH ON EXTERIOR WALLS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Pine | | | | | | | |
| Hardwood | | | | | | | |
| Lath and Plaster | | | | | | | |
| Dry Wall | | | | | | | |
| Unfin. Int. | | | | | | | |

## CEILING FINISH

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Lath and Plas. | | | | | | | |
| Acoustical Tile | | | | | | | |

## PARTITIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| L. & P. on Wd. Stds. | | | | | | | |
| Dry Wall on Wd. Stds. | | | | | | | |
| Tile or C. B. | | | | | | | |

## STORE FRONTS

| Kind | Grade | Sq. Ft. |
|---|---|---|
| Wood Set | | |
| Met. Set | | |

Kind of Metal _____
Grade: A - High; B - Good;
C - Medium; D - Fair
E - Low Cost

## BUILDING ELEVATORS

| | No. | Cap. | F.P.M. | Flrs |
|---|---|---|---|---|
| Pass. | | | | |
| Frt. | | | | |

## HEATING and COOLING

| | | | |
|---|---|---|---|
| Hot Water | | Oil Unit Htrs. | |
| Low Pr. Steam | | Radiant | |
| Hi Pr. Steam | | Flr. Furnace | |
| Forced Warm Air | | Wall Furnace | |
| Grav. Warm Air | | Stove | |
| Gas Unit Htrs. | | | |
| **Evap. Cooler** | | | |
| Air Cond. | | | |

## PLUMBING

| | Number | | Number |
|---|---|---|---|
| 3-Fixture Bath | | Drkg. Fountain | |
| 2-Fixture Bath | | Sink | |
| Lavatory | | Laundry Tub | |
| Water Closet | | Hot Water Heater | |
| Urinal | | Garbage Disposal | |
| Bath Tub | | Dish Washer | |
| Shower Stall | | | |

## ELECTRIC WIRING

| | |
|---|---|
| Conduit | |
| Flexible Conduit | |
| Knob & Tube | |
| Sheathed Cable | |
| Power Wiring | |
| Fixtures: Fluo. ☐ Inc. ☐ | |

## OTHER BUILDING ITEMS

| | |
|---|---|
| Sprinkler Syst. | |
| | |
| | |
| Vaults | |

## REPLACEMENT COST & FINAL VALUE
## MAIN BUILDING
### BASE COST

| ITEM | ITEM | AREA OR QUALITY | UNIT COST | TOTAL |
|---|---|---|---|---|
| | | | | |

## DATE OF CONSTRUCTION

Date
Age
Source
Major Alternation or Adds.:
Date Age
Remarks:

Effective Age:

## DEPRECIATION AND OBSOLESCENCE

| | |
|---|---|
| A. Age (Normal Depreciation) | % |
| B. Physical Condition ± | % |
| C. Modernization (Minus) | % |
| D. Tot. Phys. Depreciation | % |
| E. Net Physical Condition | % |
| F. Func. Depreciation | |
| G. Economic Depreciation | |
| H. Tot. Spec. Obsolescence | |
| I. Net Condition | |
| J Total Depreciation | |

| | |
|---|---|
| REPLACEMENT COST | |
| LESS _____ % DEPRECIATION | |
| NET VALUE | |
| NET VALUE OTHER IMPS. | |
| TOTAL VALUE OF IMPS. | $ |

TC-DMO-0525-00089

10-117-12-033A

C 3-18-87

**COMMERCIAL PROPERTY RECORD CARD**

| AREA CODE |
|---|
| 0150 |

| SPECIAL DISTRICT | BASIS | CODE | UNITS |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

10-117-12-033A

# CONTINUATION SHEET

**ANNUAL ASSESSMENT**

| | Change | Land | Improvements | ENT. | Total |
|---|---|---|---|---|---|
| 19 '83 PETITION | 139366 | $118116 | $23447 | | 141563 |
| '84 PETITION | 153303 | 118116 | 49021 | NC | 167137 |
| '84 COUNTY BOARD | NC | NC | NC | | NC |
| 19 84 State | NC | NC | NC | | NC |
| 19 '86 PETITION | 201065 | 236232 | 62209 | NC | 298441 |
| 19 '86 COUNTY BOARD | 188361 | 216546 | 31000 | DE | 247546 |
| 19 '87 PETITION | 207197 | 216546 | 31000 | DE | 247546 |
| 19 '88 PETITION | 227,917 | 216546 | 32000 | KC | 248546 |
| 19 '88 COUNTY | " | " | " | | " |

**SUMMARY OF VALUES**

| Property | Class | Appraised Value | % | Assessed Value |
|---|---|---|---|---|
| Land | | $ | | $ |
| | | $ | | $ |
| Buildings and Improvements | | $ | | $ |
| | | $ | | $ |
| TOTAL VALUE | | $ | | $ |

**SERVICES AND AREA**

| Off Site Improvements | | Utilities | | Zoning B-1 | | Neighborhood | |
|---|---|---|---|---|---|---|---|
| Paved Street | | City Water | | Single Family | | Improving | |
| Black Topped Street | | Well | | Two Family | | Static | |
| Gravelled Street | | Sewer | | Multi Family | | Declining | |
| Unimproved | | Septic Tank | | Business | | Blighted | |
| Public Walks | | Natural Gas | | Commercial | | | |
| Curbs and Gutters | | Cesspool | | Industrial | | | |
| Alley | | L. P. Gas | | | | | |
| No Alley | | Electricity | | | | | |

Topography 1

DATE OF APPRAISAL

MEASURED BY

LISTED BY

PRICED BY

REVIEWED BY DATE

POSTED BY DATE

CCS

**LAND VALUE CALCULATION**

| Regular Lot Size | Irregular Lot Size |
|---|---|
| x | x x x |
| x | x x x |
| x | x x x A5234 |
| x | x x x |

| ~~Front Feet~~ or Sq. Foot | Unit Value | Depth, Corner, Other Table | Factor | Value |
|---|---|---|---|---|
| 6562 | 18.00 | | | $ 118116 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

TOTAL $

**REMARKS**

'83 LAND ADJ - REVIEW ON APP - reduced 2/16/85 PR
A5234 - APT CHK & RECALC. CL OF BLDG AS FOLLOWS - 2,277 @ CL-20 MIN, 3,974 @ CL-11 MIN. 3-19-86 LINDGREN
4-10-86 Adjust imp's for 1986 only

TC-DMO-0525-00089

## MAIN BUILDING DESCRIPTION

Bldg. No. _____

### TYPE and USE

| | | | |
|---|---|---|---|
| Comm. Stores | | Medical | |
| Super Market | | Office Bldgs. | |
| Apartments | | Banks-S & L | |
| Motel | | Pre-Fab | |
| Serv. Stations | | | |
| Misc. Structures | | | |
| Warehouses | | | |

### QUALITY OF CONST

| Grade | |
|---|---|
| 3 | Good |
| 2 | Fair |
| 1 | Minimum |

### FOUNDATION

| | |
|---|---|
| Concrete Walls | |
| Conc. Blk. Walls | |
| Brick Walls | |
| Stone Walls | |

### STRUCTURAL

| | |
|---|---|
| Fire Proof Const. | |
| Reinf. Conc. Beams & Col's | |
| Steel Beam's & Col's. | |
| Timber Beams & Col's. | |
| Steel Trusses | |

### EXTERIOR WALLS

| | |
|---|---|
| A Wd Frame. - Wd Sdg. | |
| B Wd Frome. - Stucco | |
| C Block - 8" | |
| D Block-8" Stuccoed | |
| E Block - 8" Painted | |
| F Block - 12" | |
| G Comm Brick 2-c | |
| H Face Brick - 4" Bkg. | |
| I Face Brick - 8" Bkg. | |
| J Reinf conc " | |
| P Comm Brick 3-c | |
| T Frame Brick Ven | |
| Special Facings | |
| Describe: | |

### DOORS

| | |
|---|---|
| Stock | |
| Spec. | |

### WINDOWS

| Kind | |
|---|---|
| Wood Sash | |
| Steel Sash | |
| Alum. Sash | |

### ROOF

**Design**

Flat _____ Hip _____ Sawtooth ___
Shed _____ Gambrel ___ Arched ___
Gable _____ Monitor _____

**Framing**

| | |
|---|---|
| Wood Joist | |
| Steel Joist | |
| Wood Truss | |
| Steel Truss. | |
| Steel Beams | |
| Conc. Slab | |
| Deck | |

**Roofing**

| | |
|---|---|
| Built Up | |
| Metal | |
| Tar & Gravel | |
| Comp. Roll | |
| Comp. Sh'gle | |
| Wood Sh'gle | |
| Tile | |
| Asbestos | |

### FLOORS

| | B | 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|
| Concrete | | | | | | | |
| Earth | | | | | | | |
| Hardwood | | | | | | | |
| Single Fl. | | | | | | | |
| Wood Joist | | | | | | | |
| Steel Joist | | | | | | | |
| Hardwood on Conc. | | | | | | | |
| Rein. Concrete | | | | | | | |
| Terrazzo | | | | | | | |
| Tile | | | | | | | |
| Resilient Tile | | | | | | | |

### INTERIOR FINISH ON EXTERIOR WALLS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Pine | | | | | | | |
| Hardwood | | | | | | | |
| Lath and Plaster | | | | | | | |
| Dry Wall | | | | | | | |
| Unfin. Int. | | | | | | | |

### CEILING FINISH

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Lath and Plas. | | | | | | | |
| Acoustical Tile | | | | | | | |

### PARTITIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| L. & P. on Wd. Stds. | | | | | | | |
| Dry Wall on Wd. Stds. | | | | | | | |
| Tile or C. B. | | | | | | | |

### STORE FRONTS

| Kind | Grade | Sq. Ft. |
|---|---|---|
| Wood Set | | |
| Met. Set | | |

Kind of Metal _____
Grade: A - High; B - Good;
C - Medium; D - Fair
E - Low Cost

### BUILDING ELEVATORS

| | No. | Cap. | F.P.M. | Flrs. |
|---|---|---|---|---|
| Pass. | | | | |
| Frt. | | | | |

### HEATING and COOLING

| | | | |
|---|---|---|---|
| Hot Water | | Oil Unit Htrs. | |
| Low Pr. Steam | | Radiant | |
| Hi Pr. Steam | | Flr. Furnace | |
| Forced Warm Air | | Wall Furnace | |
| Grav. Warm Air | | Stove | |
| Gas Unit Htrs. | | | |
| **Evap. Cooler** | | | |
| Air Cond. | | | |

### PLUMBING

| | Number | | Number |
|---|---|---|---|
| 3-Fixture Bath | | Drkg. Fountain | |
| 2-Fixture Bath | | Sink | |
| Lavatory | | Laundry Tub | |
| Water Closet | | Hot Water Heater | |
| Urinal | | Garbage Disposal | |
| Bath Tub | | Dish Washer | |
| Shower Stall | | | |

### ELECTRIC WIRING

| | |
|---|---|
| Conduit | |
| Flexible Conduit | |
| Knob & Tube | |
| Sheathed Cable | |
| Power Wiring | |
| Fixtures: Fluo. ☐ Inc. ☐ | |

### OTHER BUILDING ITEMS

| | |
|---|---|
| Sprinkler Syst. | |
| | |
| | |
| Vaults | |

### DATE OF CONSTRUCTION

| | |
|---|---|
| Date | |
| Age | |
| Source | |
| Major Alternation or Adds.: | |
| Date | Age |
| Remarks: | |
| | |
| | |
| | |
| | |
| Effective Age: | |

### DEPRECIATION AND OBSOLESCENCE

| | |
|---|---|
| A. Age (Normal Depreciation) | ___ % |
| B. Physical Condition ± | ___ % |
| C. Modernization (Minus) | ___ % |
| D. Tot. Phys. Depreciation | ___ % |
| E. Net Physical Condition | ___ % |
| F. Func. Depreciation | ___ |
| G. Economic Depreciation | ___ |
| H. Tot. Spec. Obsolescence | ___ |
| I. Net Condition | ___ |
| J. Total Depreciation | ___ |

### REPLACEMENT COST & FINAL VALUE
### MAIN BUILDING
### BASE COST

| ITEM | ITEM | AREA OR QUALITY | UNIT COST | TOTAL |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| REPLACEMENT COST | |
| LESS _____ % DEPRECIATION | |
| NET VALUE | |
| NET VALUE OTHER IMPS. | |
| TOTAL VALUE OF IMPS. | $ _____ |

TC-DMO-0525-00089

1974 10-117-12-033A

# COMMERCIAL PROPERTY RECORD

AREA CODE 0150

SPECIAL DISTRICT | BASIS | CODE | UNITS

Diamos David G Properties Inc
P.O. Box 3062
Tucson Az. 85702

REVIEWED BY H. NORDMEYER
KEN BAUER
DATE 4-4-75
REMARKS PET. #761
NO CHANGE

REVIEWED BY Approved
DATE 4-17-74
Approved Ld and D Filed

C-12-16-74
C 11.29.74
D/S 7-2-80

TUCSON 557.78' OF S48.5' & E49.75' OF N77' OF S125.5' LESS 10'X15' IN NW COR BLK 196

CORNER STONE Y CONGRESS - N.W CORNER

## ANNUAL ASSESSMENT

| | Change | Land | Improvements | ENT. | Total |
|---|---|---|---|---|---|
| 1974 | NEW ADDN + 20% OF | $ 90775 | $ 27077 | | |
| 1975 | 811 | | 19896 | | |
| 1975 | Land Revalued | 134867 | | ed | |
| 1975 | 811 | | 12435 | ed | |
| 1975 | Petition N/C | 134867 | 12435 | | |
| 1977 | PETITION | ~~134867~~ | 12186 | | |
| 1978 | LV | 107486 | | | |
| 1978 | PETITION | N/C | N/C | | |
| 1979 | LV | 111488 | | | |
| 79 LV '80 PETITION | | 103680 | | | |

## SUMMARY OF VALUES

| Property | Class | Appraised Value | % | Assessed Value |
|---|---|---|---|---|
| Land | 11 | $ ~~90775~~ ~~134867~~ | | $ |
| | | $ 107486 | | $ |
| Buildings and Improvements | 11 | $ ~~19896~~ 27077 | | $ |
| | | $ 12435 | | $ |
| TOTAL VALUE | | $ | | $ |

## SERVICES AND AREA

80 Off Site Improvements | Utilities 1e3 6 6 A | 18073 | Zoning N/C

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Paved Street | | City Water | X | Single Family | | Improving | |
| Block Topped Street | X | Well | | Two Family | | Static | X |
| Gravelled Street | | Sewer | X | Multi Family | | Declining | |
| Unimproved | | Septic Tank | | Business | X | Blighted | |
| Public Walks | X | Natural Gas | X | Commercial | | | |
| Curbs and Gutters | X | Cesspool | | Industrial | | | |
| Alley | | L. P. Gas | | | | | |
| No Alley | X | Electricity | X | | | | |
| Topography | Level | | | | | | |

DATE OF APPRAISAL
MEASURED BY
LISTED BY
PRICED BY ARL 7/16/74
REVIEWED BY DATE
POSTED BY DATE

CCS

FC T... 11 28 79 Dlong

## LAND VALUE CALCULATION

| Regular Lot Size | Irregular Lot Size |
|---|---|
| x 7.50 | 125 x 57 x 48 x 8.5 |
| x | 67 x 15 x 10 x 34 |
| x | x x x |
| x | x x x |

| Front Foot or Sq. Foot | Unit Value | Depth, Corner, Other Table | Depth, Corner, Other Factor | Value |
|---|---|---|---|---|
| ~~6562~~ | ~~19.50~~ | | | $ ~~90775~~ |
| | ~~20.80~~ | | | ~~134867~~ |
| 6562 | 19.50 | | | 127959 |
| | -16% DOWN ZONE | | | 20473 |
| | | | | 107486 |
| | ~~16.99~~ | | | ~~111488~~ |
| | 1580 | | | 103680 |

TOTAL $ C3

100,000 Check 77 10-25-78
100000 Check 77 ROUNDS 1-79

RATED FROM 1971 MANUAL
ORIGINAL CARD TO DF 1977
ADDED BASEMENT 4.1911
4-14-77 Overwrite for 1977 HN/MR
SEP 19 1977
L/V REVALUED FOR 19 78 by Nick V.
100,000 check 77 12-27-77 12-27-77
% CHANGE '78 -16% DOWN ZONE 12-27-77 Nick
F/C: PET. #499 N/C 3-30-78 TODD
'79 % CHANGE -10-24-78 Nick V.
L/V REVALUED FOR 19 79 by KB EL VI SEE

TC-DMO-0525-00089

CL. 20 – 2,277 ϕ
C.L 11 – 3,974 ϕ

# MAIN BUILDING DESCRIPTION

Bldg. No. _____

## TYPE and USE

| | | | |
|---|---|---|---|
| Comm. Stores | X | Medical | |
| Super Market | | Office Bldgs. | |
| Apartments | | Banks S & L | |
| Motel | | Pre-Fab | |
| Serv. Stations | | | |
| Misc. Structures | | | |
| Warehouses | | | |

## QUALITY OF CONST

| Grade | |
|---|---|
| 3 Good | |
| 2 Fair | |
| (1) Minimum | |

## FOUNDATION

| | |
|---|---|
| Concrete Walls | |
| Conc. Blk. Walls | |
| Brick Walls | |
| Stone Walls | / |

## STRUCTURAL

| | |
|---|---|
| Fire Proof Const | |
| Reinf. Conc. Beams & Col's | |
| Steel Beam's & Col's. | / |
| Timber Beams & Col's. | |
| Steel Trusses | |

## EXTERIOR WALLS

| | |
|---|---|
| A Wd Frame. - Wd Sdg. | |
| B Wd Frame. - Stucco | |
| C Block - 8" | |
| D Block 8" Stuccoed | |
| E Block - 8" Painted | |
| F Block - 12" | |
| G Comm Brick 2-c | / |
| H Face Brick - 4" Bkg. | |
| I Face Brick - 8" Bkg. | |
| J Reinf conc | |
| P Comm Brick 3-c | |
| T Frame Brick Ven | |
| Special Facings | |
| Describe: | |

## DOORS

| | |
|---|---|
| Stock | |
| Spec | |

## WINDOWS

| Kind | |
|---|---|
| Wood Sash | |
| Steel Sash | |
| Alum. Sash | / |

## ROOF

**Design**

Flat _____ Hip _____ Sawtooth ____
Shed _____ Gombrel ___ Arched ____
Gable _____ Monitor _____

**Framing**

| | |
|---|---|
| Wood Joist | |
| Steel Joist | |
| Wood Truss | / |
| Steel Truss. | |
| Steel Beams | |
| Conc. Slab | |
| Deck | |

**Roofing**

| | |
|---|---|
| Wood | / |
| Pre. Cast Conc. | |
| Poured Conc. | |
| Steel | |
| Built Up | / |
| Metal | |
| Tar & Gravel | |
| Comp. Roll | |
| Comp. Sh'gle | |
| Wood Sh'gle | |
| Tile | |
| Asbestos | |

## FLOORS

| | B | 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|
| Concrete | | / | | | | | |
| Earth. | | | | | | | |
| Hardwood | | | | | | | |
| Single Fl. | | | | | | | |
| Wood Joist | | | | | | | |
| Steel Joist | | | | | | | |
| Hardwood on Conc. | | | | | | | |
| Rein. Concrete | | | | | | | |
| Terrazzo | | | | | | | |
| Tile | | | | | | | |
| Resilient Tile | | | | | | | |

## INTERIOR FINISH ON EXTERIOR WALLS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Pine | | | | | | | |
| Hardwood | | | | | | | |
| Lath and Plaster | | / | | | | | |
| Dry Wall | | | | | | | |
| Unfin. Int. | | | | | | | |

## CEILING FINISH

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Lath and Plas. | | / | | | | | |
| Acoustical Tile | | | | | | | |

## PARTITIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| L. & P. on Wd. Stds. | | | | | | | |
| Dry Wall on Wd. Stds. | | / | | | | | |
| Tile or C. B. | | | | | | | |

## STORE FRONTS

| Kind | Grade | Sq. Ft. |
|---|---|---|
| Wood Set | | |
| Met. Set | | |

Kind of Metal _____
Grade: A - High; B - Good;
C - Medium; D - Fair
E - Low Cost

## BUILDING ELEVATORS

| | No. | Cap. | F.P.M. | Flrs. |
|---|---|---|---|---|
| Pass. | | | | |
| Frt. | | | | |

## HEATING and COOLING

| | | | |
|---|---|---|---|
| Hot Water | | Oil Unit Htrs. | |
| Low Pr. Steam | | Radiant | |
| Hi Pr. Steam | | Flr. Furnace | |
| Forced Worm Air | | Wall Furnace | |
| Grav. Warm Air | | Stove | |
| Gas Unit Htrs. | | | |
| Air Cond. | 1721 ϕ | | |

## PLUMBING

| | Number | | Number |
|---|---|---|---|
| 3-Fixture Bath | | Drkg. Fountain | |
| 2-Fixture Bath | 6 | Sink FLOOR | 3 |
| Lavatory | 1 | Laundry Tub | |
| Water Closet | | Hot Water Heater | 1 |
| Urinal | | Garbage Disposal | 1 |
| Bath Tub | | Dish Washer | 1 |
| Shower Stall | | | |

## ELECTRIC WIRING

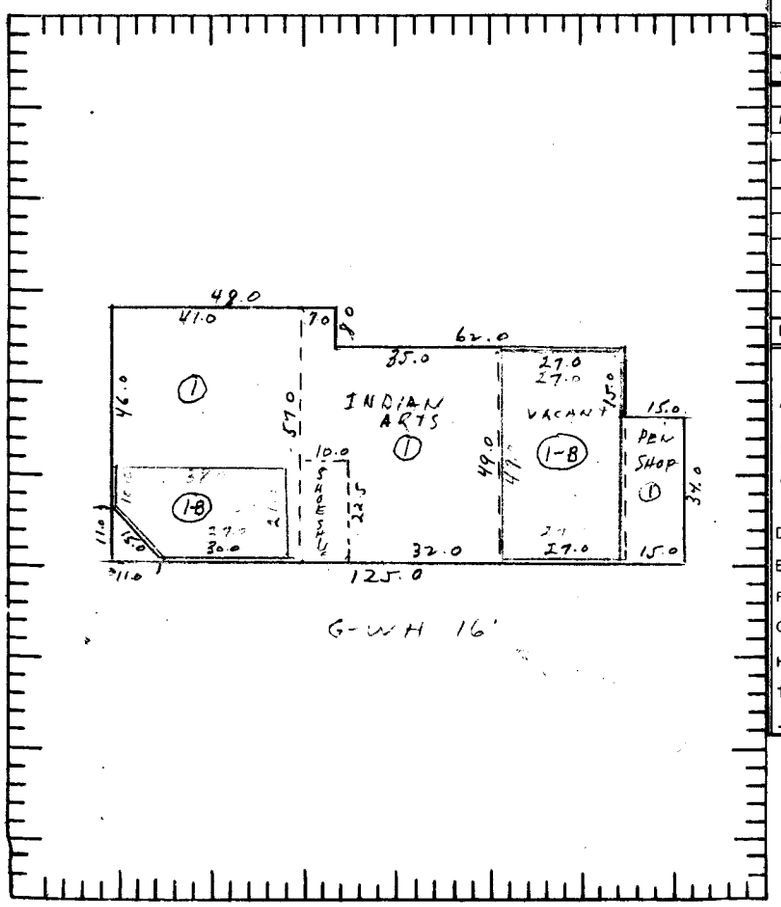
| | |
|---|---|
| Conduit | X |
| Flexible Conduit | |
| Knob & Tube | |
| Sheathed Cable | |
| Power Wiring | |
| Fixtures: Fluo. ☒ Inc. ☒ | |

## OTHER BUILDING ITEMS

| | |
|---|---|
| Sprinkler Syst. | |
| Vaults | |

REMARKS:
Ackerman Pen Shop 27 N. Stone
DeLias Arts & Crafts 25 N Stone
Indian Arts Crafts 17 N Stone
Deluxe Shoe Shine
Downtowner Restaurant

1978 MINIMAL




## DATE OF CONSTRUCTION

Date Av 1923
Age 51 YRS
Source County
Major Alternation or Adds.:
Date Age
Remarks:

Effective Age:

## DEPRECIATION AND OBSOLESCENCE

| | |
|---|---|
| A. Age (Normal Depreciation) | 60 % |
| B. Physical Condition ± | ___ % |
| C. Modernization (Minus) | ___ % |
| D. Tot. Phys. Depreciation | ___ % |
| E. Net Physical Condition | ___ % |
| F. Func. Depreciation | ___ |
| G. Economic Depreciation | ___ |
| H. Tot. Spec. Obsolescence | ___ |
| I. Net Condition | ___ |
| J Total Depreciation | 80 |

## REPLACEMENT COST AND FINAL VALUE

6224 ϕ MAIN BUILDING

BASE COST

| Item | Item | Area or Quantity | Unit Cost | Total |
|---|---|---|---|---|
| | 1-D2 | 263 | 34 17 54 23 | 4459 ✓ |
| | 1D6 | 206 | .87 55 | 1793 1433 ✓ |
| | 1D7 | 1 | — | 206 ✓ |
| | 1D9 | 2061 | .55 | 1134 ϕ |
| | 2H1 | 6224 | 30 | 1867 ϕ |
| | 3-G | 340 | 50 04 | 17013 |
| | 4 3 1 5-M | 7 832 | 250 00 3 60 | 1750 2995 |
| | 6A | 6224 | 98 | 6123 |
| | 7B5 | 6224 | 1 01 | 6286 |
| | 8D2 | 6224 | 2 72 | 16953 |
| | 9D3 | 1721 | 3 | 5316 |
| | 10 | — | — | 3840 |

| | |
|---|---|
| REPLACEMENT COST | 68232 |
| LESS 80 % DEPRECIATION | 54585 |
| NET VALUE | 13647 |
| NET VALUE OTHER IMPS. | 13430 |
| TOTAL VALUE OF IMPS. | $ 27077 |

C-03

ADDS = 22223

TC-DMO-0525-00089

10-117-12-033A

Bill Ackerman's Pon Shop
211 N. Stone Ave

# COMMERCIAL PROPERTY RECORD CARD

[redacted]

71

## ANNUAL ASSESSMENT

| | Change | Land | Improvements | Total |
|---|---|---|---|---|
| 19 | | $ | $ | $ |
| 19 71 | No Trans | | | |
| 19 75 | 811 | | 175 | |
| 19 81 | X00 to R.E. | | JFC | |
| 19 | | | | |
| 19 | | | | |
| 19 | | | | |
| 19 | | | | |
| 19 | | | | |

## SUMMARY OF VALUES

| Property | Class | Appraised Value | % | Assessed Value |
|---|---|---|---|---|
| Land | | $ | | $ |
| | | $ | | $ |
| Buildings and Improvements | | $ ~~19~~ 394 | | $ 43 |
| Household Furnishings | | $ 175 | | $ |
| TOTAL VALUE | | $ | | $ |

## SERVICES AND AREA

| Off Site Improvements | | Utilities | | Zoning | | Neighborhood | |
|---|---|---|---|---|---|---|---|
| Paved Street | | City Water | | Single Family | | Improving | |
| Black Topped Street | | Well | | Two Family | | Static | |
| Gravelled Street | | Sewer | | Multi Family | | Declining | |
| Unimproved | | Septic Tank | | Business | | Blighted | |
| Public Walks | | Natural Gas | | Commercial | | | |
| Curbs and Gutters | | Cesspool | | Industrial | | | |
| Alley | | L. P. Gas | | | | | |
| No Alley | | Electricity | | | | | |
| Topography | | | | | | | |

DATE OF APPRAISAL 11-22-69
MEASURED BY
LISTED BY TR
PRICED BY 11-24-69
REVIEWED BY ~~JUNE 10 1990~~ DATE
POSTED BY DATE

CCS

## LAND VALUE CALCULATION

| Regular Lot Size | Irregular Lot Size |
|---|---|
| x | x x x |
| x | x x x |
| x | x x x |
| x | x x x |

| Front Foot or Sq. Foot | Unit Value | Depth, Corner, Other Table | Depth, Corner, Other Factor | Value |
|---|---|---|---|---|
| | | | | $ |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

TOTAL $

## REMARKS

Refrig unit installed in 1970
1 ton unit to be changed
to R.E. for 1971
Delete Evap cooler. Don F
10-13-70
1-7-80 Per J. Crane X00 to R.E. -MD
MC 11-17-85 Scoggins

C-03

TC-DMO-0525-00089

## MAIN BUILDING DESCRIPTION

Bldg. No. _____

### TYPE and USE

| | | | |
|---|---|---|---|
| Comm. Stores | | Medical | |
| Super Market | | Office Bldgs. | |
| Apartments | | Banks-S & L | |
| Motel | | Pre-Fab | |
| Serv. Stations | | | |
| Misc. Structures | | | |
| Warehouses | | | |

### QUALITY OF CONST

| Grade | |
|---|---|
| 3 | Good |
| 2 | Fair |
| 1 | Minimum |

### FOUNDATION

| | |
|---|---|
| Concrete Walls | |
| Conc. Blk. Walls | |
| Brick Walls | |
| Stone Walls | |

### STRUCTURAL

| | |
|---|---|
| Fire Proof Const. | |
| Reinf. Conc. Beams & Col's | |
| Steel Beam's & Col's. | |
| Timber Beams & Col's. | |
| Steel Trusses | |

### EXTERIOR WALLS

| | |
|---|---|
| A Wd Frame. - Wd Sdg. | |
| B Wd Frame. - Stucco | |
| C Block - 8" | |
| D Block-8" Stuccoed | |
| E Block - 8" Pointed | |
| F Block - 12" | |
| G Comm Brick 2-c | |
| H Face Brick - 4" Bkg. | |
| I Face Brick - 8" Bkg. | |
| J Reinf conc " | |
| P Comm Brick 3-c | |
| T Frame Brick Ven | |
| Special Facings | |
| Describe: | |

### DOORS

| | |
|---|---|
| Stock | |
| Spec. | |

### WINDOWS

| Kind | |
|---|---|
| Wood Sash | |
| Steel Sash | |
| Alum. Sash | |

### ROOF

**Design**

Flat _____ Hip _____ Sawtooth ____
Shed _____ Gambrel ___ Arched ____
Goble ____ Monitor _____

**Framing**

| | |
|---|---|
| Wood Joist | |
| Steel Joist | |
| Wood Truss: | |
| Steel Truss. | |
| Steel Beams | |
| Conc. Slab | |
| Deck | |
| Wood | |
| Pre. Cast Conc. | |
| Poured Conc. | |
| Steel | |

**Roofing**

| | |
|---|---|
| Built Up | |
| Metal | |
| Tar & Gravel | |
| Comp. Roll | |
| Comp. Sh'gle | |
| Wood Sh'gle | |
| Tile | |
| Asbestos | |

### FLOORS

| | B | 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|
| Concrete | | | | | | | |
| Earth | | | | | | | |
| Hardwood | | | | | | | |
| Single Fl. | | | | | | | |
| Wood Joist | | | | | | | |
| Steel Jolst | | | | | | | |
| Hardwood on Conc. | | | | | | | |
| Rein. Concrete | | | | | | | |
| Terrozzo | | | | | | | |
| Tile | | | | | | | |
| Resilient Tile | | | | | | | |

### INTERIOR FINISH ON EXTERIOR WALLS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Pine | | | | | | | |
| Hardwood | | | | | | | |
| Lath and Plaster | | | | | | | |
| Dry Wall | | | | | | | |
| Unfin. Int. | | | | | | | |

### CEILING FINISH

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Lath and Plas. | | | | | | | |
| Acousticol Tile | | | | | | | |

### PARTITIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| L. & P. on Wd. Stds. | | | | | | | |
| Dry Wall on Wd. Stds. | | | | | | | |
| Tile or C. B. | | | | | | | |

### STORE FRONTS

| Kind | Grade | Sq. Ft. |
|---|---|---|
| Wood Set | | |
| Met. Set | | |

Kind of Metal _____
Grade: A - High; B - Good;
C - Medium; D - Fair
E - Low Cost

### BUILDING ELEVATORS

| | No. | Cap. | F.P.M. | Flrs. |
|---|---|---|---|---|
| Pass. | | | | |
| Frt. | | | | |

### HEATING and COOLING

| | | | |
|---|---|---|---|
| Hot Water | | Oil Unit Htrs. | |
| Low Pr. Steam | | Radiant | |
| Hi Pr. Steam | | Flr. Furnace | |
| Forced Warm Air | | Wall Furnace | |
| Grav. Warm Air | | Stove | |
| Gas Unit Htrs. | ✓ | | |

Air Cond. 1- 5500 CFM evap Cooler

### PLUMBING

| | Number | | Number |
|---|---|---|---|
| 3-Fixture Bath | | Drkg. Fountain | |
| 2-Fixture Bath | | Sink | |
| Lavatory | | Laundry Tub | |
| Water Closet | | Hot Water Heater | |
| Urinal | | Garbage Disposal | |
| Bath Tub | | Dish Washer | |
| Shower Stall | | | |

### ELECTRIC WIRING

| | |
|---|---|
| Conduit | |
| Flexible Conduit | |
| Knob & Tube | |
| Sheathed Cable | |
| Power Wiring | |
| Fixtures: Fluo. ☐ Inc. ☐ | |

### OTHER BUILDING ITEMS

| | |
|---|---|
| Sprinkler Syst. | |
| | |
| | |
| Vaults | |
| | |

REMARKS:

FLOOR PLAN SKETCH

### DATE OF CONSTRUCTION

Date 1959
Age
Source Tenant
Major Alternation or Adds.:
Date Age
Remarks:

Effective Age:

### DEPRECIATION AND OBSOLESCENCE

| | |
|---|---|
| A. Age (Normal Depreciation) | 4 % |
| B. Physical Condition ± | % |
| C. Modernization (Minus) | % |
| D. Tot. Phys. Depreciation | % |
| E. Net Physicol Condition | % |
| F. Func. Depreciation | |
| G. Economic Depreciation | |
| H. Tot. Spec. Obsolescence | |
| I. Net Condition | |
| J. Total Depreciation | 4 |

### REPLACEMENT COST AND FINAL VALUE
### MAIN BUILDING
### BASE COST

| Item | Area or Quantity | Unit Cost | Total |
|---|---|---|---|
| 9 E 16 | 1 | | 200 |
| 9 F 16 | 1 | | ~~190~~ |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | 200 |

| | |
|---|---|
| REPLACEMENT COST | ~~390~~ |
| LESS 4 % DEPRECIATION | 8 16 |
| NET VALUE | ~~374~~ |
| NET VALUE OTHER IMPS. | 192 |
| TOTAL VALUE OF IMPS. | $~~374~~ 192 |

FORM 102-2

TC-DMO-0525-00089

10-117-12-033A

10-117-12-033A

Indian Arts & Crafts
17 N. Stone Ave

**COMMERCIAL PROPERTY RECORD CARD**

POOR QUALITY ORIGINAL

1/3

## ANNUAL ASSESSMENT

| | Change | Land | Improvements | Total |
|---|---|---|---|---|
| 19 | | $ | $ | $ |
| 19 72 | No Trend | | | |
| 19 75 | 811 | | 542 | |
| 19 | | | | |
| 19 | | | | |
| 19 | | | | |
| 19 | | | | |
| 19 | | | | |
| 19 | | | | |

## SUMMARY OF VALUES

| Property | Class | Appraised Value | % | Assessed Value |
|---|---|---|---|---|
| Land | | $ | | $ |
| | | $ | | $ |
| Buildings and Improvements | 10 | $ 542 557 | 25 | $ 139 |
| Household Furnishings | | $ | | $ |
| TOTAL VALUE | | $ | | $ |

## SERVICES AND AREA

| Off Site Improvements | | Utilities | | Zoning | | Neighborhood | |
|---|---|---|---|---|---|---|---|
| Paved Street | | City Water | | Single Family | | Improving | |
| Black Topped Street | | Well | | Two Family | | Static | |
| Gravelled Street | | Sewer | | Multi Family | | Declining | |
| Unimproved | | Septic Tank | | Business | | Blighted | |
| Public Walks | | Natural Gas | | Commercial | | | |
| Curbs and Gutters | | Cesspool | | Industriol | | | |
| Alley | | L. P. Gas | | | | | |
| No Alley | | Electricity | | | | | |
| Topography | | | | | | | |

DATE OF APPRAISAL 11-22-69
MEASURED BY
LISTED BY TB
PRICED BY 11-24-69
REVIEWED BY DATE
POSTED BY DATE

CCS

## LAND VALUE CALCULATION

| Regular Lot Size | Irregular Lot Size |
|---|---|
| x | x x x |
| x | x x x |
| x | x x x |
| x | x x x |

| Front Foot or Sq. Foot | Unit Value | Depth, Corner, Other Table | Depth, Corner, Other Factor | Value |
|---|---|---|---|---|
| | | | | $ |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

TOTAL $

Louis N. Panos

REMARKS

NC 11-17-85

TC-DMO-0525-00089

## MAIN BUILDING DESCRIPTION

Bldg. No. _____

### TYPE and USE

| | | | |
|---|---|---|---|
| Comm. Stores | | Medical | |
| Super Market | | Office Bldgs. | |
| Apartments | | Banks-S & L | |
| Motel | | Pre-Fab | |
| Serv. Stations | | | |
| Misc. Structures | | | |
| Warehouses | | | |

### QUALITY OF CONST

| Grade | |
|---|---|
| 3 | Good |
| 2 | Fair |
| 1 | Minimum |

### FOUNDATION

| | |
|---|---|
| Concrete Walls | |
| Conc. Blk. Walls | |
| Brick Walls | |
| Stone Walls | |

### STRUCTURAL

| | |
|---|---|
| Fire Proof Const. | |
| Reinf. Conc. Beams & Col's | |
| Steel Beam's & Col's. | |
| Timber Beams & Col's. | |
| Steel Trusses | |

### EXTERIOR WALLS

| | |
|---|---|
| A Wd Frame. - Wd Sdg. | |
| B Wd Frame. - Stucco | |
| C Block - 8" | |
| D Block-8" Stuccoed | |
| E Block - 8" Painted | |
| F Block - 12" | |
| G Comm Brick 2-c | |
| H Face Brick - 4" Bkg. | |
| I Face Brick - 8" Bkg. | |
| J Reinf conc " | |
| P Comm Brick 3-c | |
| T Frame Brick Ven | |
| Special Facings | |
| Describe: | |

### DOORS

| | |
|---|---|
| Stock | |
| Spec. | |

### WINDOWS

**Kind**

| | |
|---|---|
| Wood Sash | |
| Steel Sash | |
| Alum. Sash | |

### ROOF

**Design**

Flat _____ Hip _____ Sawtooth ____
Shed _____ Gambrel ____ Arched ____
Gable ____ Monitar _____

**Framing**

| | |
|---|---|
| Wood Joist | |
| Steel Joist | |
| Wood Truss: | |
| Steel Truss. | |
| Steel Beams | |
| Conc. Slab | |
| Deck | |
| Wood | |
| Pre. Cast Conc. | |
| Poured Conc. | |
| Steel | |

**Roofing**

| | |
|---|---|
| Built Up | |
| Metal | |
| Tor & Gravel | |
| Comp. Roll | |
| Comp. Sh'gle | |
| Wood Sh'gle | |
| Tile | |
| Asbestos | |

### FLOORS

| | B | 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|
| Concrete | | | | | | | |
| Earth | | | | | | | |
| Hardwood | | | | | | | |
| Single Fl. | | | | | | | |
| Wood Joist | | | | | | | |
| Steel Joist | | | | | | | |
| Hardwood on Conc. | | | | | | | |
| Rein. Concrete | | | | | | | |
| Terrazzo | | | | | | | |
| Tile | | | | | | | |
| Resilient Tile | | | | | | | |

### INTERIOR FINISH ON EXTERIOR WALLS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Pine | | | | | | | |
| Hardwood | | | | | | | |
| Lath and Plaster | | | | | | | |
| Dry Wall | | | | | | | |
| Unfin. Int. | | | | | | | |

### CEILING FINISH

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Lath and Plas. | | | | | | | |
| Acoustical Tile | | | | | | | |

### PARTITIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| L. & P. on Wd. Stds. | | | | | | | |
| Dry Wall on Wd. Stds. | | | | | | | |
| Tile or C. B. | | | | | | | |

### STORE FRONTS

| Kind | Grade | Sq. Ft. |
|---|---|---|
| Wood Set | | |
| Met. Set | | |

Kind of Metal _____
Grade: A - High; B - Good;
C - Medium; D - Foir
E - Low Cost

### BUILDING ELEVATORS

| | No. | Cap. | F.P.M. | Flrs. |
|---|---|---|---|---|
| Pass. | | | | |
| Frt. | | | | |

### HEATING and COOLING

| | | | |
|---|---|---|---|
| Hot Water | | Oil Unit Htrs. | |
| Low Pr. Steam | | Radiant | |
| Hi Pr. Steam | | Flr. Furnace | |
| Forced Warm Air | | Wall Furnace | |
| Grav. Warm Air | | Stove | |
| Gas Unit Htrs. | 1 | | |

Air Cond. 2- 4500 Evap cooler

### PLUMBING

| | Number | | Number |
|---|---|---|---|
| 3-Fixture Bath | | Drkg. Fountain | |
| 2-Fixture Bath | | Sink | |
| Lavatory | | Laundry Tub | |
| Water Closet | | Hot Water Heater | |
| Urinal | | Garbage Disposal | |
| Bath Tub | | Dish Washer | |
| Shower Stall | | | |

### ELECTRIC WIRING

| | |
|---|---|
| Conduit | |
| Flexible Conduit | |
| Knob & Tube | |
| Sheathed Cable | |
| Power Wiring | |
| Fixtures: Fluo. ☐ Inc. ☐ | |

### OTHER BUILDING ITEMS

| | |
|---|---|
| Sprinkler Syst. | |
| | |
| | |
| Vaults | |

REMARKS:

FLOOR PLAN SKETCH

### DATE OF CONSTRUCTION

Date 1962
Age
Source Tenant
Major Alternation or Adds.:
Date Age
Remarks: Split 9E1b 1 200 ✓
9F1a 2 190 380 ✓

Effective Age:

### DEPRECIATION AND OBSOLESCENCE

| | |
|---|---|
| A. Age (Normal Depreciation) | 4 % |
| B. Physical Condition ± | % |
| C. Modernization (Minus) | % |
| D. Tot. Phys. Depreciation | % |
| E. Net Physical Condition | % |
| F. Func. Depreciation | |
| G. Economic Depreciation | |
| H. Tot. Spec. Obsolescence | |
| I. Net Condition | |
| J. Total Depreciation | 4 |

### REPLACEMENT COST AND FINAL VALUE
### MAIN BUILDING

BASE COST

| Item | Area or Quantity | Unit Cost | Total |
|---|---|---|---|
| | | | |

| | |
|---|---|
| REPLACEMENT COST | 580 |
| LESS 4 % DEPRECIATION | 23 |
| NET VALUE | 557 |
| NET VALUE OTHER IMPS. | |

TOTAL VALUE OF IMPS. $ 557

FORM 102-2

TC-DMO-0525-00089

117-12-X033A

SUPPLEMENTAL PROPERTY RECORD CARD

Parcel No.

Card No.

117-12-033A

## MISCELLANEOUS STRUCTURES

| Bldg. No. | ITEM | Grade | Fdn. | Walls | Floor | Roof | Roofing | Dimensions | Quantity | Unit | Cond. | Replace Value | Dep. | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1-1 ton Refrig unit | | | | | | | x x | | | | 310 | 4 | 298 |
| 2 | | | | | | | | x x | | | | | | |
| 3 | | | | | | | | x x | | | | | | |
| 4 | | | | | | | | x x | | | | | | |
| 5 | | | | | | | | x x | | | | | | |
| 6 | | | | | | | | x x | | | | | | |
| 7 | | | | | | | | x x | | | | | | |
| 8 | | | | | | | | x x | | | | | | |
| 9 | | | | | | | | x x | | | | | | |

## OTHER BUILDING AND IMPROVEMENT ITEMS

| Bldg. No | ITEM | Quantity | Replace Value | Dep. | Value | Bldg. No. | ITEM | Quantity | Replace Value | Dep. | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

## IDENTIFY ALL ITEMS BY STANDARD SYMBOLS

| FOUNDATION | | EXTERIOR WALLS | | | | | | ROOF | |
|---|---|---|---|---|---|---|---|---|---|
| Concrete Walls | C | Wd. fr. - sheathing - wd. sid. | AA | Block – 8" painted | DA | Integral circ. sec. – timber rib | 5C | Shed | S |
| Block Walls | B | Wd. fr. - no sheathing - wd. sid. | AB | 2-course common brick | G | 2/3 Utility quonset | 5D | Gable | G |
| Brick or Stone Walls | M | Wd. fr. - no sheathing - mt. sid. | AC | 3-course common brick | GA | | | Gambrel | GA |
| None | NO | Wd. fr. sheathing - met. sid. | AD | Face brick – 4" backup | H | | | | |
| STRUCTURAL FRAME | | Wd. fr. - board and batten | AE | Face brick – 8" backup | I | FLOORS | | ROOFING | |
| Steel Frame | SF | Block – 8" | C | Roman tile – 4" backup | N | None | NO | Metal | M |
| Wood Frame | WF | Block – 12" | CA | Structural tile | NA | Concrete | C | Comp. Roll | CR |
| | | Block – 8" stucco | D | Prefab gable roof | 5A | Wood | W | Comp. Shingle | CS |
| | | | | Integral circ. sec. – prefab | 5B | | | Wood Shingle | WS |

Summary

| Remarks | Bldg No. or Item | Total |
|---|---|---|
| | | |

TC-DMO-0525-00089

# RESIDENTIAL PROPERTY RECORD CARD

117-12-0330A

| AREA CODE | | | |
|---|---|---|---|
| | | | |
| SPECIAL DISTRICT | | | |
| | | | |
| | | | |
| | | | |
| | BASIS | CODE | UNITS |

117-12-033A

TUCSON E57.78' OF S48.5' & E49.75' OF N77' OF

## Continuation Card

[redacted]

**ANNUAL ASSESSMENT**

| | Change | Land | Improvements | Total |
|---|---|---|---|---|
| 19 95 ROLL | 180 193 | $ NC | $ 44912 | ENT 184758 |
| 19 97 PETT | 164,050 | $164,050 | 20708 | ENT 184758 |
| 19 98 PETT | | | | ENT |
| 19 | | | | ENT |
| 19 | | | | ENT |
| 19 | | | | ENT |
| 19 | | | | ENT |
| 19 | | | | ENT |
| 19 | | | | ENT |

**SUMMARY OF VALUES**

| Property | Class | Appraised Value | % | Assessed Value |
|---|---|---|---|---|
| Land | | $ | | $ |
| | | $ | | $ |
| Buildings and Improvements | | $ | | $ |
| Household Furnishings | | $ | | $ |
| TOTAL VALUE | | $ | | $ |

**SERVICES AND AREA**

| Off Site Improvements | | Utilities | | Zoning | | Neighborhood | |
|---|---|---|---|---|---|---|---|
| Paved Street | | City Water | | Single Family | | Improving | |
| Black Topped Street | | Well | | Two Family | | Static | |
| Grovelled Street | | Sewer | | Multi Family | | Declining | |
| Unimproved | | Septic Tank | | Business | | Blighted | |
| Public Walks | | Natural Gas | | Commercial | | | |
| Curbs and Gutters | | Cesspool | | Industrial | | | |
| Alley | | L. P. Gas | | | | | |
| No Alley | | Electricity | | | | | |
| Topography | | | | | | | |

DATE OF APPRAISAL

MEASURED BY

LISTED BY

PRICED BY

REVIEWED BY DATE

POSTED BY DATE

**LAND VALUE CALCULATION**

| Regular Lot Size | Irregular Lot Size |
|---|---|
| x | x x x |
| x | x x x |
| x | x x x |
| x | x x x |

| Front Foot or Sq. Foot | Unit Value | Depth, Corner, Other Table | Depth, Corner, Other Factor | Value |
|---|---|---|---|---|
| | | | | $ |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

TOTAL $

REMARKS

TC-DMO-0525-00089

**CLASSIFICATION NO.**

| STORIES | ROOMS | NO. APTS. |
|---|---|---|
| Type & Use | Construction | Quality of Construction |
| Single Dwlg. | Frame | Grade |
| Two Fam. Dwlg. | Solid Masonry | 4 Excellent |
| Three Fam. Dwlg. | Block | 3 Good |
| Four Fam. Dwlg. | Brick Veneer | 2 Fair |
| | Prefab. | 1 Minimum |

| Grade | 4 | 3 | 2 | 1 |
|---|---|---|---|---|
| **FOUNDATION** | | | | |
| Concrete | | | | |
| Cemt. Blk. | | | | |
| Stone | | | | |
| Brick | | | | |
| Piers | | | | |
| None | | | | |
| **EXTERIOR WALLS** | | | | |
| A. Fr. Wd. or Comp. Siding | | | | |
| B. Fr. Brk. Veneer | | | | |
| C. Blk. 8" Painted | | | | |
| D. Blk. 8" Stucco | | | | |
| E. Brk. & Blk. or Brk. | | | | |
| F. Native Stone | | | | |
| G. Slump Block | | | | |
| H. Adobe | | | | |
| Insul. Walls | | | | |
| Other | | | | |
| | | | | |
| | | | | |
| | | | | |
| **ROOF** | | | | |
| Flat | | | | |
| Shed | | | | |
| Gable | | | | |
| Hip | | | | |
| Gambrel | | | | |
| Other | | | | |

| Grade | 4 | 3 | 2 | 1 |
|---|---|---|---|---|
| **ROOFING** | | | | |
| Wood Shingles | | | | |
| Asphalt Shingles | | | | |
| Asbestos Shingles | | | | |
| Built Up T. & G. | | | | |
| Tile | | | | |
| Slate | | | | |
| Metal | | | | |
| Prepared Roll | | | | |
| Insul Ceiling | | | | |
| Other | | | | |
| | | | | |
| **FLOORS** | | | | |
| Wd. Joist | | | | |
| Sub. Floor | | | | |
| Softwood Flrng. | | | | |
| Hardwood Flrng. | | | | |
| Concrete | | | | |
| Resilient Flrng. | | | | |
| Carpet | | | | |
| | | | | |
| **BATH FLOORS** | | | | |
| Ceramic Tile | | | | |
| Resilient Tile | | | | |
| Linoleum | | | | |
| | | | | |
| | | | | |

| Grade | 4 | 3 | 2 | 1 |
|---|---|---|---|---|
| **INTERIOR FINISH** | | | | |
| Unfinished | | | | |
| Plastered | | | | |
| Drywall | | | | |
| Wallboard | | | | |
| Plywood Plain | | | | |
| Plywood Detailed | | | | |
| Hardwood Panel | | | | |
| Knotty Pine | | | | |
| **BATH WALLS** | | | | |
| Metal Tile | | | | |
| Plastic Tile | | | | |
| Ceramic Tile | | | | |
| Plastered | | | | |
| Drywall | | | | |
| **HEATING & COOLING** | | | | |
| Hot Air Grav. | | | | |
| Hot Air Forced | | | | |
| Steam | | | | |
| Hot Water | | | | |
| Radiant | | | | |
| Floor Furn. | | | | |
| Wall Furn. | | | | |
| Elec. Panel | | | | |
| Refrigeration | | | | |
| Evap. Cooler | | | | |
| Fireplace | | | | |
| O. S. Chimney | | | | |
| **PLUMBING** | | | | |
| Base | | | | |
| 2 Fix. Bath | | | | |
| 3 Fix. Bath | | | | |
| Water Closet | | | | |
| Lavatory | | | | |
| Tub | | | | |
| Shower Stall | | | | |
| Kit. Sink | | | | |
| Lndry. Tubs | | | | |
| Hot Water Htr. | | | | |
| Disposal | | | | |

| Grade | 4 | 3 | 2 | 1 |
|---|---|---|---|---|
| **ELECTRICAL** | | | | |
| Wiring | | | | |
| Fixtures | | | | |
| **BASEMENT** | | | | |
| None | | | | |
| Full Unfinished | | | | |
| Part: Unfinished | | | | |
| Area: Sq. Ft. | | | | |
| Part: Finished | | | | |
| Area: Sq. Ft. | | | | |
| Concrete Floor Sq. Ft. | | | | |
| Other Sq. Ft. | | | | |
| **GRADE RATE** | | | | |
| Description: | | | | |
| | | | | |
| **ATTIC** | | | | |
| Unfinished | | | | |
| Finished | | | | |
| Area: Sq. Ft. | | | | |
| **GRADE RATE** | | | | |
| Description: | | | | |
| | | | | |
| **PORCHES** | | | | |
| Number: Open | | | | |
| Number: Closed | | | | |
| Frame | | | | |
| Masonry | | | | |
| Terraces | | | | |
| Patio | | | | |
| | | | | |
| **PHYSICAL CONDITION** | | | | |
| 4 | 3 | 2 | 1 | |
| Other Items | | | | |

**GROUND PLAN SKETCH**
(INDICATE NUMBER STORIES)

FRONT

**DATE OF CONSTRUCTION**

Date

Age

Source

**DEPR. AND OBS.**

Age (Normal Depreciation) ___ %

Physical Condition ___ %

Modernization (Minus) ___ %

Total Depreciation ___ %

Net Condition ___ %

**SPECIAL OBSOLESCENCE**

Location (Area No. ___ %

Other ___ %

Total Special Obsolescence ___ %

Final Net Condition ___ %

SPECIAL NOTES:

**REPLACEMENT COST AND FINAL VALUE**

| ITEM | ITEM NO. | AREA OR QUANTITY | UNIT COST | TOTAL |
|---|---|---|---|---|
| | BASE | | | |

| | |
|---|---|
| REPLACEMENT COST | $ |
| FINAL NET CONDITION | % |
| FINAL VALUE MAIN BUILDING | $ |
| OTHER | $ |
| OTHER IMPROVEMENTS | $ |
| TOTAL BUILDINGS AND IMPROVEMENTS | $ |

**OTHER**

| ITEM | Grade | Walls | Floor | Roof | Dimensions | Area Sq. Ft. | Replace Value | Dep. | Value |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | x x | | | | |
| | | | | | x x | | | | |
| | | | | | x x | | | | |
| | | | | | x x | | | | |
| | | | | | x x | | | | |
| | | | | | x x | | | | |

TOTAL $

# Commercial Property Record

## 117-12-033A

## Improvement Seq 1, Section 2

### Model: 1388 - Strip Store

Note: The following list depicts the characteristics of the newly constructed improvement.

| | | | |
|---|---|---|---|
| Grade: | 3 - Fair | CCI: | C |
| Appraisal Date: | June 16, 2017 | Construction Year: | 1923 |
| Improvement Type: | Std | Effective Year: | 1923 |
| Ground Floor Area: | 1,918 Sq Ft | Age: | 100 Yrs |
| Total Floor Area: | 1,918 Sq Ft | Perimeter: | 260 Ft |
| Stories: | 1.0 | Average Story Hgt: | 8 Ft |
| Unit Count: | N/A | Unit Type: | |
| % Complete: | 100% | % Obsolete: | 0% |
| % Modernization: | 0% | % Physical Condition: | 0% |

## Component List

| Component | Rank | Quantity | UoM |
|---|---|---|---|
| 229 - Excavation | Fair | 22,080 | Misc |
| 230 - Fill | Fair | 6,736 | Misc |
| 246 - Concrete Bearing Wall - Heavy | Fair | 1,918 | SqFtF |
| 1000 - Basement Interior Construction - Unfinished | Fair | 1,918 | SqFt |
| 1004 - Basement Electrical - Finished | Fair | 1,918 | SqFt |
| 228 - Basement Wall - Concrete Block | Fair | 2,080 | SqFtW |

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ARCHITECTS AIA

TITLE: site plan

PROJECT: 27 N STONE DOCUMENTATION

DATE:

SCALE: 1" = 50'-0"




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TUCSON, ARIZONA 85710
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FAX (520) 326-1148
www.swaimaia.com

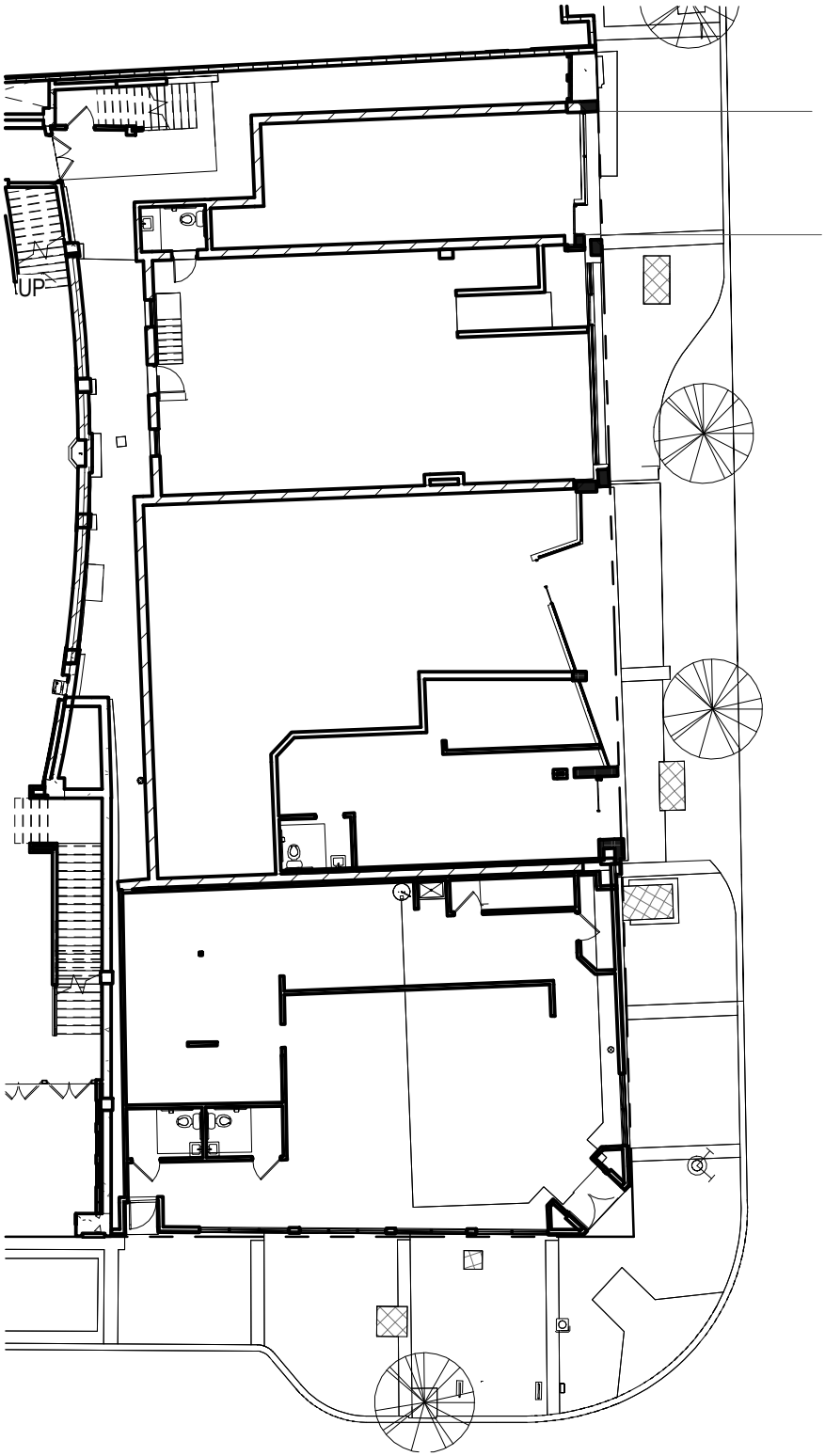
**3x1.0**

swaim
ASSOCIATES LTD
ARCHITECTS AIA

TITLE: floor plan

PROJECT: 27 N STONE DOCUMENTATION

DATE: _____ SCALE: 1" = 20'-0"




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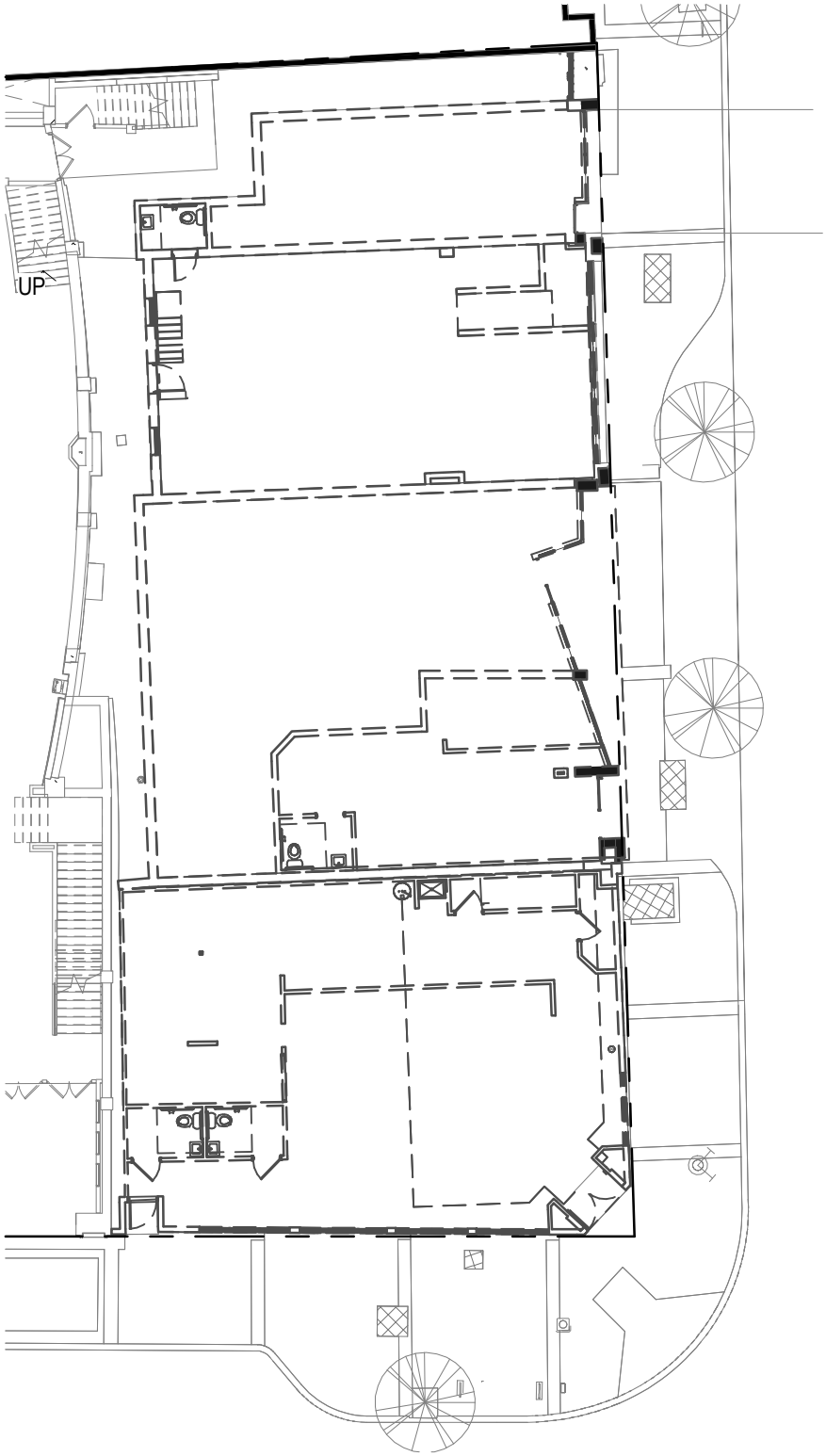
**3a1.0**

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TITLE: demo floor plan

PROJECT: 27 N STONE DOCUMENTATION

DATE: _____ SCALE: 1" = 20'-0"




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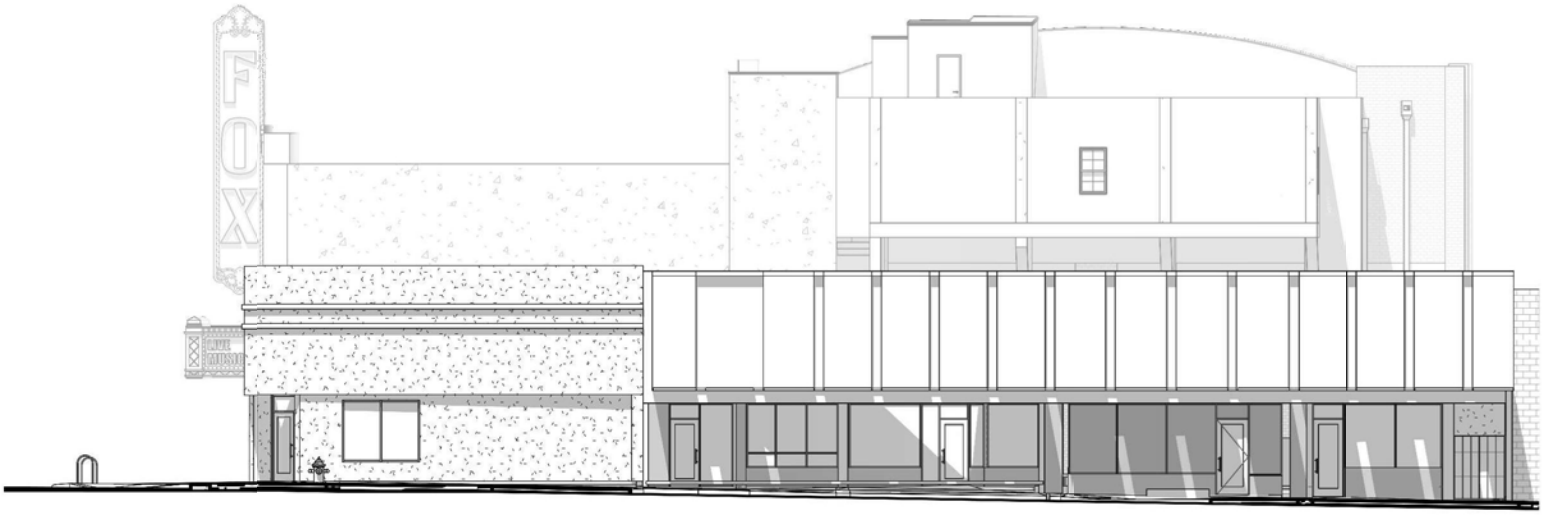
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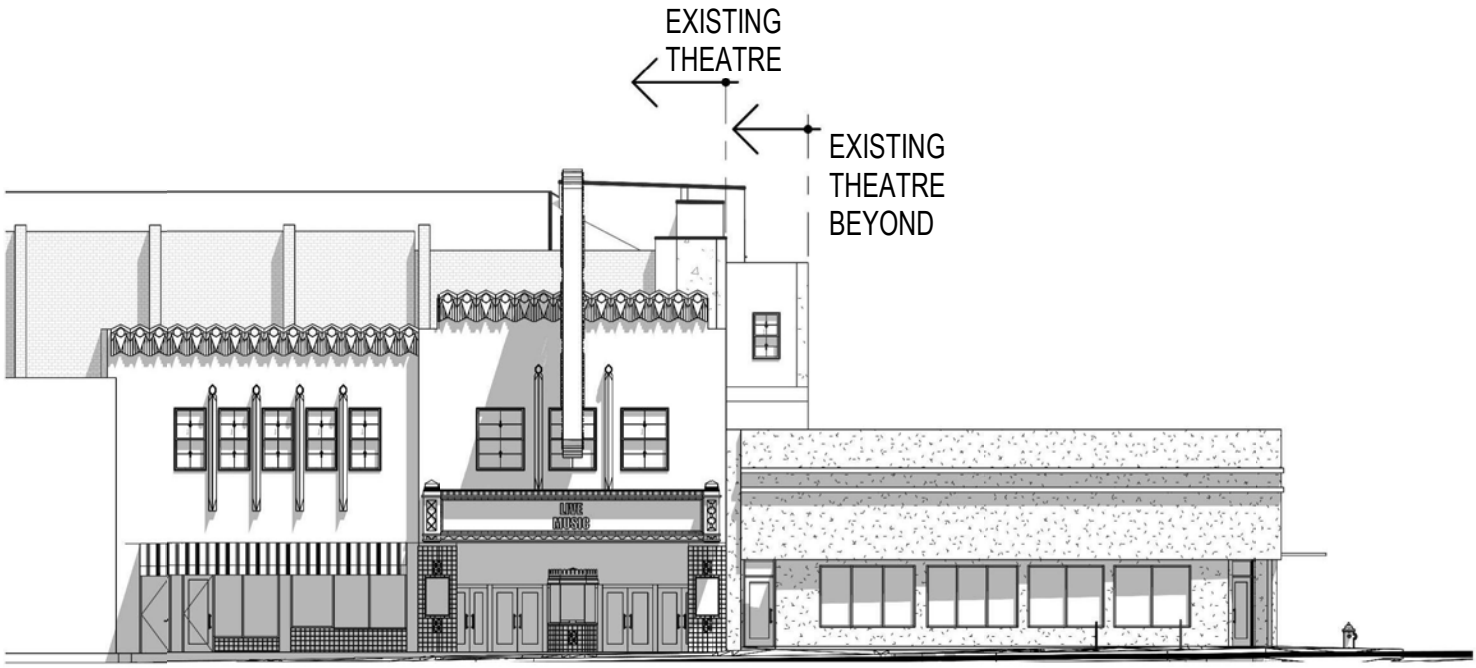
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TITLE: Elevations

PROJECT: 27 N STONE DOCUMENTATION

DATE: _____ SCALE: 1" = 20'-0"




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**3a4.0**




**CONTEXT PHOTO**




**SITE AERIAL**

TC-DMO-0525-00089

**design team**

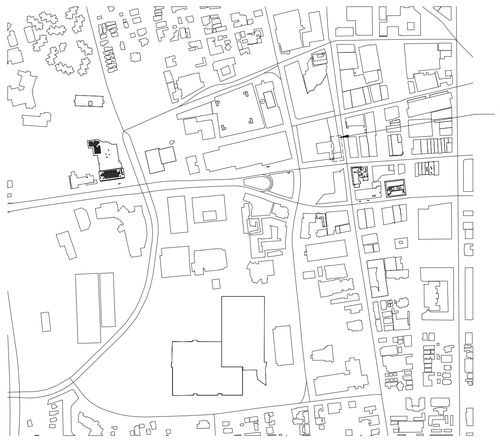
**architect**

SWAIM ASSOCIATES LTD. ARCHITECTS AIA
7350 E. Speedway 210
Tucson, AZ 85710
(520) 326-3700 - fax: (520) 326-1148
www.swaimaia.com

Phil Swaim, AIA pswaim@swaimaia.com
Michael Becherer, AIA mbecherer@swaimaia.com

# DEMOLITION PACKAGE

## 17 WEST CONGRESS STREET
## TUCSON, ARIZONA 85701




1 location map
1" = 160'-0"

| sheet index | |
|---|---|
| X = ISSUED SHEET | |
| R = REVISED SHEET | |
| F = FOR REFERENCE ONLY | |
| D = DELETED SHEET | |
| **SHEET NUMBER** | **SHEET NAME** |
| GENERAL | |
| 1g0.2 | abbreviations and symbols |
| GENERAL | |
| 1g1.0 | cover sheet |
| ARCHITECTURAL DEMOLITION | |
| ad0.0 | basement plan - demolition |
| ad0.1 | level 1 floor plan - demolition |
| ad0.2 | level 2 floor plan - demolition |
| ad0.3 | building elevations demolition |
| Sheet Count: 6 | |

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Serivez1
05/13/2025
TUCSON FIRE DEPARTMENT

Demolition work shall comply with Chapter 33 Fire Safety During Demolition. 2018 IFC

## applicable codes

2018 INTERNATIONAL BUILDING CODES W/ LOCAL AMENDMENTS

2018 INTERNATIONAL BUILDING CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FIRE CODE
CITY OF TUCSON/PIMA COUNTY OUTDOOR LIGHTING CODE

ZONING CODES

UNIFIED DEVELOPMENT CODE W/ SUPPORTING DOCUMENTS
ADMINISTRATIVE MANUAL
TECHNICAL STANDARDS MANUAL
SUPPLEMENT NO.1 - 8

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Demolition only

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job
1915.01

date
04.07.2025

revisions

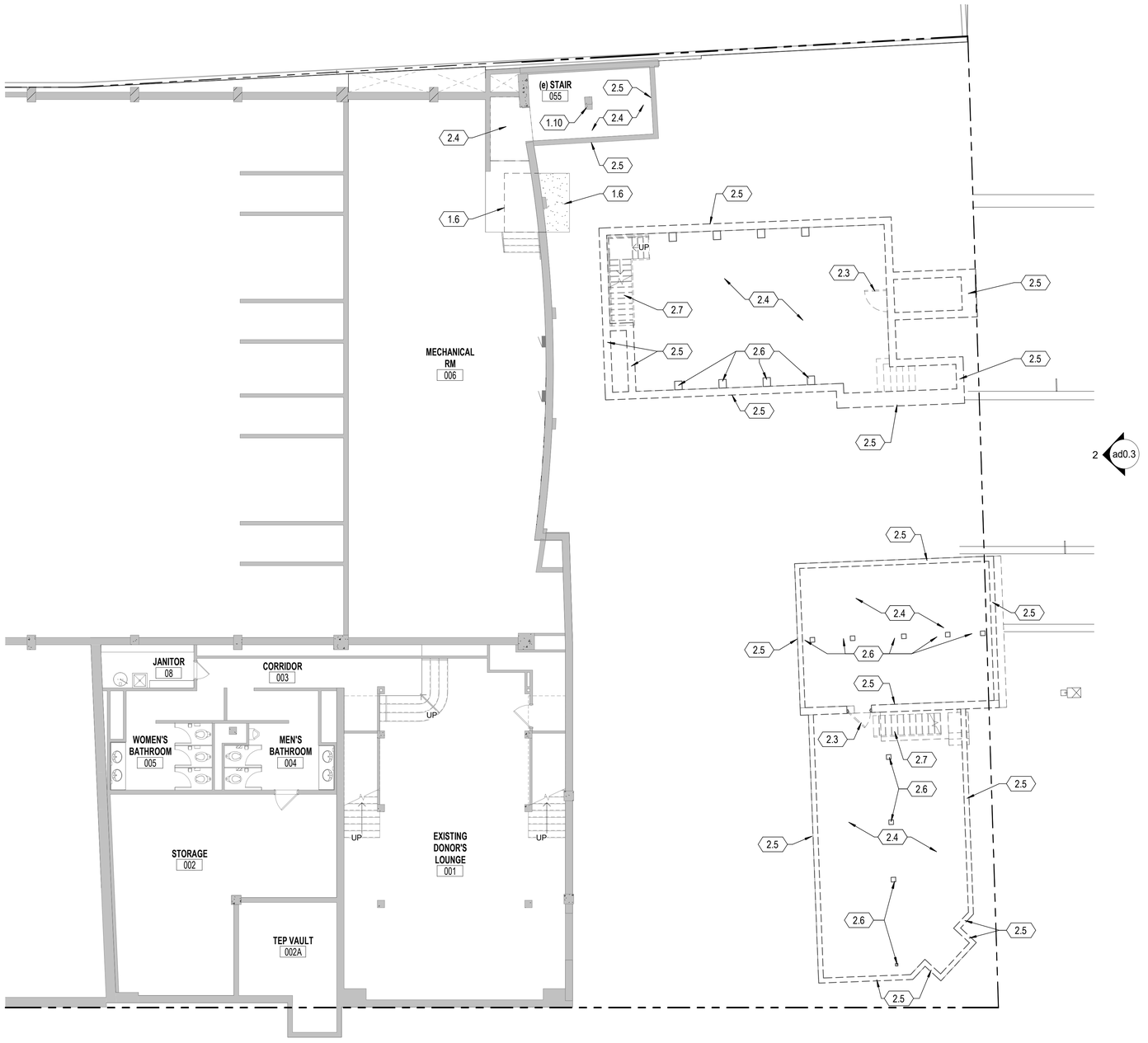
Demolition
Fox Expansion
27 N Stone Ave, Tucson, AZ 85714
Tucson, Arizona 85701

cover sheet

1g1.0

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## keynotes

| | |
|---|---|
| 1.6 | EXISTING STRUCTURAL FOOTING BELOW |
| 1.10 | EXISTING CONCRETE COLUMN TO REMAIN |
| 2.3 | REMOVE DOOR AND FRAME. |
| 2.4 | BREAK UP EXISTING BASEMENT SLAB TO ALLOW ANY MOISTURE TO MOVE THROUGH AND NOT SETTLE. |
| 2.5 | DEMO EXISTING BASEMENT WALL BELOW GRADE TO INTERFERE WITH NEW CONSTRUCTION. GC TO COORDINATE. |
| 2.6 | DEMO EXISTING COLUMNS. |
| 2.7 | DEMO EXISTING STAIR. |

1 ad0.0 **basement level demolition plan**

1/8" = 1'-0"

0 4' 8' 16' north

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date
**04.07.2025**

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27 N Stone Ave, Tucson, AZ 85714
Tucson, Arizona 85701

**basement plan - demolition**

**ad0.0**

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1 ad0.1 **level 1 demolition floor plan**

1/8" = 1'-0"

0 4' 8' 16'

north

## keynotes

| | |
|---|---|
| 1.4 | EXISTING FACADE (STOREFRONT, CANOPY, WALL) TO BE DEMOLISHED |
| 2.2 | REMOVE WALL. |
| 2.3 | REMOVE DOOR AND FRAME. |
| 2.4 | BREAK UP EXISTING BASEMENT SLAB TO ALLOW ANY MOISTURE TO MOVE THROUGH AND NOT SETTLE. |
| 2.7 | DEMO EXISTING STAIR. |
| 2.10 | DEMO EXISTING FLOOR AND FLOOR FRAMING. |
| 2.16 | DEMO EXISTING WINDOW. |
| 2.17 | DEMO EXISTING FRAME WALL. |
| 2.18 | DEMO EXISTING BRICK WALL. |
| 2.19 | DEMO EXISTING STOREFRONT SYSTEM. |

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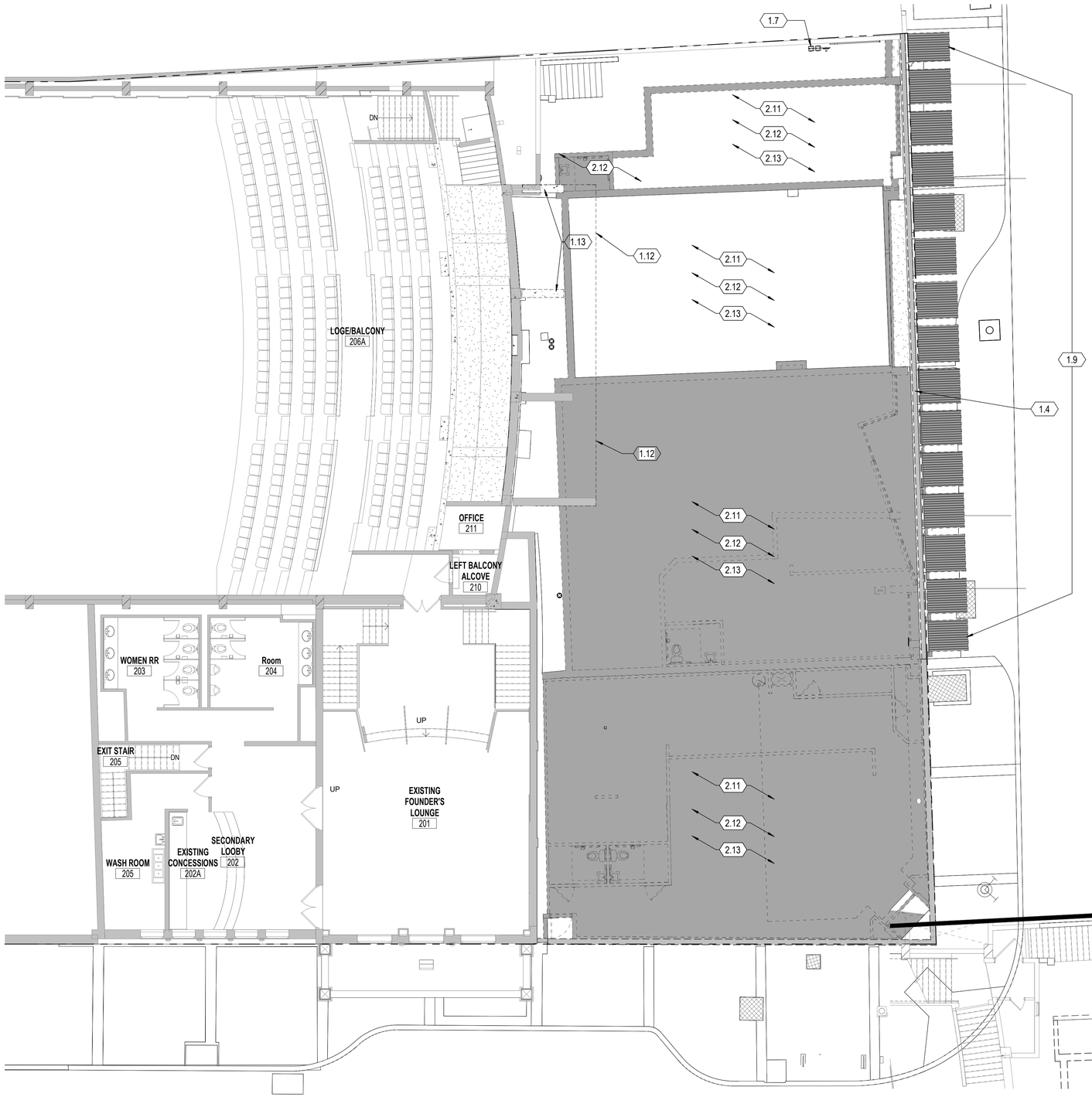
**Demolition**
Fox Expansion
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Tucson, Arizona 85701

**level 1 floor plan - demolition**

**ad0.1**

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1 ad0.2 **demo - level 2**
1/8" = 1'-0"
0 4' 8' 16'
north

2 ad0.2 **right alcove**
1/8" = 1'-0"
north

## keynotes

| | |
|---|---|
| 1.4 | EXISTING FACADE (STOREFRONT, CANOPY, WALL) TO BE DEMOLISHED |
| 1.7 | EXISTING GAS METER ON WALL ABOVE TO REMAIN, REFER TO PLUMBING AND CIVIL. |
| 1.9 | EXISTING METAL CANOPIES TO REMAIN, TYP. |
| 1.12 | EXISTING LINE OF TECHNICAL BOOTH ABOVE |
| 1.13 | EXISTING CONCRETE BRACE WALL ABOVE |
| 2.11 | REMOVE EXISTING MECHANICAL CONDENSERS, SALVAGE TO OWNER. |
| 2.12 | DEMO EXISTING ROOF IN ITS ENTIRETY. |
| 2.13 | REMOVE AND CAP EXISTING GAS LINES. |

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**date**
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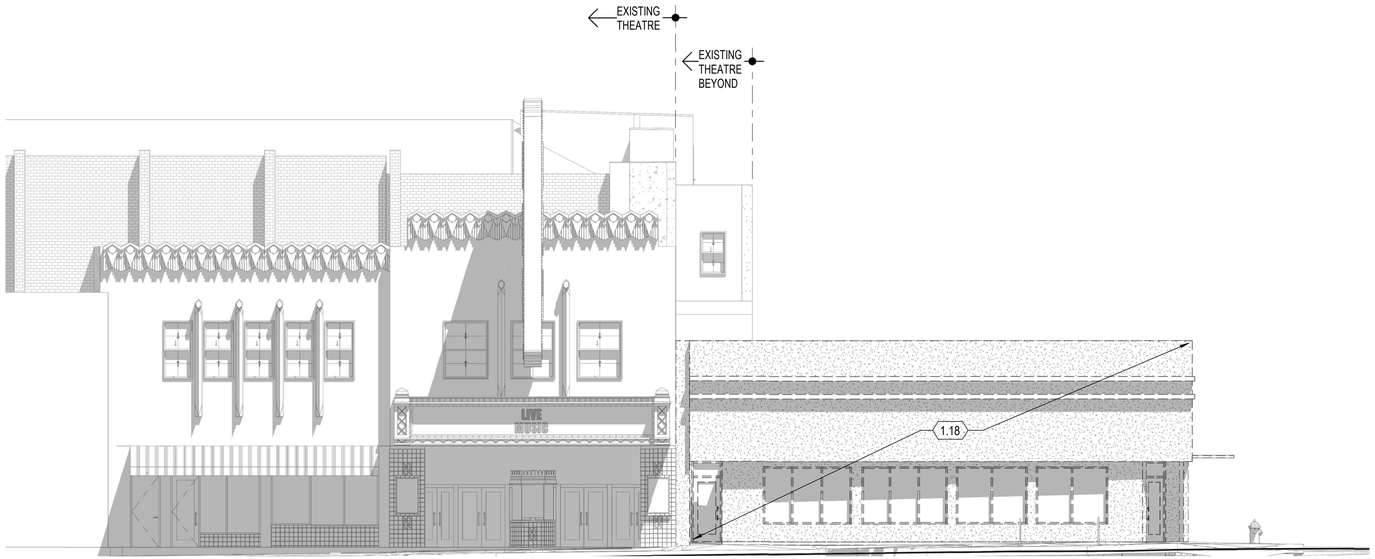
**Demolition**
Fox Expansion
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Tucson, Arizona 85701

**level 2 floor plan - demolition**

**ad0.2**

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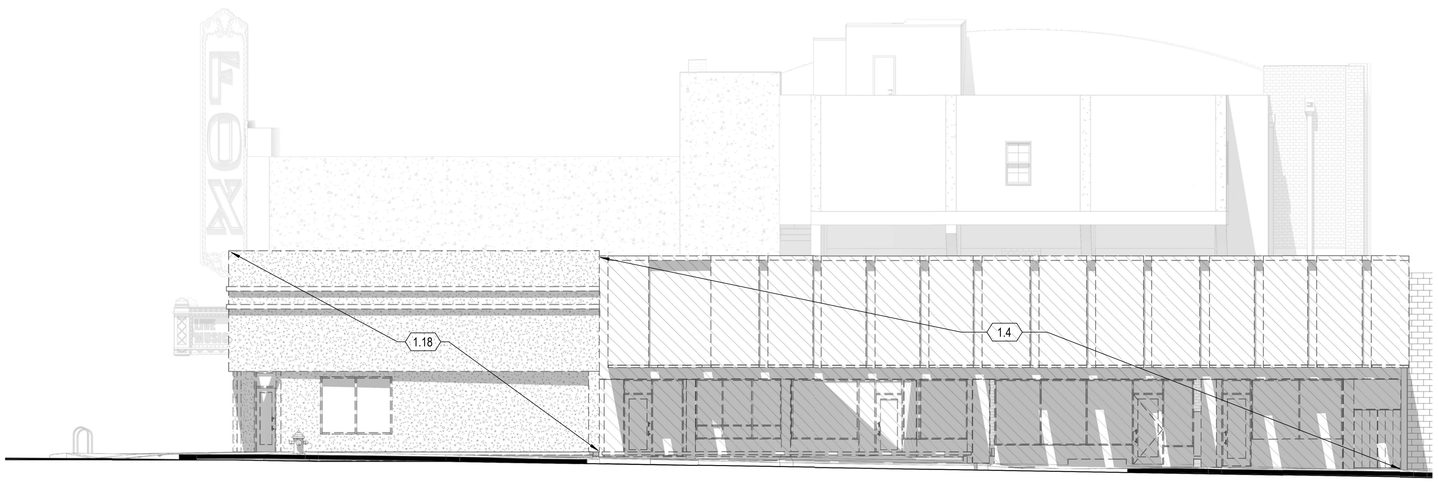
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1 ad0.3 **south elevation - demolition**

1/8" = 1'-0"

0 4' 8' 16'




2 ad0.3 **east elevation - demolition**

1/8" = 1'-0"

0 4' 8' 16'

## keynotes

| | |
|---|---|
| 1.4 | EXISTING FACADE (STOREFRONT, CANOPY, WALL) TO BE DEMOLISHED |
| 1.18 | EXISTING FACADE TO BE DEMOLISHED |

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date
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revisions

**Demolition**
Fox Expansion
27 N Stone Ave, Tucson, AZ 85714
Tucson, Arizona 85701

**building elevations demolition**

**ad0.3**

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FOX TUCSON THEATRE

# SECTION D

## Reasonable Economic Use Study per UDC 5.8.10.E.



VOLK COMPANY

**Exhibit D-1**

Mr. Bruce Dusenberry, Board Chair
Me. Bonnie Shock, Executive Director
Fox Tucson Theatre
30 N. Church Avenue
Tucson, Arizona 85701

**RE: SUMMARY OF FINDINGS**
**13, 17, 25 AND 27 N. STONE AVENUE**
**TUCSON, ARIZONA**

Dear Bruce and Bonnie:

Per the Board's request, we have analyzed 13, 17, 25 and 27 N. Stone Avenue (together, referred to herein as the "Stone Properties" or "Properties"), and their value as commercial properties for lease. This is relevant whether the Properties are placed back on the market for lease on a long-term basis, or just short-term for the next 5 years before the construction of Fox Theater expansion commences.

To perform this analysis, this report touches on a number of topics; the condition of the Stone Properties, supply, demand, and pricing for the Downtown Tucson commercial leasing market, and the potential tenant demand for the Properties themselves and the net effective rents and potential income from the four buildings.

The information contained in this report is not guaranteed and only presents the opinion of the author. Further verification of the facts presented herein are recommended before any conclusions are made by the property owner. Any reference to square footages, rents, or other figures should be independently verified.

## Property History and Background

The four Stone Avenue Properties (the "Properties") were placed on the market by their previous owners, who acquired them in 1983, due to their conclusion that the Properties were no longer economically viable as commercial properties to be offered for rent. The previous owners, sophisticated and experienced real estate developers with extensive experience in restoring significant and historic properties Downtown, determined that the Properties could no longer be leased without substantial redevelopment. They encountered significant cost and design issues obstacles which made such redevelopment impossible.

This led to the Properties slowly deteriorating and sitting vacant for longer and longer periods of time. As reported by the former owners, roughly ten years ago when Downtown Tucson began to experience its turnaround, there was initially leasing demand from tenants. Although the tenants were primarily local and not national "credit" tenants, at that time, four of

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the four spaces usually were leased. Rents were consistent with Downtown Tucson triple net rates for older properties in the range of $10 to $16 per square foot per year.

As other property owners, either with or without the financial assistance of Rio Nuevo, began to upgrade their properties with improved glass storefronts, exposing red brick and raising ceiling heights, rents for those properties began to rise, culminating in rates of between $20 and $34 per square foot per year in a number of locations. As these properties offered more modern and sophisticated finishes, however, occupancy at older buildings which did not undergo similar upgrades began to suffer. This was the case with the Properties, as the owners determined that the number and type of upgrades required to keep the Properties competitive were prohibitively expensive. Thus, the upgrades were never pursued.

As a result, the few leases that were signed at the Properties within the 6 years before the sale were for progressively shorter terms, and for progressively decreasing rents, resulting in a downward spiral which provided decreasing income for re-investment in upgrades. During the last 3 years of their ownership, with occupancy averaging below 50%, the owners reported a series of shorter-term tenancies until all of the existing tenants eventually shut their doors.

Typically, when commercial real estate properties reach this stage, they are defined as having reached ‘obsolescence’, which is defined in a later section. Once reaching the level of incurable obsolescence, there are only two possible outcomes: demolition of the existing improvements followed by newer, economically viable properties constructed in their place, or, simply falling into disrepair and being deemed ‘abandoned’. This is typically the history behind any abandoned “eyesore” property.

This did not occur at the Stone Properties, however, as redevelopment was not feasible for a variety of factors, including their physical structure (due largely to their construction over 100 years ago), obstacles to redevelopment, increased tenant sophistication, regulatory obstacles, and general economic forces.

Upon realization that the Properties could no longer attract viable tenants, and their demolition and redevelopment was not an option, the Property owners approached the Fox Theater, which as a land-locked “captive audience”, was the only entity that could pay a market price for their acquisition.

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## Downtown Tucson Retail Market

### Market Conditions

Although the Downtown Tucson market had undergone a fairly amazing turnaround due to unprecedented cooperation between the City of Tucson, the local business community, and Rio Nuevo, Tucson's Downtown was not spared the effects of the pandemic, which devastated many American urban markets. Much of the progress in property values, foot traffic, increased economic activity and increased rental rates was undone, almost overnight.

As downtown retail markets rely primarily on a combination of daily visits by office workers combined with weekend visits by individuals shopping or attending entertainment venues, and the number of office workers commuting into Downtown fell precipitously, a major component of purchasing demand simply disappeared.

As reported by September 2024 Downtown Tucson CoStar Retail Report, the commercial real estate database, at the time of the pandemic the retail vacancy rate increased from 5% to 25% overnight. (A full copy of the 19-page report is attached as an exhibit to this Summary). The previously steady rate of increase in rental rates came to an end, and Downtown Tucson lease rates have been fairly flat since that time. The report also indicates that new leasing activity has essentially ground to a halt, with any new leasing merely replacing other businesses that have moved out, resulting in near-zero absorption of space.

After the initial plunge in occupancy, some downtown office spaces slowly began to re-attract workers, but that initial resurgence in activity proved to be short-lived. The number of actual employees and visitors to Downtown is still a fraction of pre-pandemic levels. As a result, new lease activity is greatly diminished; the activity that does take place is mostly focused on properties which have recently undergone significant remodeling, or that will be rebuilt for new tenants as a condition of their lease.

According to the most recently available Cushman Wakefield reports for Downtown, 2024 ended with negative absorption of 23,000 feet for retail space and 46,000 feet for office space. The two user types have a symbiotic relationship, as many downtown retailers rely upon downtown office workers as a captive audience for meals and other services. The decline in both shows the continuation of a troubling trend as the number of businesses that close down exceeds the number of new openings.

As supply increases new tenants and users can choose among the best options available; this makes it that much more difficult for an older project facing obsolescence to compete with newer products. Taken together, this paints a very grim picture for future leasing of the Properties.

**Property Condition**

The structure of each of the four Properties varies slightly, but as all were built roughly 100 years ago, in general their construction is similar. Other than the replacement of the Stone Avenue facades in the early 1950's, the internal structure and design of each building are generally consistent with 1920's architectural practices.

Unfortunately, without upgrades, each of these features lowers the Property's values. Each of the Properties lack ADA-compliant restrooms and have limited room and plumbing capacity for expansion of the restrooms in place. The electrical service has not been upgraded in recent history, with most of the buildings having insufficient electrical power for today's users, as shown in these photos:





Although the ceilings were raised in a portion of the 17 Stone building, the 13, 25 and 27 buildings are not high enough. While the 13 Stone building has a relatively solid floor, there are basements under the 17 and 25 buildings, and while the floors are reportedly structurally sound,

when visitors walk over them there is noticeable flexing and groaning, which only adds to their dated feel.

While the contrasts between upgraded Downtown properties and the Properties are significant, of prime importance is the image from the street. In order to attract viable tenants, retail spaces need exposure and visibility, and to present the particular image desired by each tenant. More modern facades with tall glass storefronts, dual glass entry doors with custom architectural detail, modern finishes, upgraded and architecturally significant lighting fixtures, taller ceilings and a general amount of natural light are all the features that elevate properties to either class "B" or "A" status. Older, darker spaces with the limitations detailed in this report and without those upgrades tend to fall into "C" status.

Evidence of this is shown by the Properties' performance over the last six years. While Downtown Tucson experienced a resurgence and increased leasing activity and lease rates prior to the pandemic, these Properties still remained largely vacant. The 27 building did stay leased to a local market for some years, but that tenant eventually gave up and shut down operations, even after being offered a substantially below-market rent by the Fox Foundation. The 13 and 17 buildings to the south did attract some short-term tenancies, but each tenant had difficulty generating enough sales to continue paying rent and eventually shut down.

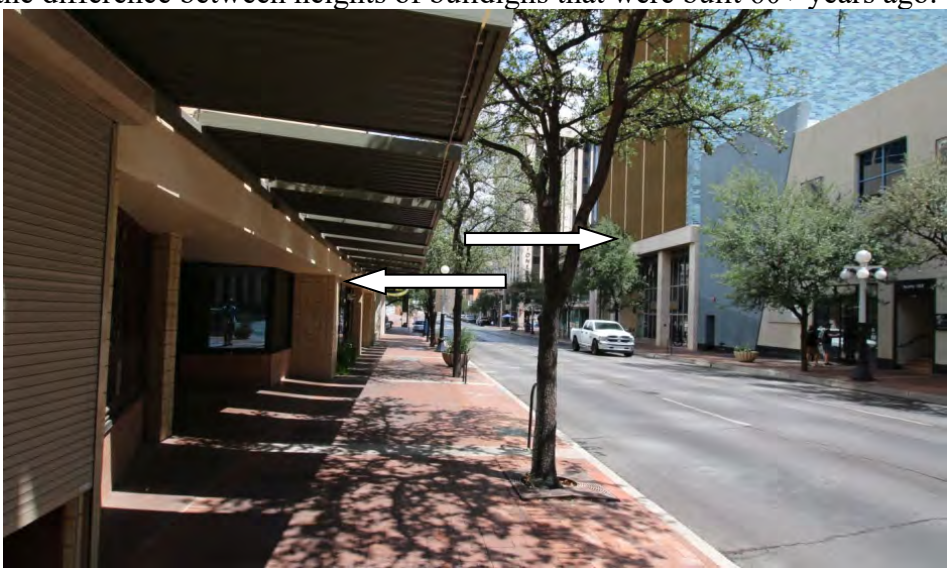
Retail Tenants generally assign a label of "Class A", "Class B", or "Class C" to properties as they are graded on a variety of criteria. Rental ranges for each class are assigned, and represent the maximum rents that will be paid.

In their current condition, the Properties are determined to fall into the "Class C" designation.

As shown by the photo below, the bottom edge of the stucco façade over the ground floor (property pictured to the left) is significantly lower than even the 1970's adjoining property (the 33 N. Stone Tower, the property to the right). While the Stone Tower façade is low but still tolerable, the Properties' even lower façade reduces the size of the storefront glass facing the street, which is too low to attract modern retail tenants.



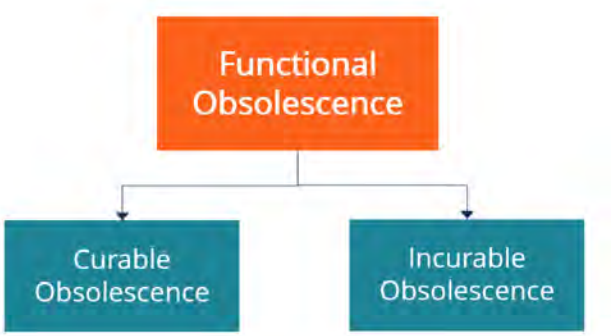
Another example is found across the street, in a 1960's office building, which again shows the difference between heights of buildigns that were built 60+ years ago:



With "Historic Contributing" status, this façade cannot be replaced with a standard-height or raised height storefront window systems. This makes modernizing the Properties physically impossible, even if investing the necessary funds in the other upgrades was economically viable.

**Definition of Terminology:**
**Functional (Physical) Obsolescence**

In commercial real estate, **functional obsolescence** refers to the form of depreciation that can affect a property's value, often resulting from factors that are external or internal to the property.




Functional obsolescence refers to a reduction in a property's value due to design flaws or inadequacies that make the property less desirable. This is often a result of the property not meeting current market demands or standards.

**Causes:**

- **Outdated Design Features:** Properties with old architectural styles or configurations that do not align with modern preferences.
- **Inefficient Layouts:** Poor use of space that does not meet tenant needs.
- **Lack of Modern Amenities:** Absence of current technology or facilities that tenants expect.
- **Changes in Tenant Needs:** A shift in what tenants look for, such as preferences for open spaces over cubicles.

**Curable and Incurable Obsolescence**

Both economic and functional obsolescence can be classified as **curable** or **incurable**, based on whether the issues can be resolved or mitigated through investment.

**Curable Obsolescence Definition:** Curable obsolescence refers to issues that can be corrected or improved at a reasonable cost, resulting in a potential increase in the property's value.

**Examples:**

- Upgrading outdated HVAC systems.
- Renovating to create an open floor plan.
- Addressing minor environmental issues that can be remediated.

**Implication:** Investments in curable obsolescence can enhance the property's marketability and return on investment, making it a strategic focus for property owners.

**Incurable Obsolescence Definition:** Incurable obsolescence refers to issues that cannot be economically remedied or for which the cost of correction exceeds the potential increase in property value.

**Examples:**

- Location-related economic decline that cannot be reversed.

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- Significant environmental contamination that is prohibitively expensive to remediate.
- Fundamental design flaws that require extensive reconstruction.

**Implication:** Incurable obsolescence represents a permanent reduction in value and may lead to lower returns on investment. Property owners may need to adjust their strategies, such as lowering expectations for rental income or selling the property.

**Conclusion**

Understanding economic and functional obsolescence, along with the concepts of curable and incurable obsolescence, is essential for anyone involved in commercial real estate. By recognizing the external and internal factors that can lead to property depreciation, stakeholders can make informed decisions about property management, investment strategies, and potential renovations to maximize value.

**Property Valuation**

Standard commercial appraisal procedures provide for valuation of property using the replacement cost, market, and income approaches.

**Approaches**

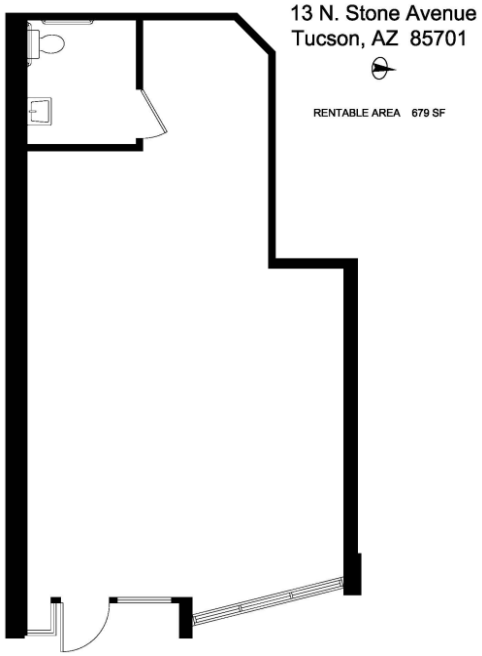
In the Cost Approach, a property is valued based on a comparison with the cost to build a new or substitute property; while the cost is frequently adjusted for depreciation, as portions of the Properties were originally constructed in 1901, recreation of such a property would not be practical. The Cost Approach is not deemed relevant.

The Market Approach uses comparable sales of similar properties to establish value. Given the restrictions on redevelopment and demolition, without those restrictions being lifted, the few comparable sales of properties without similar restrictions are not applicable.

The Income Approach is the most common method of valuing commercial properties, and in this instance, is a viable approach. However, as evidenced by the following analysis, the cost of upgrading the Properties exceeds their potential future value.

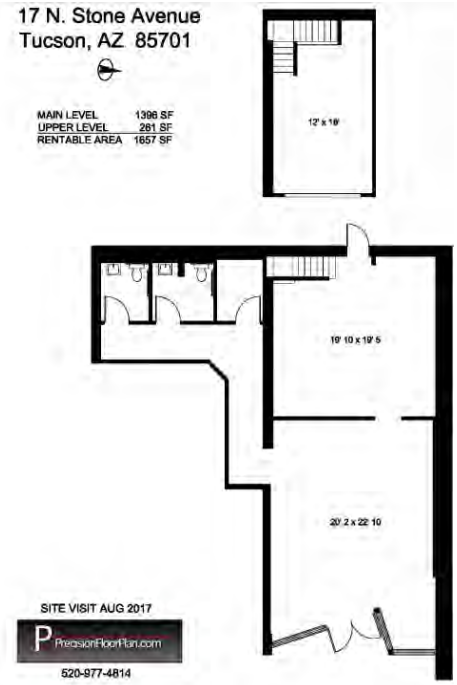
The total gross building area of the four buildings is approximately 4,028 square feet, as shown by the following drawings:

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13 N. Stone Avenue
Tucson, AZ 85701

RENTABLE AREA 679 SF




17 N. Stone Avenue
Tucson, AZ 85701

MAIN LEVEL 1396 SF
UPPER LEVEL 261 SF
RENTABLE AREA 1657 SF

SITE VISIT AUG 2017
PrecisionFloorPlan.com
520-977-4814

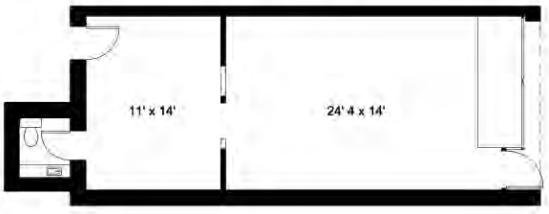



25 N Stone Avenue
Tucson, AZ 85701

MAIN LEVEL
GROSS AREA 1346 SF
USABLE AREA 1229 SF

LOWER LEVEL
GROSS AREA 866 SF
USABLE AREA 762 SF

SITE VISIT FEB 2022
PrecisionFloorPlan.com
520-977-4814




27 N Stone Ave
Tucson, AZ 85701

GROSS AREA 581 SF
USABLE AREA 517 SF

SITE VISIT FEB 2022
PrecisionFloorPlan.com
520-977-4814

TC-DMO-0525-00089

**Income Approach**
**Standard Income/Expense ProForma**

As some of that square footage (approximately 762 square feet) is basement-level space, and not usable for much besides storage, that space is generally not factored into rental income. For the purposes of predicting rental income, 3,266 square feet is used.
Typically, three levels of optimism are used in preparing a conservative, mid-range, or optimistic (or, a "worst case, average case, best case" set of scenarios. Only the "optimistic" or "best case" scenario is shown below, with all figures shown on a "per square foot" basis:

| | |
|---|---|
| Annual Market rent | $12-$14 |
| Total Rent received over 5 years: | $60 - $70 |

| | |
|---|---|
| Investment needed: | |
| Building upgrade minimum | $45 |
| TI allowance | $55 |
| Commissions | $6 |
| Total Investment | $106 |

Even the optimistic scenario has the owner investing $106 per square foot in the hopes of possibly obtaining $60-$70 in return. Even if the numbers indicated a break-even scenario, there is still no allowance for risk, interest costs, carrying costs from 1-2 years of vacancy, or any return on investment. The Properties would not meet the criteria for a capital infusion from Rio Nuevo, but even if they did, a relatively large contribution of $50 per square foot would still not make them economically viable.

Validation of the preceding simple analysis comes from the actual performance of the Properties in the last 6 years. Each year occupancy and income fell from the previous year, and in the last two years there has been no income produced from the Properties. The former owners carried the Properties for 2-3 years without enough income to meet expenses, and were essentially forced into selling. With 5-6 years of negative cash flow and the mortgage coming up for renewal, there did not appear to be any realistic chance of obtaining a renewal or extension. Investing additional funds into the Properties did not make economic sense. Facing foreclosure, they put the non-performing asset up for sale.

**Current Options**

As leasing the Properties to third-party tenants is not economically viable, the only logical alternatives are to use them as storage space, however, the cost of maintaining glass storefronts and insuring them against damage exceeds their value. The spaces were not designed as warehouse space and loading and access routes and architectural openings were designed decades ago for storefronts, not industrial storage. In meeting with staff, while some storage space would be beneficial, the Fox Theater does not appear to have the need for that quantity of storage, nor a logical reason to bear that cost.

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As previously described, when properties reach this level of obsolescence, there are only two eventual outcomes: intentional demolition and re-development or allowing them to fall into disrepair and eventual collapse.

The Fox Theater redevelopment/expansion may present the only viable alternative to the eventual collapse of the historical Façade, however, even this alternative faces a large obstacle, which is cost. The expansion and redevelopment of the Stone Avenue Properties is an expensive undertaking, which is a challenge for any non-profit. Combined with recent increases in construction costs and a difficult fund-raising environment, the cost of re-enforcing and preserving the Façade presents a serious obstacle.

After extensive engineering, architectural and structural examination, it appears that the only way to preserve the Façade when it is attached to an obsolete building is to create a structure to hold up the Façade, then suspended in mid-air while a new building is built behind it, and then eventually re-attach the Façade to the new structure. The proposed cost of this process, however, is enormous. Estimates of that cost could exceed $1,000,000, which will need to be funded by donors.

As indicated from the property appraisal attached to this report, the roughly 100-year-old properties are within 20 years of obsolescence. Once any property reaches that stage, its owners realize that investing additional funds into the properties does not make any sense, and typically the properties are left to sit vacant and eventually fall into such disrepair as to eventually be condemned or demolished.

swaim
ASSOCIATES LTD
ARCHITECTS AIA

# EXHIBIT D-02
# UDC Section 5.8.10.E

This exhibit simply lists the requirements of UDC section 5.8.10.E for the Economic Use analysis

**UDC section 5.8.10.E**

2. **Reasonable Economic Uses**

When reasonable economic use of the property is prevented due to the effect of this ordinance, the owner has to prove that reasonable use of the property cannot be made. The public benefits obtained from retaining the historic resource are analyzed and duly considered by the PDSD, the applicable HPZ Advisory Board, and the Tucson-Pima County Historical Commission Plans Review Subcommittee. The owner shall submit the following information by affidavit to the PDSD for transmittal to the review bodies for evaluation and recommendation:

a. Except as provided in Section 5.8.10.E.2.a(10), for all property:

(1) The assessed value of the land and thereon according to the two most recent assessments.

(2) Real estate taxes for the previous two years;

(3) The date of purchase of the property or other means of acquisition of title, such as by gift or inheritance;

(4) Annual debt service, if any, for the previous two years;

(5) All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, ensuring, or ownership of property;

(6) Any listing of the property for sale or rent, price asked, and offers received, if any;

(7) Any consideration by the owner as to profitable adaptive uses for the property;

(8) The current fair market value of the property as determined by at least two independent appraisals; and,

(9) An estimate of rehabilitation cost to restore the to active use.

(10) Exceptions. When a property owner is financially unable to meet the standards set forth in this subsection, the PDSD may waive some or all of the standards and/or request substitute information that a property owner may obtain without incurring any costs. An applicant may request a waiver of one or more of the submittal requirements based on the specific nature of the case. The PDSD, who may consult with the Tucson-Pima County Historical Commission, shall make a determination on the waiver request. If a determination cannot be made based on information submitted and an appraisal has not been provided, the PDSD director shall request that an appraisal be made by the City.

b. In addition to the requirements in Section 5.8.10.E.2.a, owners of income-producing property shall submit the following:

(1) Annual gross income from the property for the previous two years.

(2) Itemized operating and maintenance expenses for the previous two years, including proof that adequate and competent management procedures were followed.

(3) Annual cash flow, if any, for the previous two years; and,

(4) Proof that efforts have been made by the owner to obtain a reasonable return on investment based on previous service.

7350 E SPEEDWAY 210
TUCSON, ARIZONA 85710
(520) 326-3700 FAX 326-1148

# Parcel Number: 117-12-033A

## Property Address

| Street Number | Street Direction | Street Name | Location |
|---|---|---|---|
| 1 | W | CONGRESS ST | Tucson |
| 17 | N | STONE AV | Tucson |
| 25 | N | STONE AV | Tucson |
| 27 | N | STONE AV | Tucson |

## Contact Information

| Property Owner Information: | Property Description: |
|---|---|
| FOX TUCSON THEATRE FOUNDATION<br>PO BOX 1008<br>TUCSON AZ<br><br>85702-1008 | TUCSON PTN LOT 3 BLK 196 |

## Valuation Data

**Property Appraiser: Chandler Rodriguez Phone: (520) 724-3046**

| Valuation Year | Property Class | Assessment Ratio | Land FCV | Imp FCV | Total FCV | Limited Value | Limited Assessed |
|---|---|---|---|---|---|---|---|
| 2024 | COMMERCIAL (1) | 16.5 | $203,756 | $531,153 | $734,909 | $459,647 | $75,841 |
| 2025 | COMMERCIAL (1) | 16.0 | $203,756 | $1,525,644 | $1,729,400 | $482,629 | $77,221 |

## Property Information

| | | | | | |
|---|---|---|---|---|---|
| **Township:** | 14.0 | **Section:** | 12 | **Range:** | 13.0E |
| **Map:** | 3 | **Plat:** | 71 | **Block:** | 196 |
| **Tract:** | | **Land Measure:** | 8,147.00F | **Lot:** | 00003 |
| **Census Tract:** | 100 | **File Id:** | 1 | **Group Code:** | 000 |
| **Use Code:** | 1130 (RETAIL STRIP CENTER ) | | | **Date of Last Change:** | 3/8/2023 |

## Sales Information (1)

| Affidavit of Fee No. | Parcel Count | Sale Date | Property Type | Sale | Time Adjusted Sale | Cash | Validation |
|---|---|---|---|---|---|---|---|
| 20223620263 | 1 | 7/2022 | Commercial/Industrial | $2,740,000 | $3,003,512 | N | X DRS |

## Valuation Area

**District Supervisor: ADELITA S. GRIJALVA District No: 5**

| DOR Market | Land Subarea | Neighborhood | Sub ID | Economic District |
|---|---|---|---|---|
| 31 | 1111044 DEL | 08021001 | 03071 DEL | 30 |

## Recording Information (3)

| Sequence No. | Docket | Page | Date Recorded | Type |
|---|---|---|---|---|
| 20223620263 | 0 | 0 | 12/28/2022 | WTDEED |
| 20030811487 | 12038 | 8549 | 4/28/2003 | WTDEED |
| 20002420535 | 11446 | 2293 | 12/15/2000 | |

## Commercial Characteristics

### Commercial Summary

| Interface | Total Sq Ft | Cost Value | CCS Override | Market Override |
|---|---|---|---|---|
| Y | 8,647 | $446,162 | $0 | $1,525,644 |

### Commercial Detail

| SEQ-SECT | Const Year | Model / Grade | IPR | Sq Ft | RCN | RCNLD | Model Description |
|---|---|---|---|---|---|---|---|
| 001-001 | 1958 | 114/3 | 0000000 | 8,647 | $1,062,239 | $407,900 | STRIP STORE |
| 001-002 | 1923 | 114/3 | 0000000 | 0 | $99,641 | $38,262 | STRIP STORE |

## Appeals/Claims (5)

| Tax Year | Notice of Value | Notice of Change |
|---|---|---|
| 2015 | ✓ | |
| 2014 | ✓ | |
| 2007 | ✓ | |
| 2003 | ✓ | |
| 2002 | | |

## Permits (5)

| Permit | Status | Issued | Final | City | Value | SqFt | Sub | FirstInsp | LastInsp | Processed | % Complete |
|---|---|---|---|---|---|---|---|---|---|---|---|
| T17CM08672 | CALT ~ C OF O | 01/04/2018 | | TUC | $50,000 | 681 | 3/* | | | 08/11/2022 | 100 |
| | **Description:** BAR | | | | | | | | | | |
| CSPEC18039 | SPEC ~ | 06/08/2017 | 07/03/2017 | ASR | | | | | | 06/16/2017 | 0 |
| | **Description:** Update, or verify APEX. Verify CCS components, and grade/rank of components. Update photos in BookMap if current photos are more than 3 years old. Correct model or CCI overrides if present. | | | | | | | | | | |
| T17CM02816 | CALT ~ C OF O | 05/19/2017 | 10/10/2017 | TUC | $75,000 | 1,519 | 3/* | | | 08/11/2022 | 100 |
| | **Description:** RESTAURANT | | | | | | | | | | |
| T08OT00212 | COTH ~ C OF O | 05/15/2008 | 07/30/2008 | TUC | $0 | 1,955 | 3/* | | | 08/11/2022 | 100 |
| | **Description:** C OF O: RETAIL | | | | | | | | | | |
| T06OT01103 | COTH ~ C OF O | 05/03/2006 | 08/11/2006 | TUC | $0 | 1,800 | 3/* | | | 08/11/2022 | 100 |
| | **Description:** C OF O: RESTAURANT | | | | | | | | | | |

## Notes (7)

| | |
|---|---|
| **Created:** 9/21/2023 **Modified:** 9/21/2023 | TRCNo 2307836: 2023 Adjustment for change in exemption amount(s) Per ARS 42 Chapter 11 Article 3. Exemption Application ID - 28024. |
| **Created:** 6/16/2017 **Modified:** 6/16/2017 | 2019N No change to use code 1130. No change to Land/IMP class 1/0. Updated CCS IMP 001, components. Updated IMP 002, components. Updated Photos in Book-Map. |
| **Created:** 7/25/2013 **Modified:** 7/25/2013 | PETITION 2014 A LEVEL RULE A |
| **Created:** 3/13/2012 **Modified:** 3/13/2012 | 2014 N SC with 0360,048A,0470,&0490.N/C UseCode,Class/Ratio. Changed 1st Fl.SF from 6224 to 8647& Bsmt. from 2060 to 1917 SF. Updated BookMap pics,APEX,&CCS. |
| **Created:** 11/3/2006 **Modified:** 11/3/2006 | 2007 SBOE LEVEL OK. |
| **Created:** 12/2/2002 **Modified:** 12/2/2002 | CORRECT USE-CODE TO 1130 PART OF DOWNTOWN STRIP RETAIL.(TENANT BRUEGGER'S BAGEL BAKERY). |
| **Created:** 6/24/2002 **Modified:** 6/24/2002 | BLDG REMODELED. CORRECT EAGE EAGE CALC INTERIOR .192 + H/C .091 + PLUM .064 + ELEC .105 + MISC .015 = .467 X 1998 = 933.06 PLUS .533 X 1923 = 1024.95 TOTAL 1958. REVIEW AND CORRECT CCS. CORRECT 4DUC (2010->1410). |

TC-DMO-0525-00089

# PIMA COUNTY — 2023 PROPERTY TAX STATEMENT — ARIZONA

**THIS IS THE ONLY STATEMENT YOU WILL RECEIVE**

| STATE CODE # BOOK | MAP | PARCEL | AREA CODE | PRIMARY TAX RATE PER $100 ASSESSED VALUE | SECONDARY TAX RATE PER $100 ASSESSED VALUE | IRRIGATION DISTRICT $ PER ACRE |
|---|---|---|---|---|---|---|
| 117 | 12 | 033A | 0163 | 10.8979 | 2.3020 | |

| ASSESSMENT | TAXABLE NET ASSESSED VALUE |
|---|---|
| REAL PROPERTY | 74,419 |
| PERSONAL PROPERTY | |

## 2023 TAX SUMMARY

| | |
|---|---|
| PRIMARY PROPERTY TAX | 8,110.10 |
| LESS STATE AID TO EDUCATION | 0.00 |
| NET PRIMARY PROPERTY TAX | 8,110.10 |
| SECONDARY PROPERTY TAX | 3,675.48 |
| CAGRD MEMBER DUES | 0.00 |
| TOTAL TAX DUE FOR 2023 | 11,785.58 |

25 N STONE AV TUC

TUCSON PTN LOT 3 BLK 196

| JURISDICTION | 2023 TAXES | 2022 TAXES | DIFFERENCE |
|---|---|---|---|
| PIMA COUNTY PRI | 2,984.35 | 2,828.22 | 156.13 |
| TSN SCH DIST PRI | 2,676.85 | 2,801.95 | -125.10 |
| TSN SCH DIST DESEG | 1,164.21 | 1,185.38 | -21.17 |
| PIMA COLLEGE PRI | 952.71 | 939.58 | 13.13 |
| CITY OF TSN PRI | 313.08 | 310.37 | 2.71 |
| TUCSON TORT PRI | 18.90 | 72.23 | -53.33 |
| COUNTY BONDS SEC | 163.72 | 233.47 | -69.75 |
| TSN SCH DIST SEC | 279.67 | 329.93 | -50.26 |
| JOINT TECH ED SEC | 37.21 | 36.48 | 0.73 |
| CITY OF TSN SEC | 449.49 | 660.14 | -210.65 |
| BSNS IMPR DIST | 1,962.34 | 1,914.46 | 47.88 |
| CEN ARIZ WTR SEC | 104.19 | 102.14 | 2.05 |
| PIMA CO FLD SEC | 242.09 | 236.03 | 6.06 |
| LIBRARY DISTRICT | 408.78 | 397.85 | 10.93 |
| FIRE DIST ASSIST | 27.99 | 28.04 | -0.05 |
| TOTALS | 11,785.58 | 12,076.27 | -290.69 |

**PAYMENT INSTRUCTIONS**

To pay the 1st half installment, send the 1st half coupon with your payment postmarked no later than Nov. 1, 2023. To pay the 2nd half installment, send the 2nd half coupon with your payment postmarked no later than May 1, 2024. The minimum acceptable payment is $10 or 10% of the payment due, whichever is greater.

FOX TUCSON THEATRE FOUNDATION
PO BOX 1008
TUCSON AZ 85702-1008

Go Paperless
eNoticesOnline.com
AUTHORIZATION CODE
PIM-3Q8JCFX6

## 2023 SECOND HALF PAYMENT

Please fold on perforation before tearing.
Return coupon with payment.

Please indicate the amount of your payment.

$

Check here for receipt.

**Due March 1, 2024**

**Amount Due** 5,892.79

**Delinquency Date Second Half Payment**
**May 1, 2024**

2

THERE WILL BE A $25 CHARGE FOR EACH RETURNED CHECK AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS

16855*54**G50**0.762**1/2*********AUTO5-DIGIT 85701
FOX TUCSON THEATRE FOUNDATION
PO BOX 1008
TUCSON AZ 85702-1008

**State Code:** 117 12 033A

**Remit to:**

Print the above State Code # on your check.
Payment in U.S. FUNDS ONLY.
Make check payable to:
**Pima County Treasurer**

Beth Ford, Pima County Treasurer
Pima County Treasurer's Office
PO Box 29011
Phoenix, AZ 85038-9011

2023 00117120333A7 2 00001178558 00000589279

## 2023 FIRST HALF PAYMENT

Please fold on perforation before tearing.
Return coupon with payment.

Please indicate the amount of your payment.

$

Check here for receipt.

**Due October 2, 2023**

**Amount Due** 5,892.79

**Delinquency Date First Half Payment**
**November 1, 2023**

1

THERE WILL BE A $25 CHARGE FOR EACH RETURNED CHECK AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS

1/1 16855

FOX TUCSON THEATRE FOUNDATION
PO BOX 1008
TUCSON AZ 85702-1008

**State Code:** 117 12 033A

**Remit to:**

Print the above State Code # on your check.
Payment in U.S. FUNDS ONLY.
Make check payable to:
**Pima County Treasurer**

Beth Ford, Pima County Treasurer
Pima County Treasurer's Office
PO Box 29011
Phoenix, AZ 85038-9011

2023 00117120333A7 1 00001178558 00000589279

| ASSESSMENT | VALUE IN DOLLARS | ASSESSMENT RATIO | ASSESSED VALUE IN DOLLARS | EXEMPTIONS | NET ASSESSED VALUE |
|---|---|---|---|---|---|
| LIMITED | 437,759 | 17.0 | 74,419 | | 74,419 |
| FULL CASH | 734,909 | 17.0 | 124,935 | | 124,935 |
| PERSONAL PROPERTY | | | | | |

| SCHOOL DISTRICT NAME | PRIMARY TAX RATE | OVERRIDE SECONDARY RATE | CLASS "A" BOND SECONDARY RATE | CLASS "B" BOND SECONDARY RATE |
|---|---|---|---|---|
| Tucson Unified (#1) | 5.1614 | 0.0000 | 0.0000 | 0.3758 |

**Questions about your tax amounts and tax rates should be directed to the appropriate taxing jurisdictions listed below:**

| Jurisdiction | Phone # |
|---|---|
| PIMA COUNTY PRI | (520) 724-8650 |
| TSN SCH DIST PRI | (520) 225-6130 |
| TSN SCH DIST DESEG | (520) 225-6130 |
| PIMA COLLEGE PRI | (520) 206-4519 |
| CITY OF TSN PRI | (520) 791-4551 |
| TUCSON TORT PRI | (520) 791-4551 |
| COUNTY BONDS SEC | (520) 724-8650 |
| TSN SCH DIST SEC | (520) 225-6493 |
| JOINT TECH ED SEC | (520) 352-5833 |
| CITY OF TSN SEC | (520) 791-4551 |
| BSNS IMPR DIST | (520) 268-9030 |
| CEN ARIZ WTR SEC | (623) 869-2122 |
| PIMA CO FLD SEC | (520) 724-8650 |
| LIBRARY DISTRICT | (520) 724-8650 |
| FIRE DIST ASSIST | (520) 724-8650 |

| State Aid to Education: | TAX YEAR 2023 | TAX YEAR 2022 | DIFFERENCE |
|---|---|---|---|
| | 0.00 | 0.00 | 0.00 |

**Should you have any other questions:**

**The Pima County Treasurer** **(520) 724-8341**
can answer questions about HOW, WHEN or WHERE to pay your taxes and how the money is invested. ***www.to.pima.gov***

**The Pima County Assessor** **(520) 724-8630**
can answer questions about ASSESSMENTS, PROPERTY VALUATION, EXEMPTIONS and NAME or ADDRESS changes. ***www.asr.pima.gov***

**Your State Legislature** **(520) 398-6000**
can answer questions about property tax laws. ***www.azleg.gov***

## NOTES OF INTEREST

**Each year the State of Arizona mandates counties pay for programs the State will no longer fund from the State's own budget. Shown below is how your Pima County Primary Property Tax is used to pay for state mandated costs and local services.**

| | |
|---|---|
| State Mandated Programs Cost | 786.67 |
| Pima County Local Services Cost | 2,197.68 |
| Total Pima County Primary Tax | 2,984.35 |

Additional information at: webcms.pima.gov/government/property_taxes

The FIRE DISTRICT ASSISTANCE TAX is used to supplement fire district budgets. It is levied against every taxable property in the County in accordance with ARS 48-807.

**Need to Change Your Mailing Address? Please go to:**
**www.asr.pima.gov/Downloads/Forms/AddressUpdate.pdf**

**Pay online at www.to.pima.gov**

Please fold on perforation before tearing.

**PAYMENT INSTRUCTIONS.** To pay the 1st half installment, send the 1st half coupon with your payment postmarked no later than November 1, 2023. To pay the 2nd half installment, send the 2nd half coupon with your payment postmarked no later than May 1, 2024. The minimum acceptable payment is $10 or 10% of the payment due, whichever is greater. (ARS 42-18052 and ARS 42-18056)

To pay taxes for the full year, send the 1st half coupon with your payment postmarked no later than January 2, 2024. Delinquent interest will be waived. Penalty for late payment is 16% per year prorated monthly as of the 1st day of the month for payments postmarked after 5:00 p.m. (ARS 42-18053)

If taxes for the full year are $100 or less, send coupon #1 with your full year payment postmarked no later than January 2, 2024.

Detailed payment instructions are available at www.to.pima.gov and (520) 724-8341.

Credit or debit card payments can be made at the Treasurer's office or online at www.to.pima.gov for a service fee of up to 2%. Payments can also be made online using eCheck for a fee of $0.50 per transaction. VISA MasterCard

Please fold on perforation before tearing.

**PAYMENT INSTRUCTIONS.** To pay the 1st half installment, send the 1st half coupon with your payment postmarked no later than November 1, 2023. To pay the 2nd half installment, send the 2nd half coupon with your payment postmarked no later than May 1, 2024. The minimum acceptable payment is $10 or 10% of the payment due, whichever is greater. (ARS 42-18052 and ARS 42-18056)

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1/1 16855

# PIMA COUNTY — 2024 PROPERTY TAX STATEMENT — ARIZONA

**THIS IS THE ONLY STATEMENT YOU WILL RECEIVE**

| STATE CODE # BOOK | MAP | PARCEL | AREA CODE | PRIMARY TAX RATE PER $100 ASSESSED VALUE | SECONDARY TAX RATE PER $100 ASSESSED VALUE | IRRIGATION DISTRICT $ PER ACRE |
|---|---|---|---|---|---|---|
| 117 | 12 | 033A | 0163 | 10.6987 | 2.6254 | |

| ASSESSMENT | TAXABLE NET ASSESSED VALUE |
|---|---|
| REAL PROPERTY | |
| PERSONAL PROPERTY | |

| JURISDICTION | 2024 TAXES | 2023 TAXES | DIFFERENCE |
|---|---|---|---|
| BSNS IMPR DIST | 1,005.70 | 1,962.34 | -956.64 |
| TOTALS | 1,005.70 | 1,962.34 | -956.64 |

## 2024 TAX SUMMARY

| | |
|---|---|
| PRIMARY PROPERTY TAX | 0.00 |
| LESS STATE AID TO EDUCATION | 0.00 |
| NET PRIMARY PROPERTY TAX | 0.00 |
| SECONDARY PROPERTY TAX | 1,005.70 |
| CAGRD MEMBER DUES | 0.00 |
| TOTAL TAX DUE FOR 2024 | 1,005.70 |

1 W CONGRESS ST TUC

TUCSON PTN LOT 3 BLK 196

**PAYMENT INSTRUCTIONS**

To pay the 1st half installment, send the 1st half coupon with your payment postmarked no later than Nov. 1, 2024.
To pay the 2nd half installment, send the 2nd half coupon with your payment postmarked no later than May 1, 2025.
The minimum acceptable payment is $10 or 10% of the payment due, whichever is greater.

FOX TUCSON THEATRE FOUNDATION
PO BOX 1008
TUCSON AZ 85702-1008

---

## 2024 SECOND HALF PAYMENT

Please fold on perforation before tearing
Return coupon with payment

Due March 3, 2025

Amount Due 502.85

Delinquency Date Second Half Payment
May 1, 2025

Please indicate the amount of your payment.

2

$

Check here for receipt.

THERE WILL BE A $25 CHARGE FOR EACH RETURNED CHECK AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS

183408***G14***1.002**1/4*********SNGLP
FOX TUCSON THEATRE FOUNDATION
PO BOX 1008
TUCSON AZ 85702-1008

**State Code: 117 12 033A**

Remit to:

Print the above State Code # on your check.
Payment in U.S. FUNDS ONLY.
Make check payable to:
**Pima County Treasurer**

Chris Ackerley, County Treasurer
Pima County Treasurer's Office
PO Box 29011
Phoenix, AZ 85038-9011

2024 00117120033A7 2 00000100570 00000050285

---

## 2024 FIRST HALF PAYMENT

Please fold on perforation before tearing
Return coupon with payment

Due October 1, 2024

Amount Due 502.85

Delinquency Date First Half Payment
November 1, 2024

Please indicate the amount of your payment.

1

$

Check here for receipt.

THERE WILL BE A $25 CHARGE FOR EACH RETURNED CHECK AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS

1/2 183408

FOX TUCSON THEATRE FOUNDATION
PO BOX 1008
TUCSON AZ 85702-1008

**State Code: 117 12 033A**

Remit to:

Print the above State Code # on your check.
Payment in U.S. FUNDS ONLY.
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**Pima County Treasurer**

Chris Ackerley, County Treasurer
Pima County Treasurer's Office
PO Box 29011
Phoenix, AZ 85038-9011

2024 00117120033A7 1 00000100570 00000050285

| ASSESSMENT | VALUE IN DOLLARS | ASSESSMENT RATIO | ASSESSED VALUE IN DOLLARS | EXEMPTIONS | NET ASSESSED VALUE |
|---|---|---|---|---|---|
| LIMITED | 459,647 | 16.5 | 75,842 | 75,842 | |
| FULL CASH | 734,909 | 16.5 | 121,260 | 121,260 | |
| PERSONAL PROPERTY | | | | | |

| SCHOOL DISTRICT NAME | PRIMARY TAX RATE | OVERRIDE SECONDARY RATE | CLASS "A" BOND SECONDARY RATE | CLASS "B" BOND SECONDARY RATE |
|---|---|---|---|---|
| Tucson Unified (#1) | 4.9156 | 0.0000 | 0.0000 | 0.7897 |

Questions about your tax amounts and tax rates should be directed to the appropriate taxing jurisdictions listed below:

| Jurisdiction | Phone # |
|---|---|
| BSNS IMPR DIST | (520) 268-9030 |

| State Aid to Education: | TAX YEAR 2024 | TAX YEAR 2023 | DIFFERENCE |
|---|---|---|---|
| | 0.00 | 0.00 | 0.00 |

Should you have any other questions:

**The Pima County Treasurer** (520) 724-8341
can answer questions about HOW, WHEN or WHERE to pay your taxes and how the money is invested. ***www.to.pima.gov***

**The Pima County Assessor** (520) 724-8630
can answer questions about ASSESSMENTS, PROPERTY VALUATION, EXEMPTIONS and NAME or ADDRESS changes. ***www.asr.pima.gov***

**Your State Legislature** (520) 398-6000
can answer questions about property tax laws. ***www.azleg.gov***

## NOTES OF INTEREST

Each year the State of Arizona mandates counties pay for programs the State will no longer fund from the State's own budget. Shown below is how your Pima County Primary Property Tax is used to pay for state mandated costs and local services.

| | |
|---|---|
| State Mandated Programs Cost | 0.00 |
| Pima County Local Services Cost | 0.00 |
| Total Pima County Primary Tax | 0.00 |

Additional information at: www.pima.gov/619/Property-Taxes

The FIRE DISTRICT ASSISTANCE TAX is used to supplement fire district budgets. It is levied against every taxable property in the County in accordance with ARS 48-807.

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www.asr.pima.gov/Downloads/Forms/AddressUpdate.pdf

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If taxes for the full year are $100 or less, send coupon #1 with your full year payment postmarked no later than December 31, 2024

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1/2 183408

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# FIDELITY NATIONAL TITLE AGENCY, INC.

1 S. Church Ave., Suite 1410, TUCSON, AZ 85701
Phone: (520) 475-5370 Fax: (520) 844-6456

**Combined Settlement Statement**
**Estimated**

**Escrow No:** 20001555 - 020 RES **Close Date:** 12/28/2022 **Proration Date:** 12/28/2022 **Disbursement Date:**

**Buyer(s)/Borrower(s):** Fox Tucson Theatre Foundation
PO Box 1008
Tucson, AZ 85702

**Seller(s):** BC Limited LLC
33 West Congress Street Suite 205
Tucson, AZ 85701

**Lender:** BC Limited LLC, an Arizona limited liability company **Loan #:**

**Property:** 1,13,17,25 and 27 N. Stone Ave
Tucson, AZ 85701

**Brief Legal:** Portion of Lot(s) 3, Block 196, of City of Tucson, Map Book 3, Map Page 70

| Seller Debit | Seller Credit | Description | Buyer Debit | Buyer Credit |
|---|---|---|---|---|
| | | **TOTAL CONSIDERATION:** | | |
| | 2,740,000.00 | Total Consideration | 2,740,000.00 | |
| | | Earnest money deposit (7/6/22) | | 50,000.00 |
| | | Earnest money deposit (7/7/22) | | 40,000.00 |
| | | closing funds transfer from FN 20001810 RES | | 969,540.00 |
| | | **NEW AND EXISTING ENCUMBRANCES:** | | |
| 550,000.00 | | Seller Carryback from BC Limited LLC, an Arizona limited liability company | | 550,000.00 |
| | | **NEW LOAN CHARGES:** | | |
| (361.64) | | Prepaid Interest to BC Limited LLC, an Arizona limited liability company @ $90.41 per day from 12/28/2022 to 1/1/2023 | 361.64 | |
| | | **ESCROW CHARGES:** | | |
| 1,030.00 | | Escrow Fee to Fidelity National Title Agency, Inc. | 1,030.00 | |
| | | **TITLE CHARGES:** | | |
| | | Lenders Policy $550,000.00 to Fidelity National Title Agency, Inc. | 150.00 | |
| 4,075.00 | | Owners Policy $2,740,000.00 to Fidelity National Title Agency, Inc. | 2,241.00 | |
| | | Loan Escrow fee to Fidelity National Title Agency, Inc. | 130.00 | |
| | | Recording Service fee to Fidelity National Title Agency, Inc. | 200.00 | |
| | | **ADDITIONAL CHARGES:** | | |
| 6,038.13 | | 2nd half 2022 tx 117-12-033A to Pima County Treasurer | | |
| | | **PRORATIONS AND ADJUSTMENTS:** | | |
| 339.87 | | Rents-Unit 12-25S from 12/28/2022 to 1/1/2023 based on the Monthly amount of $2,634.00 | | 339.87 |
| | | **COMMISSIONS:** | | |
| 82,200.00 | | Commission $82,200.00 (3% of $2,740,000.00) to Chapman Management Group | | |
| | | **PAYOFFS:** | | |
| 1,627,098.36 | | Payoff to Symetra Life Insurance Company | | |
| | | Principal balance 1,620,912.89 | | |
| | | Interest Accrued to 12/30/22 5,885.47 | | |
| | | Reconveyance/Release Processing fees 200.00 | | |
| | | Symetra Handling fee 100.00 | | |
| 2,270,419.72 | 2,740,000.00 | Sub Totals | 2,744,112.64 | 1,609,879.87 |
| 469,580.28 | | Proceeds Due Seller Balance Due From Buyer | | 1,134,232.77 |
| 2,740,000.00 | 2,740,000.00 | Totals | 2,744,112.64 | 2,744,112.64 |

It is agreed by the undersigned that the foregoing statement may change if a change in the escrow closing occurs or if other unforeseen contingencies arise. In the event changes in the statement become necessary, you are nevertheless authorized to close this escrow. It is understood that we will receive a final statement of account if the above totals are changed.

DS MBB

Printed by Rebecca Sauers on 12/21/2022 - 5:13:54PM

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# FIDELITY NATIONAL TITLE AGENCY, INC.

1 S. Church Ave., Suite 1410, TUCSON, AZ 85701
Phone: (520) 475-5370 Fax: (520) 844-6456

**Combined Settlement Statement**
**Estimated**

**Escrow No:** 20001555 - 020 RES **Close Date:** 12/28/2022 **Proration Date:** 12/28/2022 **Disbursement Date:**

**Buyer(s)/Borrower(s):**

Fox Tucson Theatre Foundation, an Arizona non-profit corporation

Bonnie Schock, Executive Director

**Seller(s):**

BC Limited, L.L.C., an Arizona limited liability company

M. Buckner Baccus

C8D08E83214A483...

M. Buckner Baccus, Manager

**Statement Regarding Debt Service**

The properties of 1 W Congress Street, north along Stone to 27 N Stone Ave (parcel 117-12-033A) were purchased by the Fox Tucson Theatre Foundation on 12/28/2022.

The purchase involved financing from two sources. First, a short term carryback seller financing loan of $550,000 was secured by the purchased property. Second, a longer term bank loan of $990,000 was secured by the historic Fox Tucson Theatre at 17 W Congress Street.

Debt service on these loans in 2023 and 2024 was as follows:

2023 Carryback $30,250
2023 Bank Loan $74,168
**2023 TOTAL $104,418**

2024 Carryback $16,500
2024 Bank Loan $74,919
**2024 TOTAL $91,419**

Principal on the carryback financing has been paid in full as of December 2024. Ongoing debt service on the property is projected at approximately $75,000 annually over a twenty year mortgage period.



Theater · 17 W. Congress Foundation · 30 N. Church Mailing · PO Box 1008 Tucson, AZ 85702
www.foxtucson.com Phone · 520-624-1515 Fax · 520-624-5855

Valbridge
PROPERTY ADVISORS

# Appraisal Report

Commercial Building
1 W. Congress and 17-27 N. Stone Ave
Tucson, Pima County, Arizona



FOR:
Bonnie Schock
Fox Tucson Theatre
30 N. Church Ave.
Tucson, AZ 85701

**Valbridge Property Advisors | Tucson**

6061 East Grant Road
Tucson, AZ 85712
520.321.0000 phone
520.290-5293 fax
*valbridge.com*

Valbridge File Number:
AZ01-22-C-042

TC-DMO-0525-00089

Valbridge PROPERTY ADVISORS

6061 East Grant Road
Tucson, AZ 85712
520.321.0000 phone
520.290-5293 fax
valbridge.com

June 9, 2022

Ms. Bonnie Schock
Fox Tucson Theatre
30 N. Church Ave.
Tucson, AZ 85701

Appraisal Report
Commercial Building
1 W. Congress., Tucson, Pima County, Arizona 85701
Valbridge Property Advisors | Tucson Job # 22-C-042

Dear Ms. Schock:

In accordance with your request, we have prepared a real property appraisal developing the market value of the above-referenced property. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinion.

The subject property is a commercial building which has been built-out and historically utilized as a retail spaces. The building was constructed in 1923 and contains an estimated rentable area of approximately 6,424 square feet above grade and 2,235 square feet of basement. The property is in average condition. The site comprises approximately 8,147 square feet and is further identified as Assessor's Parcel Number (APN) 117-12-033A.

The market value is developed for the subject property, "as is", as of the current date of May 5, 2021. We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of our client.

Fox Tucson Theatre is the client in this assignment. The intended users of this report are the client and its board of directors. The intended use is for asset management, specifically purchase decisions.

TC-DMO-0525-00089



The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report. The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are contingent on the following extraordinary assumptions and/or hypothetical conditions:

## Extraordinary Assumptions:

- **None**

## Hypothetical Conditions:

- **None**

Based on the analysis contained in the following report, my value conclusions involving the subject property are summarized as follows:

**Value Conclusions**

| | As Is |
|---|---|
| Value Type | Market Value |
| Date of Value | 5/4/2022 |
| Market, Value, Fee Simple | $1,775,000 |

This letter of transmittal is not considered valid if separated from this report, and must be accompanied by all sections of this report as outlined in the Table of Contents, in order for the value opinions set forth above to be valid.

Respectfully submitted,
Valbridge Property Advisors | Tucson



Michael Naifeh, MAI, CRE®
Certified General Real Estate Appraiser
State of Arizona, Certificate No. 30276
Expires August 31, 2022

TC-DMO-0525-00089



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TC-DMO-0525-00089



# Summary of Salient Facts

| | |
|---|---|
| Property Name: | Commercial Building |
| Address: | 1 W. Congress and 17-27 N. Stone Ave.<br>Tucson, Pima County, Arizona 85701 |
| Assessor's Parcel Number: | 117-12-033A |
| Property Rights Appraised: | Fee Simple |
| Site Size: | 8,147 S.F. |
| Zoning: | |
| Existing Improvements: | 6,424 S.F. above grade<br>2,235 S.F. Basement<br>8,659 S.F. Total |
| Current Status: | Built out and historically utilized as retail, including restaurant space. |
| Extraordinary Assumptions: | **None** |
| Hypothetical Conditions: | **None** |
| Highest and Best Use | The highest and best use of the property as it presently exists is for use as a multi-tenant retail building. |

**Value Conclusions**

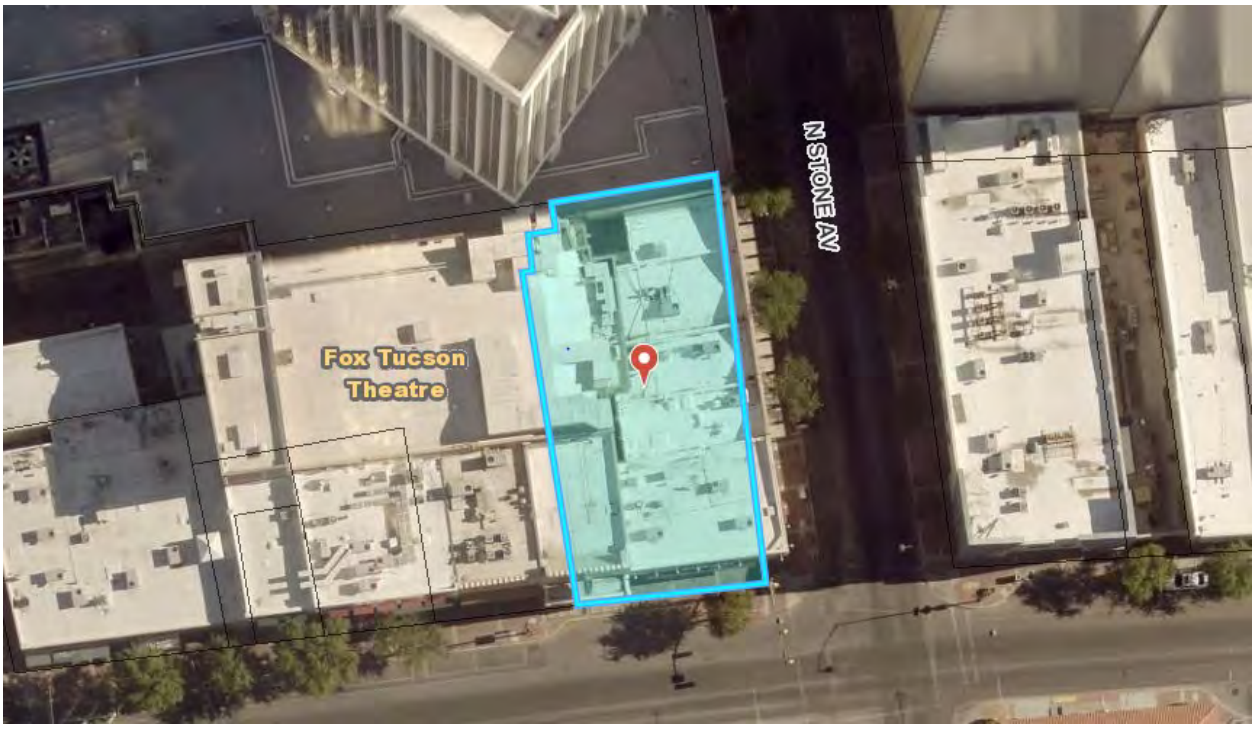
| | As Is |
|---|---|
| Value Type | Market Value |
| Date of Value | 5/4/2022 |
| Market, Value, Fee Simple | $1,775,000 |

TC-DMO-0525-00089



# Aerial and Front Views

## AERIAL VIEW




## FRONT VIEW



TC-DMO-0525-00089



# Introduction

## Client and Other Intended Users of the Appraisal

The client in this assignment is Fox Tucson Theatre. The intended users of this reports are the client and its Board of Directors.

## Intended Use of the Appraisal

The intended use of this report is for asset management, specifically acquisition decisions.

## Real Estate Identification

The subject property is located at 1 W. Congress and 17-27 North Stone Ave. , Tucson, Pima County, Arizona, 85701. The Pima County Assessor identifies the subject property as Assessor Parcel Number 117-12-033A.

## Legal Description

The following legal description was taken from the assessor's roll. Portion of lot 3, block 196, City of Tucson.

## Real Property Rights Appraised

Fee Simple

## Types and Definitions of Value

The following definition of market value has been utilized for the purpose of this appraisal.

Market value is the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their own best interests;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

## Valuation Scenarios and Effective Dates of Value

We developed an opinion of market value for the subject property under the following scenarios and corresponding effective dates of value:

TC-DMO-0525-00089



| Valuation Scenarios | Effective Date of Value |
|---|---|
| Market Value, as is, Fee simple | 4-May-22 |

## Date of Report

The date of this report is June 9, 2022 which is the same as the date of the letter of transmittal.

## Scope of Work

The scope of work includes all steps taken in the development of the appraisal. These include 1) the extent to which the subject property is identified, 2) the extent to which the subject property is inspected, 3) the type and extent of data researched, 4) the type and extent of analysis applied, and the type of appraisal report prepared. These items are discussed as follows:

### Extent to Which the Property was Identified

#### Legal Characteristics

The subject was legally identified via review of the legal description from the assessor's roll and the plat map.

#### Economic Characteristics

Economic characteristics of the subject property were identified via interviews with brokers, buyers, sellers and governmental agencies, and secondary sources, such as STDBOnline, CoStar COMPS and Property Professional, and data published by governmental entities such as the Arizona Department of Economic Security and the U.S. Census Department, as well as a comparison to properties with similar locational and physical characteristics.

#### Physical Characteristics

The subject was physically identified via an appraisal inspection, information provided by the property owner, and a review of assessor's records. The property was in average condition.

### Extent to Which the Property was Inspected

We completed an exterior and interior inspection of the property on May 5, 2022. Floor plans from PrecisionFloorPlans.com were provided by the property owner.

### Type and Extent of Data Researched

We researched and analyzed: 1) market area data, 2) property-specific market data, 3) zoning and land-use data, and 4) current data on comparable listings, sales and rentals in the competitive market area. We also interviewed people familiar with the subject market/property type.

### Type and Extent of Analysis Applied

We observed surrounding land use trends, confirmed the condition of the improvements, demand for the subject property, and relative legal limitations in concluding a highest and best use. We then valued the subject based on the appropriate standard valuation methods applicable for this specific property type. The methods of valuation employed for this appraisal are discussed in the Valuation Methodology section of the report.

### Appraisal Report Type

This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice.

TC-DMO-0525-00089



Appraisal Conformity

We developed my analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of the client.

## Use of Real Estate as of the Effective Date of Value

The subject property was occupied by two tenants and had three vacant spaces (a grocer and a bagel shop), on the effective date of the "as is" value scenario.

## Ownership and Sales History

According to the Assessor's records, title to the subject is vested in BC Limited, LLC. The most recent vesting deed recorded on April 28, 2003 in sequence 20030811487. The property is not listed but the ownership is in negotiation with the client.

## List of Items Requested but Not Provided

- None

## Extraordinary Assumptions

An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. An extraordinary assumption may impact the assignment results. An extraordinary assumption may be used in an assignment only if:

- it is required to properly develop credible opinions and conclusions;
- the appraiser has a reasonable basis for the extraordinary assumption; and
- use of the extraordinary assumption results in a credible analysis
  (USPAP, 2020

**The following extraordinary assumptions apply in this report**

- **None**

## Hypothetical Conditions

A hypothetical condition is a condition, directly related to a specific assignment that is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. A hypothetical condition may impact the assignment results. A hypothetical condition may be used in an assignment only if:

- use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison; and

TC-DMO-0525-00089



- use of the hypothetical condition results in a credible analysis (USPAP, 2020 ed.)

**The following hypothetical conditions apply in this report**

- **None**

## Personal Property

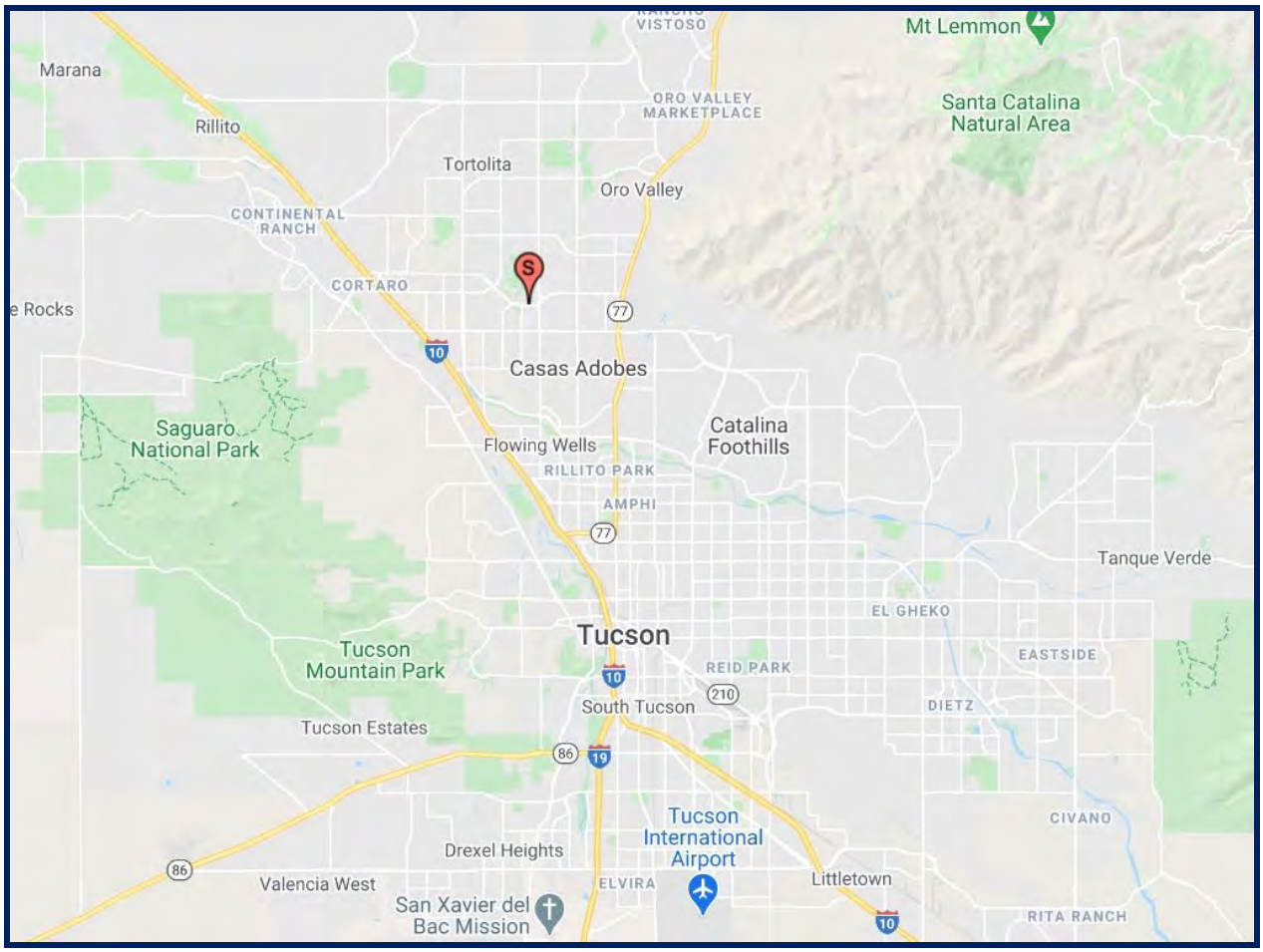
No personal property has been included in the estimate of market rent for the subject property.

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# Market Area Description

**REGIONAL MAP**




## Overview

Tucson is in south-central Arizona, about 100 miles southeast of Phoenix and 60 miles north of the Mexican border. Tucson is the second largest metropolitan area in Arizona. The metropolitan area includes the incorporated communities of South Tucson, Oro Valley, Marana, and Sahuarita, plus the surrounding unincorporated areas of Pima County.

## Population

Mid-year 2021 population in metro Tucson was projected at 1,053,900, which reflected a 0.9% increase over the prior year. The population is expected to grow by 1.2% over the next year, reaching 1,066,700 by mid-year 2022. Slightly declining growth rates of 1.1% and 1.0% are projected for the next two years. The population estimates are measured on July 1 of each year.

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**Metropolitan Tucson Population Forecasts**

| | 2020 | 2021 | 2022 | 2023 | 2024 |
|---|---|---|---|---|---|
| Population (000s, mid-year) | 1,045.0 | 1,053.9 | 1,066.7 | 1,078.5 | 1,088.8 |
| Change (000s) | 7.3 | 8.9 | 12.8 | 11.8 | 10.3 |
| % Change | 0.7% | 0.9% | 1.2% | 1.1% | 1.0% |

Source: Economic and Business Research Center, The University of Arizona, November 2021

## Employment

The regional economy is primarily driven by tax-supported entities, including military bases, the University of Arizona, state and local governments, and the school districts. Most of these sectors have posted moderate levels of growth over the past decade. The military, which includes the U.S. Army Intelligence Center at Fort Huachuca in Sierra Vista (80 miles southeast of Tucson) and Davis Monthan Air Force Base in Tucson, employs nearly 14,000 in Southern Arizona. Raytheon Missile Systems, a defense contractor, is the largest private employer in the area and has maintained relatively stable employment over the past 20+ years. The government budget cuts for defense spending may affect employment in the military and defense related industries over the foreseeable future although the sector has been fairly stable over the past several years.

Davis Monthan Air Force Base's total economic impact in 2017 was estimated at $3.0 billion. Employment was 19,175, including all contractors with 7,577 indirect jobs created according to statistics from Davis Monthan Air Force Base. There are 19,321 military retirees with annual retirement pay of $513.6 million. Davis Monthan Air Force Base has annual expenditures totaling approximately $369 million.

Recent new employment announcements are as follows:

Raytheon Missile Systems, Tucson's largest private employer, is undertaking a major expansion that will add 1,975 new high-paying jobs. An additional 1,000 positions are also being proposed.

Northwest Healthcare announced expansion in Tucson, creating nearly 600 jobs.

Imperfect Produce, an on-line produce delivery company focusing on fighting food waste by finding a home for "ugly produce", will open its first customer care center in Tucson. The company plans to create 350 jobs at all levels.

Symboticware, Inc., an industry leader that provides an industrial hardware and software program to help customers obtain and analyze data in the mining industry is establishing a US/Mexico headquarters in Tucson. Symboticware will add 20 new high-tech jobs and invest $500,000 in their Tucson headquarters.

MicroMex, a private contract manufacturer, is opening a new manufacturing and distribution center at the Port of Tucson. The company plans to create 100 new jobs, which will primarily be assembly and warehouse workings.

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**Tucson's Top 25 Employers**

| Rank | Name | Full Time Jobs | Industry |
|---|---|---|---|
| 1 | University of Arizona | 11,251 | Education |
| 2 | Raytheon Missile Systems | 9,600 | Manufacturing |
| 3 | State of Arizona | 8,580 | Government |
| 4 | Davis-Monthan Air Force Base | 8,406 | Military |
| 5 | Tucson Unified School District | 7,700 | Education |
| 6 | Pima County | 7,060 | Government |
| 7 | Banner-University Medical Center | 6,272 | Health Care |
| 8 | U.S. Border Patrol | 5,739 | Government |
| 9 | Freeport-McMoRan Copper & Gold | 5,530 | Mining |
| 10 | Wal-Mart Stores, Inc. | 5,500 | Retail |
| 11 | Fort Huachuca | 5,477 | Military |
| 12 | City of Tucson | 4,595 | Government |
| 13 | Tohono O'odham Nation | 4,350 | Government |
| 14 | Carondelet Health Network | 3,860 | Health Care |
| 15 | TMC HealthCare | 3,162 | Health Care |
| 16 | Southern AZ VA Health Care System | 2,464 | Health Care |
| 17 | Corrections Corp. of America (CCA) | 2,413 | Corrections |
| 18 | Fry's Food Stores of Arizona, Inc. | 2,346 | Retail |
| 19 | Pima Community College | 2,235 | Education |
| 20 | Asarco, LLC | 2,200 | Mining |
| 21 | Sunnyside Unified School District | 2,100 | Education |
| 22 | Afni Inc. | 1,900 | Call Center |
| 23 | Pinal County | 1,852 | Government |
| 24 | Amphitheater Unified School Disctrict | 1,739 | Education |
| 25 | Vail Unified School District | 1,705 | Education |

Source: Phoenix Relocation Guide 2019-2020 edition

Caterpillar has relocated its Surface Mining and Technology Division to Tucson and will provide 635 new high paying jobs over the next five years. Their new facility located just to the west of downtown Tucson was completed in 2019.

Hexagon Mining, an information technology provider of planning, operations and safety solutions for the mining industry, announced in March 2017 the relocation and expansion of its North American headquarters to a new mixed-use facility in downtown Tucson. Hexagon moved into the new facility in the summer of 2018 and will employ 260 people in Tucson.

Amazon selected Tucson for a new fulfillment center that will ultimately employ 1,500 people. The facility is located in the southeast area of Tucson near I-10 and Kolb Road and was completed in mid-2019.

GEICO recently moved into a new office complex and will reportedly expand its employment by 861 jobs. The new regional office is 200,000 S.F.

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ADP, a major human resources provider, announced in early 2017 that it was bringing another 250 jobs to Tucson as part of a program coordinated between the Human Capital Management firm, the City of Tucson and the State of Arizona.

HomeGoods completed construction of an 800,000 square foot distribution center near the Tucson International Airport and will reportedly employ up to 900.

Comcast recently located a call center into a newly renovated facility near the Tucson Mall that will employ up to 1,100 positions.

Banner-University Medical Center recently completed a $400 million addition to their existing facility near the University of Arizona campus.

A new AC Hotel by Marriott was completed in downtown Tucson in 2017, representing the first hotel to be built in the area in over 40 years. Caliber Hospitality is currently constructing a 170-room DoubleTree Hotel convention hotel southwest of the Tucson Convention Center and a new 200-room Hilton facility has recently been approved for incentives. The Hilton project, at South Stone Avenue and East Ochoa Street, will include a 75-room Hampton Inn and a 123-room Extended-Stay.

Pima County completed a deal that brought World View Enterprises to the Tucson International Airport area where they operate Spaceport Tucson, a high altitude balloon launch site for near-space tourism and research.

Afni and Alorica call centers both announced in early 2017 that they would be hiring for 280 and 200 positions at their local call centers in the coming year. C3/Customer Contact Channel opened its third call center facility in Tucson in 2017 as well.

Employment by industry for the MSA is as follows.

**Metropolitan Tucson Nonfarm Employment**

| Year Ending | 2016 | | 2017 | | 2018 | | 2019 | | 2020 | | 2021 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Sector | Empl.* | %Total | Empl.* | %Total | Empl.* | %Total | Empl.* | %Total | Empl.* | %Total | Empl.* | %Total |
| Natural Resources & Mining | 1.6 | 0.4% | 1.7 | 0.4% | 1.9 | 0.5% | 1.7 | 0.4% | 1.9 | 0.5% | 1.9 | 0.5% |
| Construction | 15.3 | 4.0% | 16.3 | 4.2% | 17.6 | 4.5% | 18.7 | 4.7% | 18.5 | 4.9% | 18.7 | 4.7% |
| Manufacturing | 25.0 | 6.5% | 25.9 | 6.7% | 27.5 | 7.0% | 27.9 | 7.0% | 27.1 | 7.2% | 28.6 | 7.3% |
| Trade, Transp. & Utilities | 63.0 | 16.5% | 63.6 | 16.5% | 64.9 | 16.5% | 66.8 | 16.6% | 70.1 | 18.5% | 72.3 | 18.4% |
| Information | 5.3 | 1.4% | 5.5 | 1.4% | 5.6 | 1.4% | 5.8 | 1.4% | 5.0 | 1.3% | 5.4 | 1.4% |
| Financial Activities | 17.6 | 4.6% | 18.0 | 4.7% | 17.6 | 4.5% | 17.8 | 4.4% | 17.7 | 4.7% | 18.2 | 4.6% |
| Professional & Business Svcs | 51.4 | 13.4% | 50.7 | 13.1% | 52.0 | 13.2% | 51.0 | 12.7% | 46.3 | 12.2% | 43.7 | 11.1% |
| Education & Health Services | 65.8 | 17.2% | 66.1 | 17.1% | 67.9 | 17.2% | 69.9 | 17.4% | 68.8 | 18.2% | 71.0 | 18.0% |
| Leisure & Hospitality | 44.7 | 11.7% | 44.9 | 11.6% | 45.2 | 11.5% | 45.6 | 11.4% | 35.3 | 9.3% | 45.1 | 11.5% |
| Other Services | 12.9 | 3.4% | 13.2 | 3.4% | 13.5 | 3.4% | 14.1 | 3.5% | 12.8 | 3.4% | 12.8 | 3.3% |
| Government | 79.6 | 20.8% | 80.1 | 20.8% | 80.6 | 20.4% | 82.0 | 20.4% | 75.1 | 19.8% | 76.1 | 19.3% |
| TOTAL NONFARM | 382.2 | 100% | 386.0 | 100% | 394.3 | 100% | 401.3 | 100% | 378.6 | 100% | 393.8 | 100% |

Source: Arizona Office of Economic Opportunity; * (000s) Year-end figures, non-seasonally adjusted

## Unemployment

The metro Tucson area unemployment rate peaked at 10.1% in January 2010 as a result of the Great Recession, but declined every year thereafter though 2018, when the average declined to 4.4% and remained at the low level over 2019 as well.

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Unemployment rates in Tucson were historically below the national and state averages through 2014, as dependence on governmental and tax-supported employment had insulated the region from national recessionary trends. However, the metro area's unemployment rate exceeded the national rate from 2017 through 2019, although the maximum differential was only 50 basis points in 2019. Metro Phoenix followed a similar pattern and both major metro areas generally had lower unemployment rates than the state average over the past decade.

**Average Unemployment Rate**

| Year | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|
| National | 5.3% | 4.9% | 4.4% | 3.9% | 3.7% | 8.1% | 5.5% |
| Arizona | 6.1% | 5.5% | 4.9% | 4.8% | 4.9% | 7.9% | 5.6% |
| Metro Phoenix | 5.2% | 4.7% | 4.3% | 4.2% | 4.2% | 7.4% | 5.1% |
| Metro Tucson | 5.5% | 5.0% | 4.6% | 4.4% | 4.4% | 7.7% | 5.6% |

Source: Arizona Office of Economic Opportunity & Bureau of Labor Statistics

Notes: Not seasonally adjusted average annual rate

The impact of the COVID-19 pandemic is illustrated in the following table, which presents unemployment data on a monthly basis over 2020 and 2021. The depth or duration of the increased unemployment rates are currently unknown. Small businesses, particularly those involved with food service, hospitality, and travel were expected to be the hardest hit. Tucson's unemployment rate increased from 4.4% during February 2020 to 13.9% by April 2020 and similar patters were indicated by the U.S., Arizona and Metro Phoenix sectors. The state and major Arizona MSAs appeared to recover significantly by May, but the unemployment rates all exceeded 10% through July 2020. There has been significant improvement in all of the unemployment rates noted since the summer of 2020; with the Arizona, Metro Phoenix, and Metro Tucson unemployment rates generally in the 6% to 7% range through July 2021, but declining to less than 3% by December 2021.

**Average Unemployment Rate Over 2020 & 2021**

| Year | 2020 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Month | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| National | 4.0% | 3.8% | 4.5% | 14.4% | 13.0% | 11.2% | 10.5% | 8.5% | 7.7% | 6.6% | 6.4% | 6.5% |
| Arizona | 4.8% | 4.5% | 5.2% | 14.2% | 10.7% | 10.8% | 10.9% | 7.1% | 7.0% | 6.4% | 6.4% | 6.7% |
| Metro Phoenix | 4.2% | 4.0% | 4.6% | 13.5% | 10.1% | 10.3% | 10.3% | 6.7% | 6.6% | 6.1% | 6.1% | 6.4% |
| Metro Tucson | 4.7% | 4.4% | 5.0% | 13.9% | 10.4% | 10.6% | 10.7% | 6.8% | 6.7% | 6.4% | 6.4% | 6.9% |

| Year | 2021 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Month | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| National | 6.8% | 6.6% | 6.2% | 5.7% | 5.5% | 6.1% | 5.7% | 5.3% | 4.6% | 4.3% | 3.9% | 3.7% |
| Arizona | 6.9% | 7.1% | 6.4% | 6.5% | 6.7% | 7.3% | 6.4% | 5.3% | 4.3% | 3.7% | 3.2% | 2.8% |
| Metro Phoenix | 6.6% | 6.7% | 6.1% | 6.1% | 6.2% | 6.6% | 5.7% | 4.7% | 3.8% | 3.2% | 2.8% | 2.4% |
| Metro Tucson | 7.1% | 7.3% | 6.6% | 6.6% | 6.7% | 7.3% | 6.4% | 5.2% | 4.3% | 3.7% | 3.2% | 2.8% |

Source: Arizona Office of Economic Opportunity - Not seasonally adjusted

## Economic Forecasts

The forecast suggests that number of jobs lost in the Great Recession was finally recaptured some time in 2018 and that prior to COVID-19, job growth peaked in 2019 at a modest rate of 2.1%. In 2020, there was negative growth of -4.6%, or a loss of about 18,000 positions, with about 9,900 of these being recaptured over 2021. The current projection is for job growth of about 10,000 positions

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over 2022 and 10,200 positions over 2023, indicating a 2.6% growth rate for each year. Job growth is expected to decline to 1.6%, or 6,500 positions for 2024.

**Metropolitan Tucson Economic Forecasts**

| Category | 2020 | 2021 | 2022 | 2023 | 2024 |
|---|---|---|---|---|---|
| Personal Income ($mill) | $ 52,388 | $ 55,355 | $ 54,665 | $ 57,899 | $ 61,303 |
| % Change | 10.0% | 5.7% | -1.2% | 5.9% | 5.9% |
| Retail Sales ($mill) | $ 16,184 | $ 18,964 | $ 19,491 | $ 20,282 | $ 21,276 |
| % Change | 4.8% | 17.2% | 2.8% | 4.1% | 4.9% |
| Employment (non-farm,000s) | 373.0 | 382.9 | 392.9 | 403.1 | 409.6 |
| Change (000s) | (18.0) | 9.9 | 10.0 | 10.2 | 6.5 |
| % Change | -4.6% | 2.7% | 2.6% | 2.6% | 1.6% |
| Residential Permits | 4,958 | 6,269 | 6,339 | 5,618 | 4,804 |
| % Change | 15.0% | 26.4% | 1.1% | -11.4% | -14.5% |

Source: Economic and Business Research Center, The University of Arizona, November 2021

The University of Arizona's Economic and Business Research Center's Third Quarter 2021 Forecast Update was released in September 2021 and included the following comments:

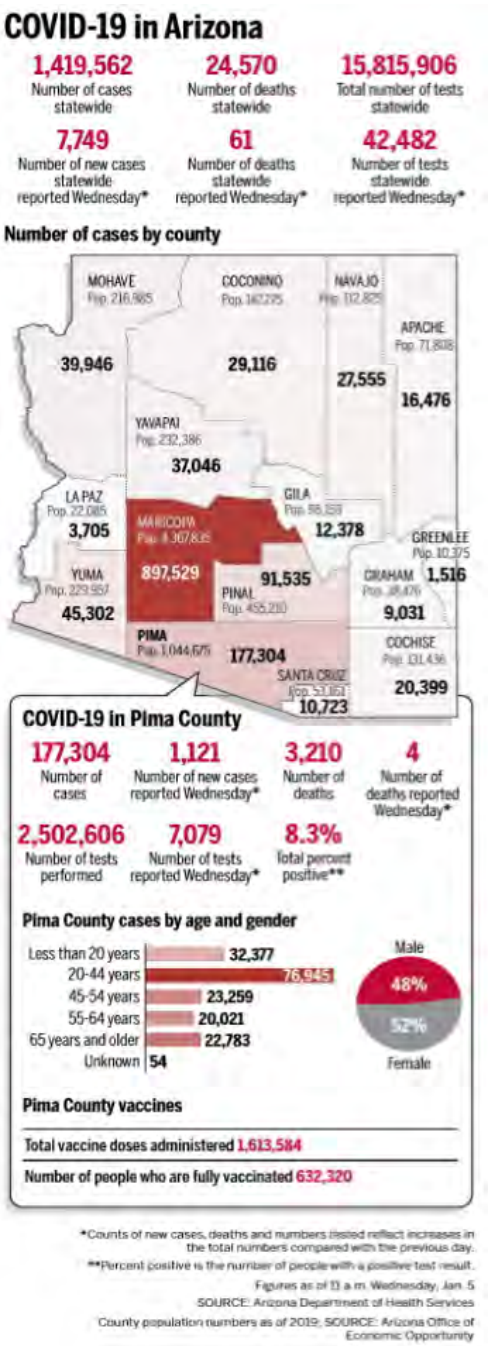
- Arizona's recovery from the pandemic gained significant momentum in the second quarter. Job gains surged, housing permit activity remained very strong, and taxable sales remained on track for significant gains. The housing market grew even hotter in the second quarter, with low inventories, high construction materials prices, and strong demand driving median home prices up by 30% or more in June.
- As of July, Arizona has replaced 93.7% of the jobs lost from February to April of last year, which left the state 20,900 jobs short of the prior peak. The nation has replaced 74.5%. Since June of last year, Arizona has added an average of 12,800 jobs per month. If the state can maintain that pace, we will be back to the pre-pandemic peak in September. If we return to average monthly job growth during 2015-2019 (6,300 per month), then we will regain the pre-pandemic peak in November. Arizona is currently on pace to regain our prior peak well before the U.S., which would accomplish that in April 2022 (at the pace set since last June).
- While the hot housing market was driven in part by supply-side issues, demand-side factors mattered as well. With the increase in remote work during the pandemic, some workers have more freedom to choose a residential location independent of the location of their employer. It is likely that some of these workers are moving from high-cost metropolitan areas (particularly in the West) to lower-cost locations in Arizona. Compared to many metropolitan areas in the West, Arizona house prices are lower and thus relatively affordable.
- Tucson MSA housing permits increased 44.8% through the first six months of 2021, compared to 2020. Single-family permits rose by 51.8% while multi-family permits rose by 8.7%.

Note that while Pima County is the second most populous county in Arizona, the growth of COVID-19 cases had remained relatively low compared to Maricopa County and Arizona overall, until just

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recently when a spike in cases occurred. Recent statewide and Pima County data related to COVID-19 is presented in the following exhibit.




## Commercial Real Estate

The retail, office and industrial sectors have all significantly recovered since the Great Recession; however, the office sector still remains somewhat challenged with respect to non-Class A properties, particularly those with secondary or marginal locations. The Class A office sub-sector is fairly strong but is limited in scale relative to the overall office sector, which is impacted by significant aging inventory. Retail development has been on-going at prime locations while most significant vacancies are associated with secondary locations or older, dysfunctional spaces. Industrial development over

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the recent past has generally been user-driven, including a number of Amazon facilities, although one major speculative project of about 157,000 square feet was completed in 2019 and a 76,000 square foot spec facility is currently under construction. The retail sector was expected to experience a downturn due to the COVID-19 pandemic with vacancy increases and rent decreases as businesses fail due to the social isolating restrictions; however, overall vacancy has only increased slightly since the first quarter of 2020 when it stood at 5.9% and absorption over the past four quarters has been positive.

**Metro Tucson Commercial Sectors - 2022**

| Sector | No. Buildings | Total Sq. Ft. | T-12 Deliveries | Under Construction | Vacancy | T-12 Absorption | Average Quoted Rent |
|---|---|---|---|---|---|---|---|
| Industrial | 2,625 | 45,675,972 | 998,670 | 316,084 | 4.7% | 1,638,511 | $8.02 |
| Office | 2,615 | 28,690,607 | 184,037 | 192,988 | 9.2% | 390,722 | $19.48 |
| Retail | 5,510 | 26,690,200 | 428,694 | 167,272 | 6.1% | 245,150 | $15.12 |

Source: CoStar: 1st Quarter 2022

## Residential Real Estate

The Tucson MSA housing market has been in a sustained recovery stage since 2012. Sale velocity has generally been within a consistent range from 10,300 to 11,500 sales per year since 2011, though falling to 9,900 in 2018. Based on the average sales velocity over the past five years, there is currently under two months of supply on the market. The low supply is due to limited new construction, a decrease in REO sales, and a disincentive for existing homeowners to move given their current low base and significant price appreciation of comparable homes. The average single-family sale price has continued to increase every year since 2011. Though the rate of increase declined moderately over 2018 and 2019 (at 6.2% over 2018 and 5.4% over 2019) the rate increased dramatically in 2020 and 2021, likely in good part due to the historically low mortgage interest rates established by the Fed as part of its economic stimulus strategy. The average single-family sale price in 2018 finally topped the former 2007 peak by 0.3%. The current average sale price is 45.7% above the 2007 rate. Real estate agents are reporting shorter marketing times, and rising prices, even over the short term. The housing market is currently considered to be undersupplied. The recent trends are summarized below.

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**Tucson Single-Family Market**

| Year | # Sales | Avg. SF | Avg. Sale Price | % Change | Avg. Price/SF | % Change | DOM |
|---|---|---|---|---|---|---|---|
| 2007 | 10,164 | 1,688 | $264,122 | 1.30% | $156.47 | -2.60% | 101 |
| 2008 | 8,383 | 1,727 | $233,696 | -11.52% | $135.32 | -13.52% | 155 |
| 2009 | 9,286 | 1,724 | $192,314 | -17.71% | $111.55 | -17.56% | 148 |
| 2010 | 9,329 | 1,731 | $180,091 | -6.36% | $104.04 | -6.73% | 140 |
| 2011 | 10,702 | 1,723 | $156,611 | -13.04% | $90.89 | -12.63% | 103 |
| 2012 | 11,245 | 1,752 | $167,787 | 7.14% | $95.77 | 5.36% | 70 |
| 2013 | 11,502 | 1,750 | $184,523 | 9.97% | $105.44 | 10.10% | 63 |
| 2014 | 10,616 | 1,771 | $196,987 | 6.75% | $111.23 | 5.49% | 76 |
| 2015 | 11,479 | 1,775 | $202,485 | 2.79% | $107.93 | -2.97% | 79 |
| 2016 | 10,328 | 1,881 | $230,616 | 13.89% | $122.60 | 13.59% | 65 |
| 2017 | 10,431 | 1,889 | $249,489 | 8.18% | $128.19 | 4.56% | 54 |
| 2018 | 9,944 | 1,903 | $264,966 | 6.20% | $135.38 | 5.61% | 40 |
| 2019 | 10,976 | 1,903 | $279,187 | 5.37% | $146.21 | 8.00% | 36 |
| 2020 | 11,305 | 1,924 | $311,536 | 11.59% | $158.86 | 8.65% | 27 |
| 2021 | 11,635 | 1,935 | $383,453 | 23.08% | $194.66 | 22.54% | 15 |

source: Tucson MLS

Tucson's multifamily sector has demonstrated strong performance over the past several years with larger 40-plus unit apartment projects averaging over 95% occupancy at the end of 2021. There was a limited amount of new multifamily construction from 2007 through 2010 but a new development cycle ramped up during 2011 and 2012 and about 7,900 units have been constructed since 2010, including 405 units in 2018, 943 units in 2019, 756 units in 2020 and 1,442 units in 2021. Approximately 1,500 units were under construction at the end of 2020 and 1,725 units were under construction at the end of 2021. The vast majority of new construction has been in the Class A luxury and student housing sectors. The Class A sector had been underserved for the past 20 or more years and new Class A projects have generally been experiencing strong market acceptance. Rental rates remain fairly modest, averaging about $1.46 per square foot overall and about $1.95 per square foot for new conventional projects currently in lease-up. Despite Tucson's modest economic growth over the recent past, rents increased by more than 6% annually over the past five years, including an increase of nearly 23% over the past year. Concessions are essentially nonexistent. Given the limited amount of construction currently scheduled, Tucson's apartment market should continue to improve over the near term.

## Conclusions

Economic projections for metro Tucson suggested that the population and employment growth was slowing in Metropolitan Tucson, even before the COVID-19 pandemic and forecast that economic growth peaked in 2019. COVID-19 has negatively impacted the economy but the expectation is that all of the jobs lost in 2020 were recaptured in 2021, with a slight increase in total employment by year end.

Because there is essentially no speculative commercial development occurring, the risk of overbuilding office, retail and industrial is considered to be minimal in the current market environment. With the exception of office, most real estate sectors are demonstrating fairly balanced

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supply and demand characteristics and the office market has also been continuing to show improvement over the past several years. The large workforce working from home due to COVID-19 mandates could delay the office recovery if the restrictions are enforced over a long period of time. Vacant supply may increase, particularly in the retail sector, due to social distancing restrictions placed on the market as a reaction to the COVID-19 pandemic. Warehousing and cold storage are well positioned for the future, as a result of increased e-commerce and grocery sales resulting from social distancing restrictions.

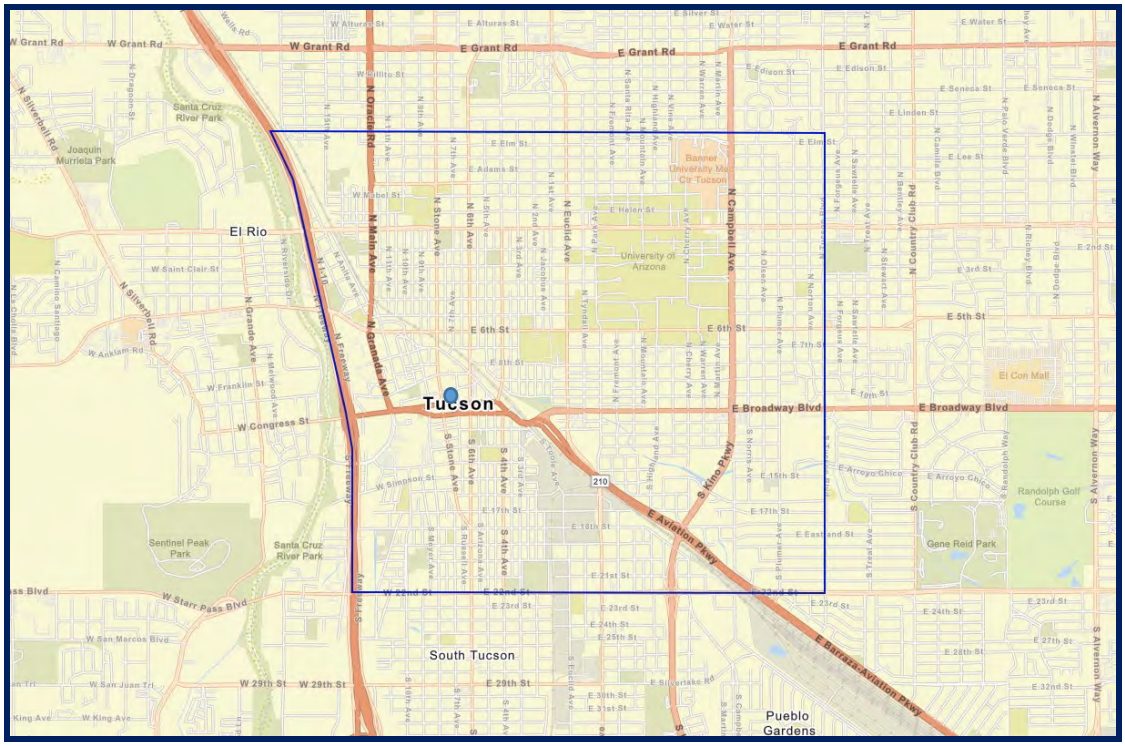
The residential real estate sector should remain fairly healthy over the next year but may experience moderately reduced demand or downward pressure rent growth in the following years. The short-term health will also be largely dependent on actions and intervention over the short term by the government, landlords, and banks as the population and economy works through the effects of the social isolating restrictions imposed for the COVID-19 pandemic.

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# Neighborhood Analysis

**NEIGHBORHOOD MAP**




Boundaries: Elm St (north), Tucson Blvd (east), 22nd Street (south) and I-10 (west).

## Neighborhood Trends

The subject is located within a neighborhood that includes the central business district of the City of Tucson and the main campus of the University of Arizona. The strength of this neighborhood is predicated upon its center as the location of federal, state, county, and city offices and the economic impact of the UA campus.

The downtown area is the most heavily concentrated office node in the Tucson metropolitan area with over 4.6 million square feet of rentable area or approximately 19% of the metro inventory. Other than governmental use, the legal profession accounts for a large portion of the demand for office space in the area.

There are many smaller retail uses in the downtown area including historic nodes to the north of downtown along 4th Avenue and south of downtown along 6th Avenue. Larger shopping centers are typically found to the west along St. Mary's Road and to the east along Speedway and Broadway Boulevards. Large retailers generally exited the downtown area in the 1970s and 1980s but there has been a resurgence of new smaller retailers and restaurants entering the market over the past several years and this trend is expected to continue.

Industrial uses are primarily found north of the downtown area along 6th Street and east of the downtown area along Park Avenue, but do not represent a significant influence on the area.

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The University of Arizona's main campus dominates the eastern portion of the neighborhood but has a significant impact on the subject and adjacent Central Tucson neighborhood. The general boundaries of the campus are Speedway Boulevard to the north, Campbell Avenue to the east, 6th Street to the south, and Euclid Avenue to the west. The University Medical Center is located north of Speedway Boulevard on the west side of Campbell Avenue. A study completed in 2014 showed that the University of Arizona has an economic impact of $3.6 billion dollars and supports 34,136 jobs. The study concluded that the University of Arizona represents 1.4% of the total Arizona economy. A table summarizing the enrollment and employment at the University of Arizona is shown below.

**University of Arizona Fall Enrollment and Employment**

| School Year | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---|---|---|---|---|---|---|---|---|---|---|
| Undergraduate | 30,592 | 30,665 | 31,565 | 31,670 | 32,987 | 33,732 | 34,072 | 35,123 | 35,233 | 35,801 |
| Graduate | 8,494 | 8,571 | 8,658 | 8,951 | 9,249 | 9,356 | 9,553 | 9,708 | 9,984 | 10,117 |
| Total | 39,086 | 39,236 | 40,223 | 40,621 | 42,236 | 43,088 | 43,625 | 44,831 | 45,217 | 45,918 |
| % Growth | 0.8% | 0.4% | 2.5% | 1.0% | 4.0% | 2.0% | 1.2% | 2.8% | 0.9% | 1.6% |
| | | | | | | | | | | |
| Employment | 14,834 | 15,161 | 15,298 | 15,342 | 15,615 | 15,530 | 15,056 | 15,623 | 16,217 | 16,523 |
| % Growth | 3.0% | 2.2% | 0.9% | 0.3% | 1.8% | -0.5% | -3.1% | 3.8% | 3.8% | 1.9% |

Source: www.arizona.edu

Historically there were limited housing options in the downtown area other than in the historic neighborhoods to the north and south. Most of the homes in these neighborhoods were built in the early 1900s although there has been some newer infill and significant renovation of older properties in these areas. Prior to 2014, the downtown area had mostly smaller older multifamily uses with some newer tax credit properties. Two formerly subsidized projects have been repositioned as luxury projects and other older projects have also been recently renovated. In 2014, a mixed-use mid-rise project known as One East opened in the heart of downtown at Broadway and Stone. In addition to ground floor retail and upper level office space, the project included 24 luxury rental units. A sister project known as One West (Broadway) was completed in 2017 and includes 40 luxury rental units as well as a medical clinic on the ground floor. There are currently three Class A projects under construction in the core area of downtown, including the 101-unit RendezVous Urban Flats, which opened in mid-2020 and the 243-unit The Flin, expected to open summer of 2021. Additional Class A and tax credit/subsidized projects are planned for the area. Clearly, a significant multifamily development cycle is underway in the downtown area.

The northeast portion of the neighborhood, near the University of Arizona, has numerous student housing and student oriented projects including six recently completed towers and two more being built. OLiv Tucson, is a new 243-unit high rise project near the Main Gate area of the UA campus and will offer traditional luxury apartments rather than student housing.

Over the past several decades there had been an exceptional lack of private capital investment within the central business district, and the City of Tucson had been reluctant to promote new private development through either incentives or public/private partnerships. In recent years, these trends have begun to change. The modern streetcar, which runs from the University of Arizona through downtown with a terminus on the west side of I-10, was completed in 2014. Two downtown student housing projects opened in 2013. In December 2011, Unisource Energy opened its new headquarters on the former Santa Rita hotel site. As noted above, the One East project was completed with private capital and city incentives (GPLET) in 2014 and the adjacent companion, One West, was also developed

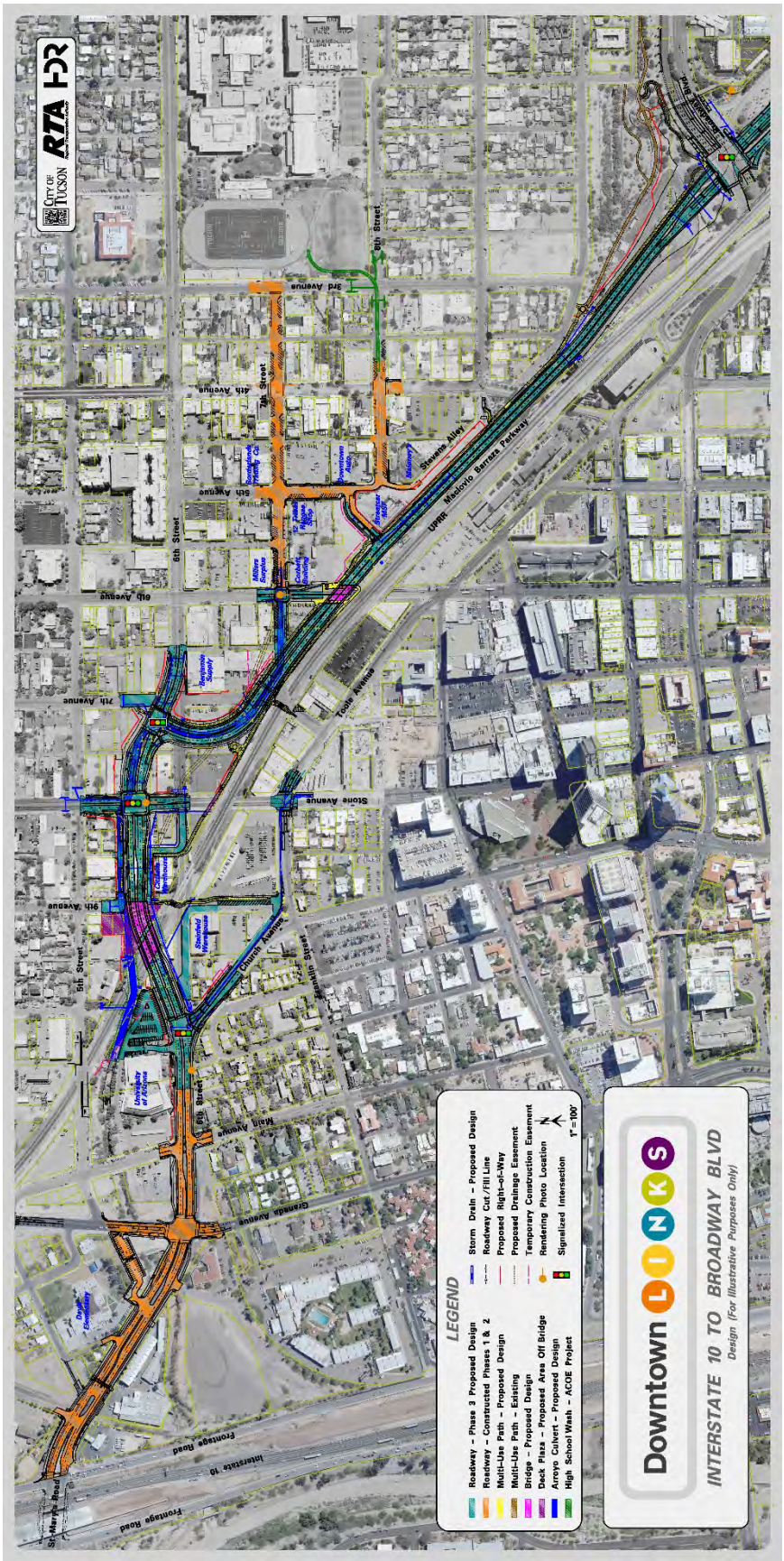
TC-DMO-0525-00089



with private capital and governmental incentives. Congress Street has been the focal point for the re-emergence of new retail and restaurants over the past several years and numerous restaurants, microbreweries and other specialty retail uses have recently opened in the downtown area to serve the growing population of residents and visitors. As demand has increased, redevelopment is moving south of Congress and Broadway. A new AC Hotel (by Marriott) at Broadway and 5th Avenue and opened in the fall of 2017, representing the first new hotel in downtown Tucson in over 40 years. The 15-story The Graduate Hotel opened at Main Gate Square in Fall 2020. A Doubletree Hotel at the Convention Center opens in 2021.




Downtown Links is an important and long-planned transportation project that is finally moving forward. It is an improvement project that provides enhancements, benefits, and connections for pedestrians, bicyclists, and motorists in the downtown area. The Downtown Links project is a 30 mph, four-lane road north of the Union Pacific railroad tracks that will connect Barraza-Aviation Parkway to I-10. This project upgrades critical infrastructure, specifically drainage systems, which will remove a large portion of Downtown and surrounding neighborhoods from the 100-year flood plain. When complete, Downtown Links will offer improved access and connections, including an underpass and an overpass, for pedestrians, bicyclists and motorists. Additionally, the project will include new and safer railroad crossings, multi-use paths, improved sidewalks and bike lanes, and public art.


Downtown LINKS
INTERSTATE 10 TO BROADWAY BLVD
Design (For Illustrative Purposes Only)
LEGEND
Roadway – Phase 3 Proposed Design
Roadway – Constructed Phases 1 & 2
Multi-Use Path – Proposed Design
Multi-Use Path – Existing
Bridge – Proposed Design
Deck Plaza – Proposed Area Off Bridge
Arroyo Culvert – Proposed Design
High School Wash – ACOE Project
Storm Drain – Proposed Design
Roadway Cut/Fill Line
Proposed Right-of-Way
Proposed Drainage Easement
Temporary Construction Easement
Rendering Photo Location
Signalized Intersection
1" = 100'
Stone Avenue
Toole Avenue
Main Avenue
Granada Avenue
Church Avenue
Franklin Street
Interstate 10
Frontage Road
UPRR
Mission Manor
Armory Park
Downtown Presbyterian Church
Stevens Alley
Maloney's
Arizona Inn
Mission Garden
Temple Emanu-El
Drachman Institute
Joesler Residence
Stanford Fieldhouse
Stanford Warehouse
Stanford Powerhouse
Drachman Institute
Old Main
Old Pueblo Trolley Co.
Cooley Building
Mission Gardens
Temple Emanu-El
Downtown Presbyterian Church
Armory Park
Mission Manor
Arizona Inn
St. Augustine Cathedral
Stevens Alley
Maloney's
Old Pueblo Trolley Co.
Cooley Building
Mission Gardens
Joesler Residence
Stanford Fieldhouse
Stanford Warehouse
Stanford Powerhouse
Drachman Institute
Old Main
Drachman Institute
Main Avenue
Granada Avenue
Church Avenue
Franklin Street
Interstate 10
Frontage Road
Frontage Road
St. Mary's Road
Stone Avenue
Toole Avenue
UPRR
Maloney's
Stevens Alley

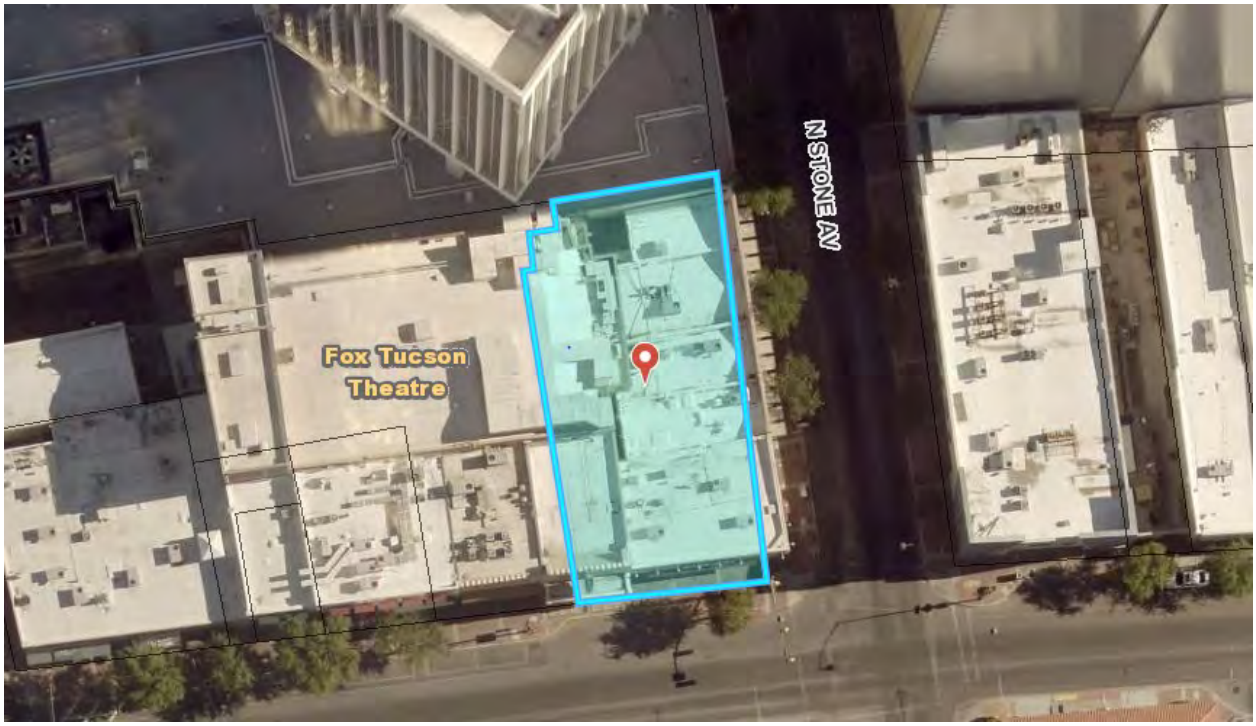
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Overall, the Downtown/UA neighborhood essentially fully built out and most new construction requires redevelopment. Demographics tabulated on the following page reflect the neighborhood's moderately lower population growth rate over the next five years as compared with the metro Tucson area; however, the data does appear to reflect the expectation of continued population growth in the downtown area. The population is much younger than the Tucson MSA overall, with lower measures of income and wealth, while the median home value is significantly higher and the vast majority of housing units area rented. The data indicates that 80% of the daytime population is comprised of workers, compared to only 43% for the metro area.

The recent trends suggest the downtown/UA neighborhood should continue to gain increasing appeal and marketability for residential and commercial uses. In general, the neighborhood can be characterized as being within a redevelopment stage.

**AERIAL PHOTO OF SUBJECT PROPERTY ENVIRONS**




The subject property is considered to be an appropriate and complementary use within the neighborhood.

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## Neighborhood Demographic Profile

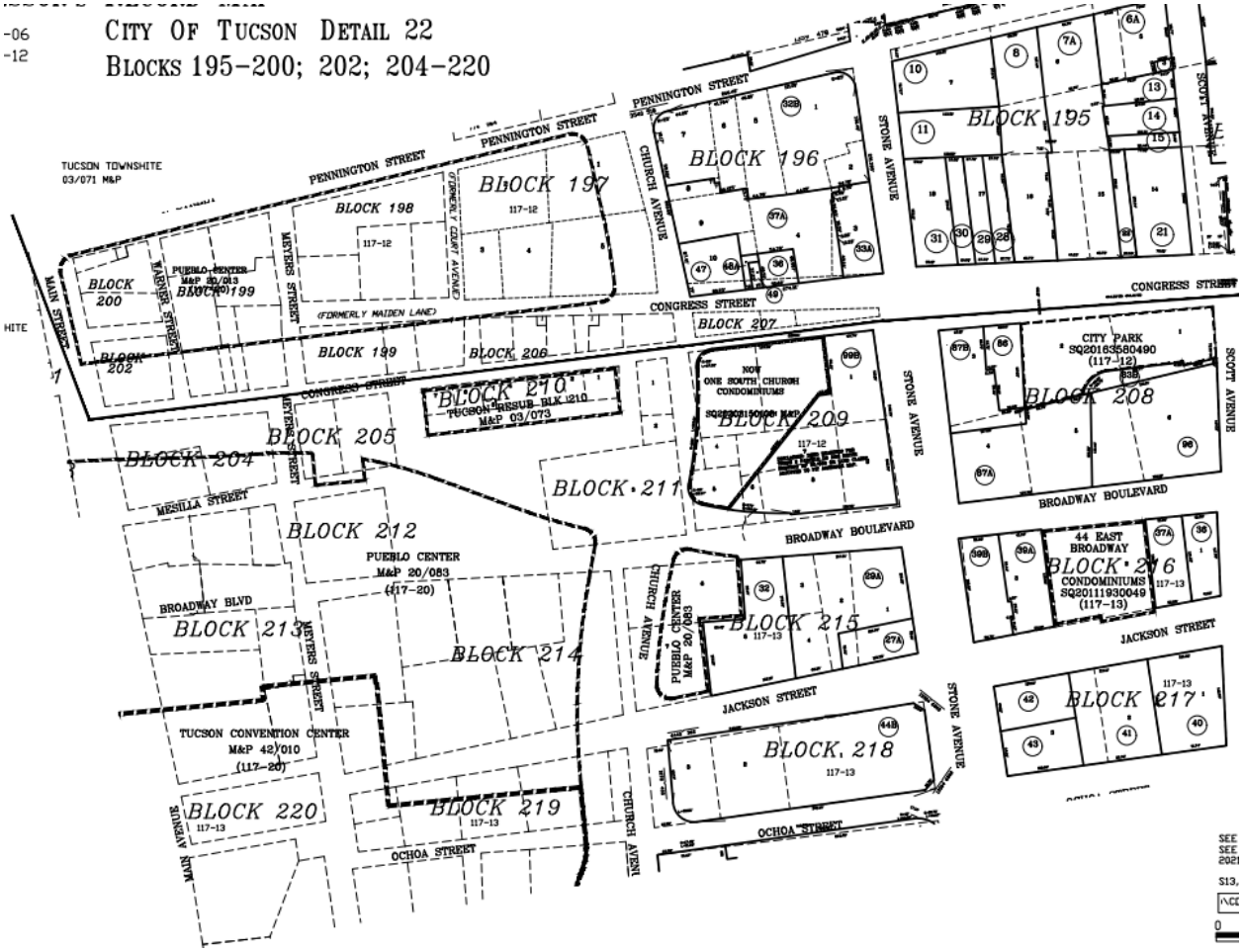
| Population | Neighborhood | Tucson MSA |
|---|---|---|
| 2010 Census | 32,213 | 980,263 |
| 2020 Estimate | 33,599 | 1,066,136 |
| 2025 Projection | 35,539 | 1,112,948 |
| **Gross Population Change** | | |
| 2010 - 2019 | 4.3% | 8.8% |
| 2019 - 2024 | 5.8% | 4.4% |
| **Average Annual Population Change** | | |
| 2010 - 2020 | 0.4% | 0.9% |
| 2020 - 2025 | 1.2% | 0.9% |
| Median Age (2020) | 24.6 | 39.2 |
| **Households** | | |
| 2020 Estimate | 13,483 | 423,733 |
| 2025 Projection | 14,614 | 442,997 |
| Avg. New HH/Year 2020-2025 | 226 | 3,853 |
| 2020 - 2025 % Change | 8.4% | 4.5% |
| Avg. Annual Change 2020 - 2025 | 1.7% | 0.9% |
| Average Household Size (2020) | 1.91 | 2.46 |
| **Daytime Population (2020)** | | |
| Total | 62,286 | 1,058,696 |
| Workers | 43,340 | 437,243 |
| Residents | 18,946 | 621,453 |
| **Income (2020)** | | |
| Average HH Income | $51,212 | $77,318 |
| Median HH Income | $31,423 | $54,382 |
| Per Capita Income | $21,036 | $30,827 |
| | | |
| Household Income | | |
| $0 - $15,000 | 29.3% | 10.6% |
| $15,000 - $24,999 | 14.6% | 10.3% |
| $25,000 - $34,999 | 8.7% | 9.3% |
| $35,000 - $49,999 | 14.4% | 15.0% |
| $50,000 - $74,999 | 13.3% | 19.2% |
| $75,000 - $99,999 | 6.8% | 11.9% |
| $100,000 - $149,999 | 6.3% | 12.9% |
| $150,000 - $199,999 | 3.7% | 5.6% |
| $200,000 + | 2.7% | 5.0% |
| **Housing (2020)** | | |
| % Owner Occupied | 19.6% | 55.0% |
| % Renter Occupied | 70.2% | 34.2% |
| % Vacant | 10.2% | 10.8% |
| Median Home Value | $273,564 | $226,625 |

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2020 and 2025.

# Site Description

The following description is based on my appraisal inspection of the subject property, assessor records, and information provided by the property owner's architect and the client.

**PLAT MAP**




## General Data

| | |
|---|---|
| Street Address: | 1 W. Congress and 17-27 N. Stone Ave., Tucson, Pima County, Arizona 85701 |
| General Location: | CBD |
| Assessor Parcel Number: | 117-12-033A |

## Adjacent Land Uses

| | |
|---|---|
| North: | Apartments and office towers |
| South: | Office tower |
| East: | Office, retail parking |
| West: | Fox Tucson Theatre, restaurants, offices with the government offices one block west |

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## Physical Characteristics

| | |
|---|---|
| Site Area: | 8,147 Square Feet on 0.187 acres |
| Shape: | Irregular Rectangle |
| Topography: | Level |
| Visibility: | Good-signalized corner |

## Access

| | |
|---|---|
| Street Name(s): | Congress St. is a westbound arterial with three lanes including the modern streetcar lane. Stone Ave. is a three-lane southbound arterial. Both are asphalt paved and have concrete curbs. Congress has a loading area and parallel parking. |
| Access: | None-No parking |

## Site Improvements

| | |
|---|---|
| Utilities: | Available to the site<br><br>Electric: Tucson Electric Power<br>Natural Gas: Southwest Gas<br>Water: City of Tucson<br>Sewer: Pima County |
| On-Site Improvements: | Trees in planters and concrete sidewalks. |

## Flood Zone Data

| | |
|---|---|
| Flood Map Panel: | 04019C2276L dated June 16, 2011 |
| Flood Zone: | X, outside the 100-year floodplain |

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## Other Site Conditions

| | |
|---|---|
| Soils: | No atypical conditions assumed |
| Environmental Issues: | No atypical conditions assumed |
| Easements and Encroachments: | Typical utility easements; no known encroachments |

## Zoning Designation

| | |
|---|---|
| Zoning Code: | OCR-2, Office, Commercial, Residential |
| Zoning Jurisdiction: | City of Tucson |
| Zoning Comments: | The purpose of the OCR-2 zone is to provide for high-rise development that serves the community and region, located in major activity centers. A mixture of development types is encouraged, including office, commercial and high-density residential uses. Permitted uses include residential use (family and group dwellings and residential care services), civic use (schools, postal service, and religious), commercial services (office, day care, and lodging), retail trade (general merchandise and food and beverage sales), utilities, storage, and recreation, although there are certain residential, civic and commercial uses that are specifically prohibited. |

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| DEVELOPMENT STANDARDS<br>OCR-2, Office/Commercial/Residential Development<br>Designator '36' | |
|---|---|
| Minimum site area: | None |
| Minimum Setbacks | |
| Front: | 0 |
| Side: | 0 |
| Rear: | 0 |
| Maximum Height: | 300' |
| Maximum Floor Area Ratio | 10.5 |

Source: City of Tucson Land Use Code

The property is also within the Downtown Area Infill Incentive District (IID), Downtown Core Subdistrict. An owner of a property in the IID has the option of having the development analyzed under the underlying zoning or under the IID overlay zoning. This will have limited impact on the subject due to its small site area and current lack of redevelopment potential.

Under the current use, the property appears to conform to zoning standards. Non-conformance, if present, does not represent a significant valuation issue as this is typical of property of this age.

**ZONING MAP**

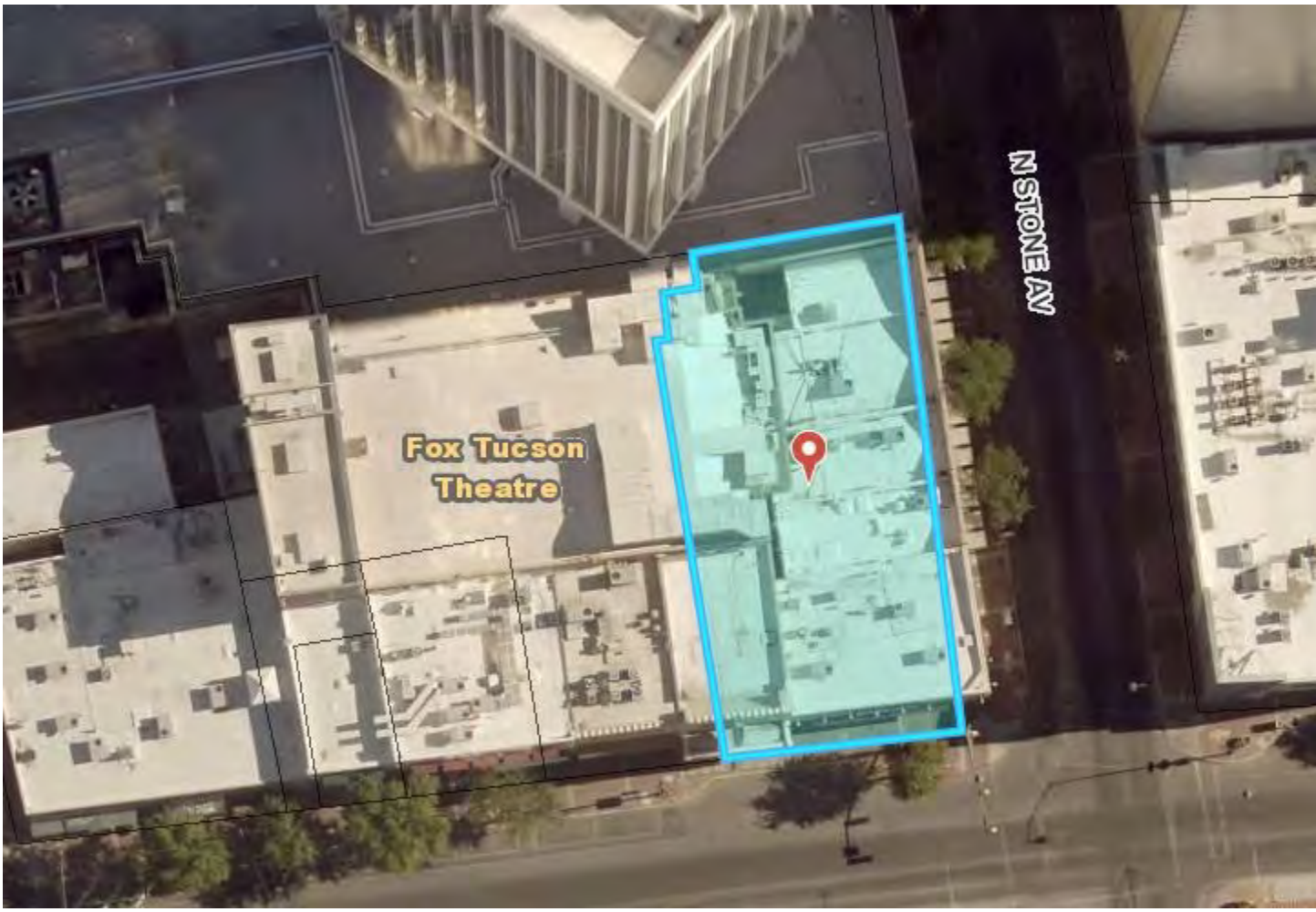


TC-DMO-0525-00089



# Improvements Description

**AERIAL PHOTO**




The following description is based on my property inspection, assessor records, and information provided by the property owner.

## General Data

| | |
|---|---|
| Property Type: | Retail, restaurants, possible office |
| Property Subtype: | Multi-tenant |
| Number of Buildings: | 1 |
| Number of Stories: | 2 (Ground floor one upstairs office and partial basement) |
| Number of Tenant Spaces: | 5 |

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## Building Areas & Ratios

| | |
|---|---|
| Net Rentable Area (NRA): | 6,424 square feet plus 2,235 S.F. basement; 8,659 S.F. total |
| NRA Source: | Precision Floor Plans .com<br>Assessor: 8,647 S.F. |
| Floor Area Ratio: | 1.06 (based on GBA) 0.78 above grade |

## Age / Life

| | |
|---|---|
| Year Built: | 1923 (per Assessor's records; assessor effective age is 1958) |
| Actual Age: | 99 years |
| Effective Age: | 30 years |
| Typical Building Life: | 50 years |
| Remaining Economic Life: | 20 years currently |

## Exterior

| | |
|---|---|
| Construction Class: | C - Masonry |
| Foundation: | Concrete slab basement |
| Structure: | Masonry |
| Exterior Walls: | Painted stucco |
| Windows: | Single and dual pane glass in steel or aluminum frames |
| Doors: | Aluminum and glass main entry, |
| Roof System: | Built up composition roofing over steel or wood trusses |

## Interior

| | |
|---|---|
| Floors: | Polished concrete, wood plank, ceramic tile and carpet |
| Walls: | Painted drywall and plaster |
| Doors: | Solid or hollow wood |
| Ceiling Finish: | Painted plaster, drywall and acoustic tiles |
| Lighting Fixtures: | Can and enclosed fluorescent tube fixtures |
| Restrooms: | One or two restrooms per suite with typical appointments including toilet, (some) grab bar, sink, mirror and fan |

## Mechanical Systems

| | |
|---|---|
| Electrical: | Unknown, assumed adequate and code compliant. |
| HVAC: | Roof mounted HVAC units |

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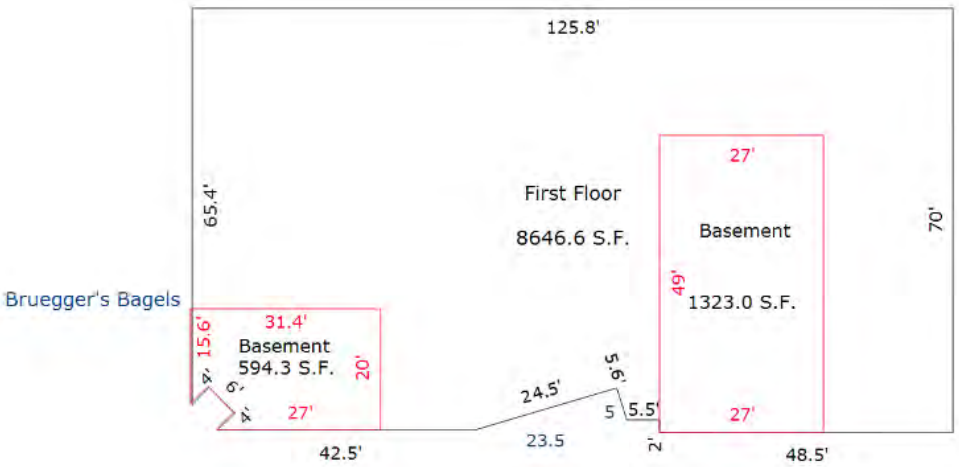
## Improvement Ratings

| | |
|---|---|
| Quality: | Average |
| Functional Utility: | Average for its current use. The basement is not ADA compliant as the facility is not elevator served and some stairs may not comply with current code. |
| Condition: | The property is average overall condition with plain street appeal. The interior is considered to be in average overall condition, other than good condition tenant improvements in the corner suite. The condition of the HVAC and mechanical equipment is unknown and assumed to be functional. |

TC-DMO-0525-00089

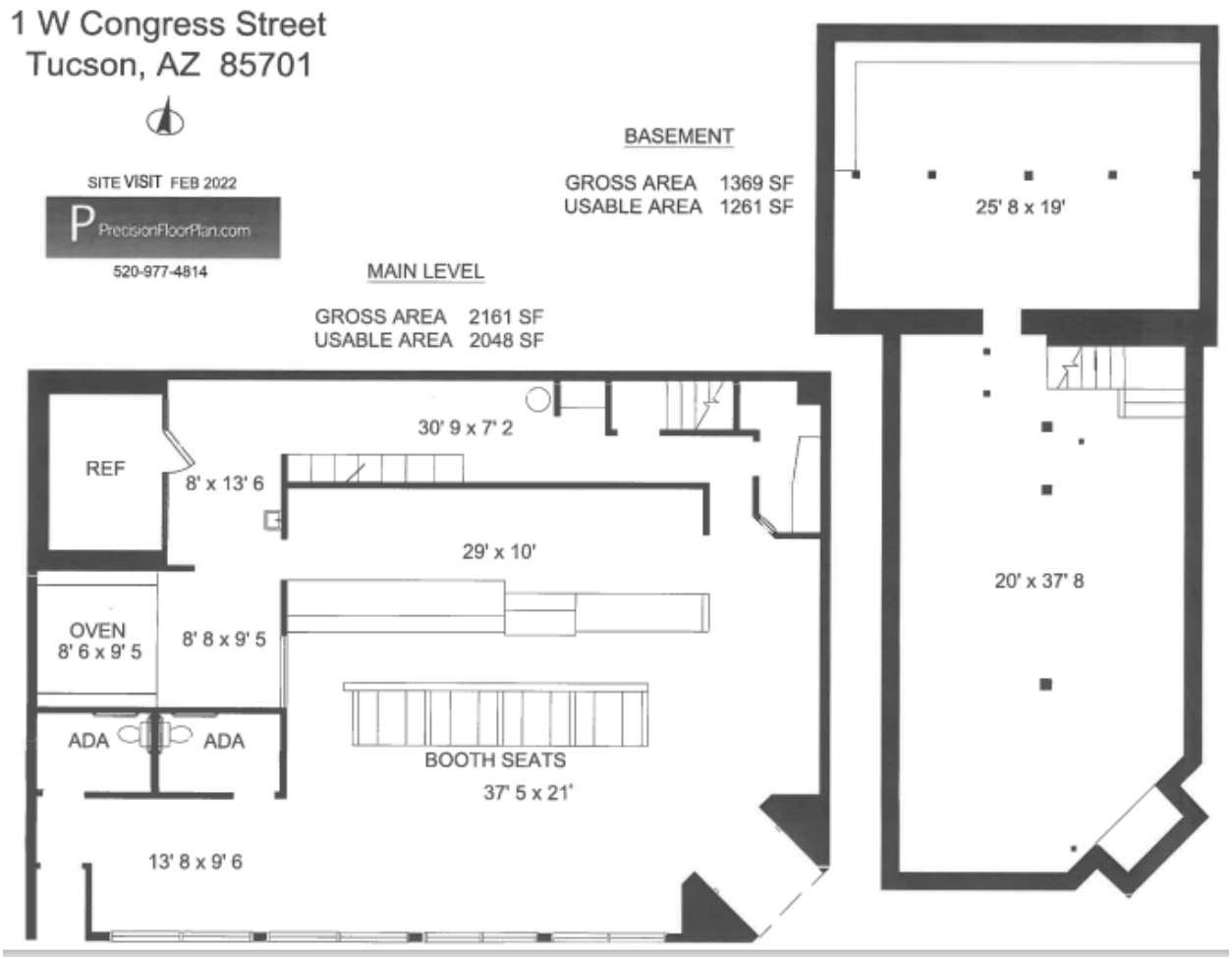


## EXISTING LAYOUT – ASSESSOR



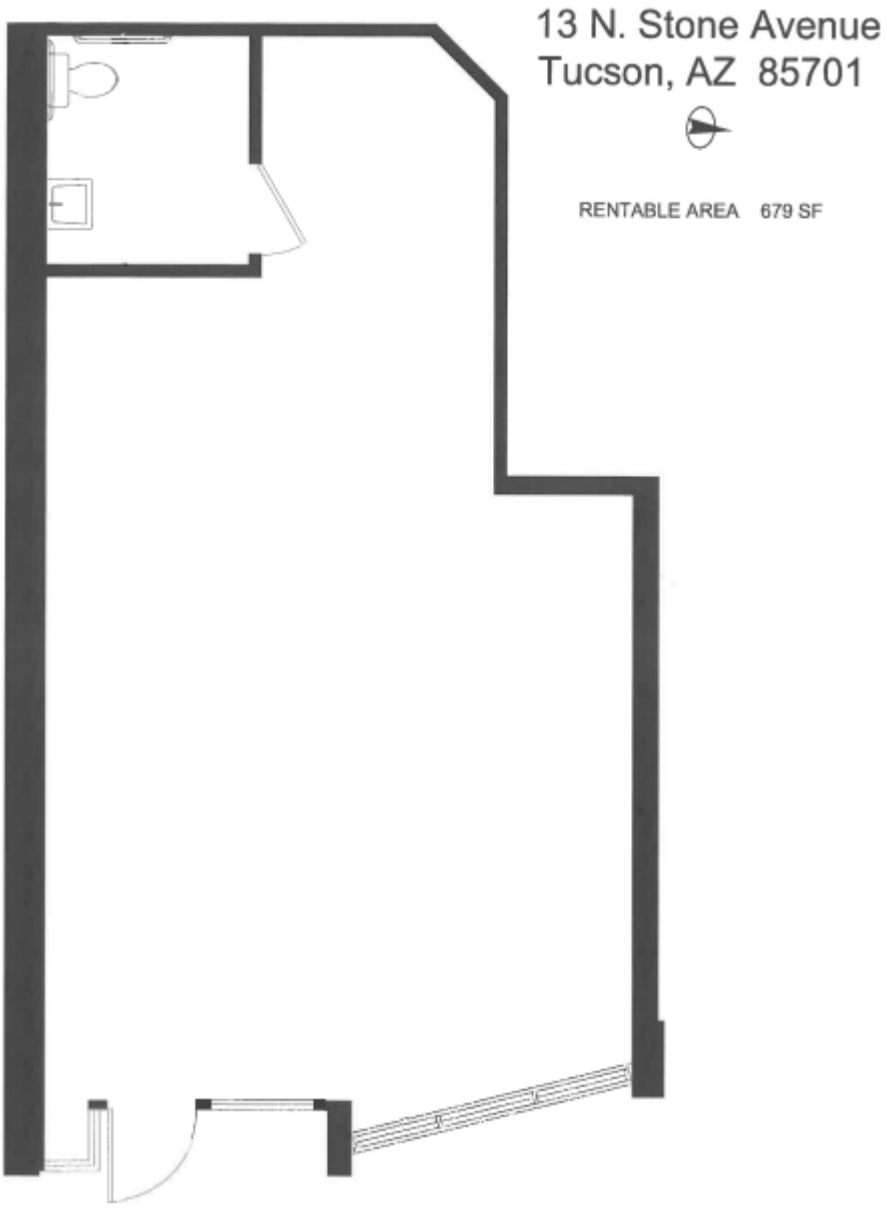
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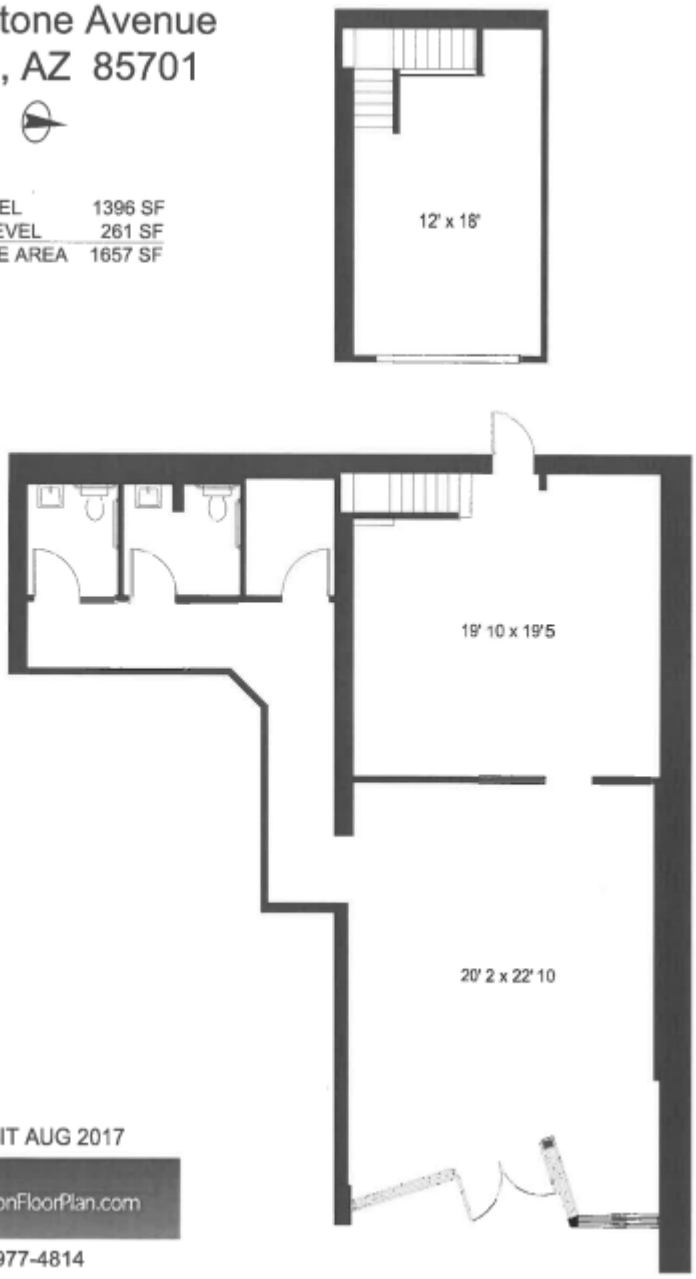


TC-DMO-0525-00089



17 N. Stone Avenue
Tucson, AZ 85701

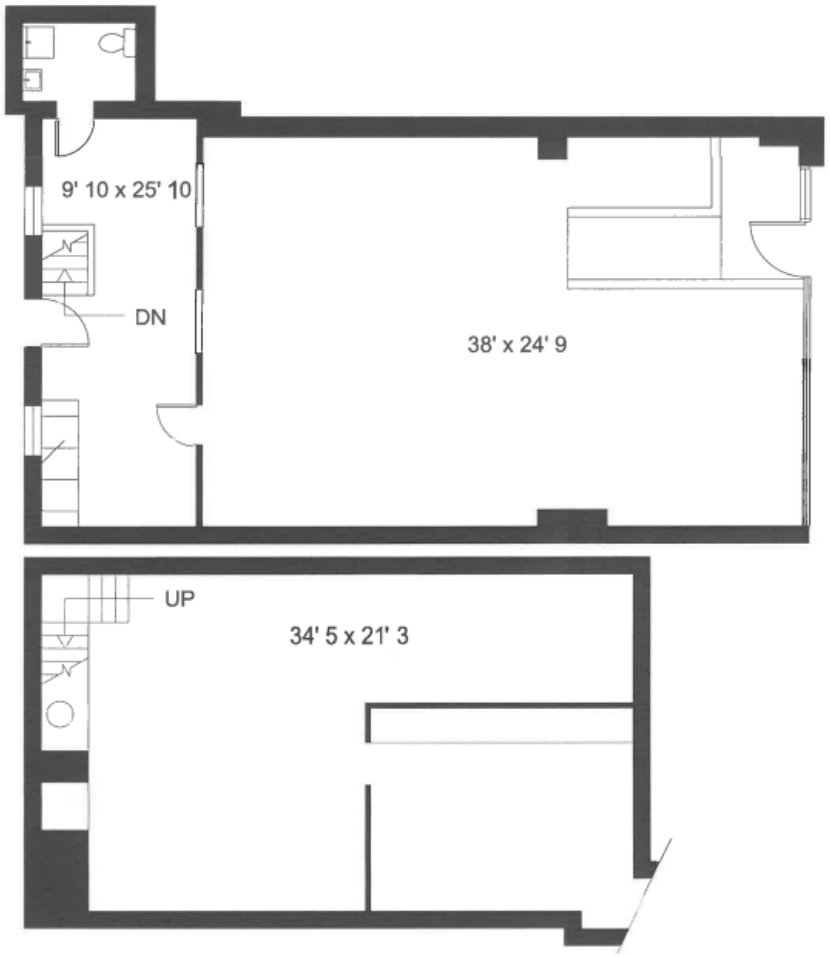
| | |
|---|---|
| MAIN LEVEL | 1396 SF |
| UPPER LEVEL | 261 SF |
| RENTABLE AREA | 1657 SF |




SITE VISIT AUG 2017

PrecisionFloorPlan.com

520-977-4814




25 N Stone Avenue
Tucson, AZ 85701

MAIN LEVEL

| | |
|---|---|
| GROSS AREA | 1346 SF |
| USABLE AREA | 1229 SF |

LOWER LEVEL

| | |
|---|---|
| GROSS AREA | 866 SF |
| USABLE AREA | 762 SF |

SITE VISIT FEB 2022

PrecisionFloorPlan.com

520-977-4814

TC-DMO-0525-00089



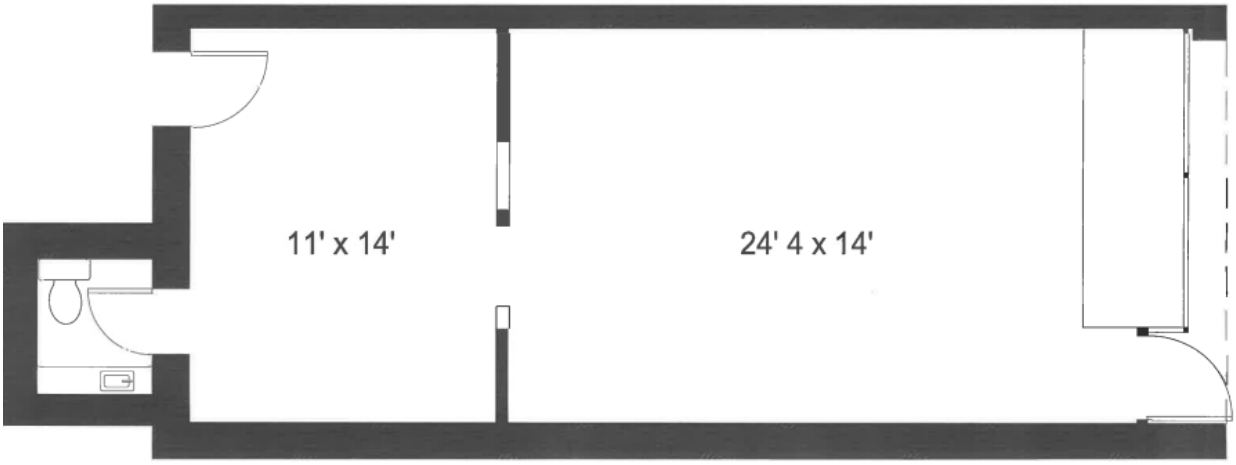
27 N Stone Ave
Tucson, AZ 85701

SITE VISIT FEB 2022

PrecisionFloorPlan.com

520-977-4814

GROSS AREA 581 SF
USABLE AREA 517 SF



TC-DMO-0525-00089



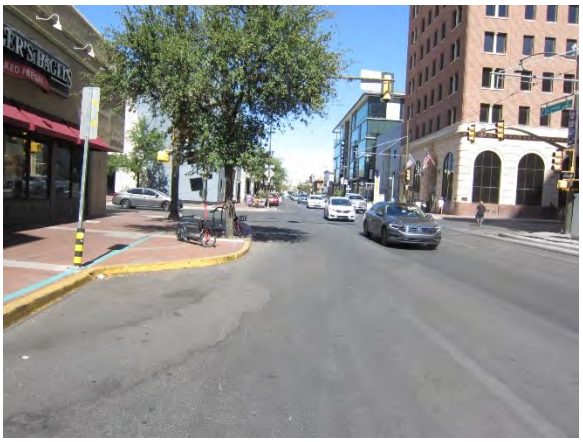
## Subject Photographs



1. Street scene looking West on Congress



4. Street scene looking South on Stone Avenue



2. Street scene looking East on Congress



5. Oblique elevation looking Southwest



3. Street scene looking North on Stone Avenue



6. Oblique corner elevation looking Northwest

TC-DMO-0525-00089





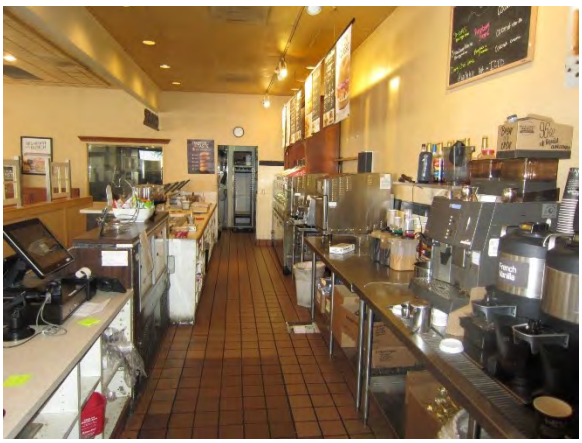

7. Oblique elevation looking Northeast



10. Restroom



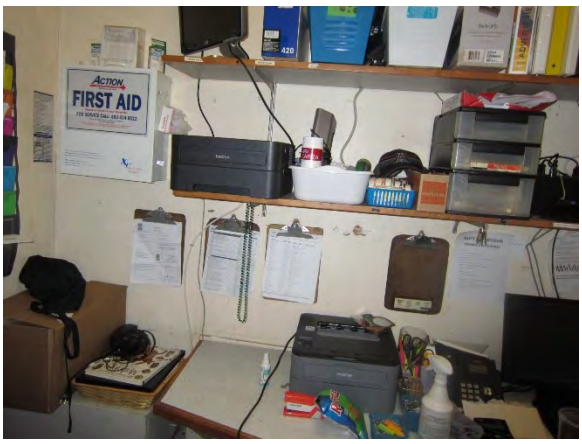
8. Dining Area



11. Food prep area



9. Restroom




12. Office

TC-DMO-0525-00089





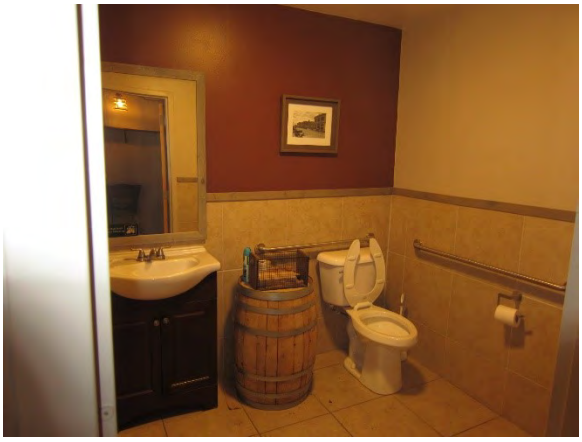
13. Basement



16. Office



14. Basement



17. Restroom



15. Office




18. Open serving area

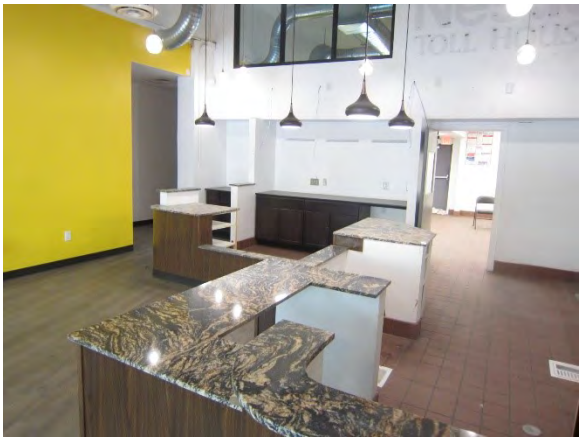
TC-DMO-0525-00089



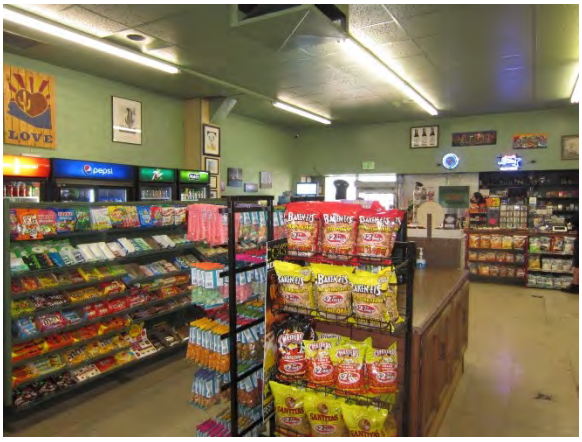

19. Restroom


22. Open Office


20. Restroom


23. Open area


21. Office/Utility area



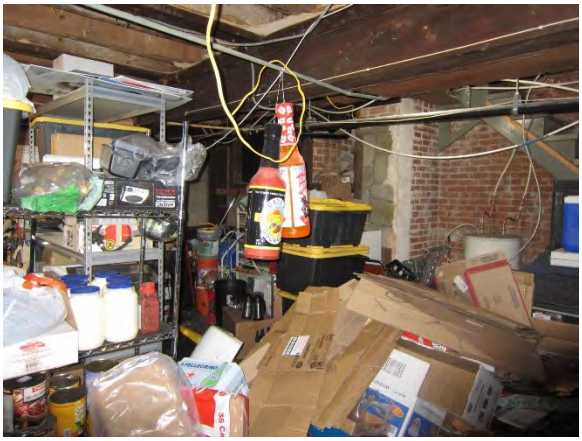
24. Display area

TC-DMO-0525-00089





25. Food prep area



28. Basement



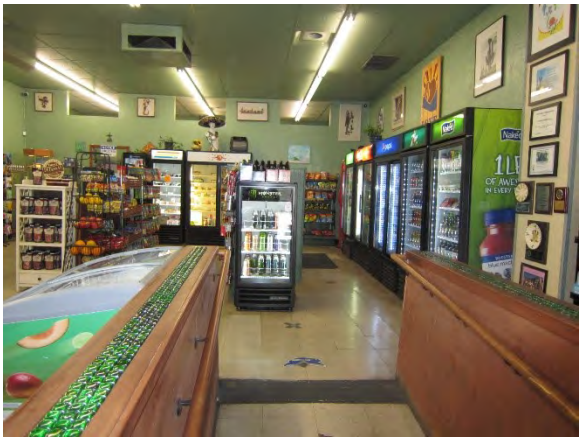
26. Food prep area




29. Basement



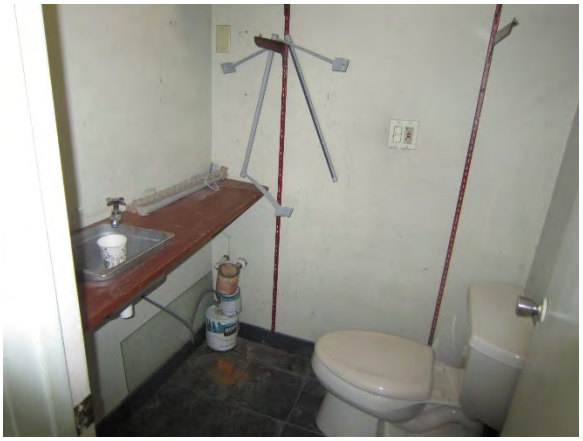
27. Basement



30. Display area

TC-DMO-0525-00089





31. Restroom



32. Office/Retail



33. Storage

TC-DMO-0525-00089



# Assessment and Tax Data

## Assessment Methodology

In Arizona, property tax is based on a full cash value (FCV) and a limited property value (LPV). Full cash value is equal to market value, with certain exceptions (e.g., agricultural property, golf courses and shopping centers). Limited value is determined by statute, and can never exceed full cash value. The assessment ratio is based on the subject's classification into one of nine categories. The most typical categories are residential property (10%); vacant land (15%); and commercial property (18%) decreasing by 0.5% per year to 16%.

On November 6, 2012, voters approved an amendment to the Arizona Constitution known as the Arizona Property Tax Assessed Valuation Amendment, or Proposition 117, and this changes how property taxes are calculated. Starting in the 2015 tax year, real estate taxes have been calculated based on the combined primary and secondary tax rates applied only to the LPV, which by statute, cannot be increased by more than 5% per year.

## Assessed Values

The subject's FCVs and LPVs are set forth below.

**Assessment History**

| | Full Cash Value | | Limited Property Value | |
|---|---|---|---|---|
| Parcel | 2022 | 2023 | 2022 | 2023 |
| 117-12-033A | $734,909 | $734,909 | $416,913 | $437,759 |

## Tax Rates

The historical tax rates within the subject's tax area are summarized below.

Real Estate Tax Rates (Area 0163)

| Year | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|
| Primary Rate | 13.3163 | 13.0818 | 13.1705 | 12.5031 | 12.4401 | 11.8317 | 11.6619 |
| Secondary Rate | 3.6497 | 3.5917 | 3.2763 | 3.2491 | 3.2272 | 2.9708 | 2.8778 |
| Total Tax Rate | 16.966 | 16.6735 | 16.4468 | 15.7522 | 15.6673 | 14.8025 | 14.5397 |
| Annual Change | 1.20% | -1.70% | -1.40% | -4.20% | -0.50% | -5.50% | -1.78% |

## Property Taxes

Taxes are paid in arrears with the first half installment due on October 1 of the current year (delinquent if not paid by November 1) and the second half installment due on March 1 of the following year (delinquent after May 1). The treasurer's website indicated that the taxes have been paid and that no prior taxes are past due.

**Real Estate Tax History**

| Parcel | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|
| 117-12-033A | $10,190.00 | $10,988.00 | $11,363.00 | $11,460.00 | $11,720.00 | $11,898.00 | $12,259.00 |

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# Market Overview

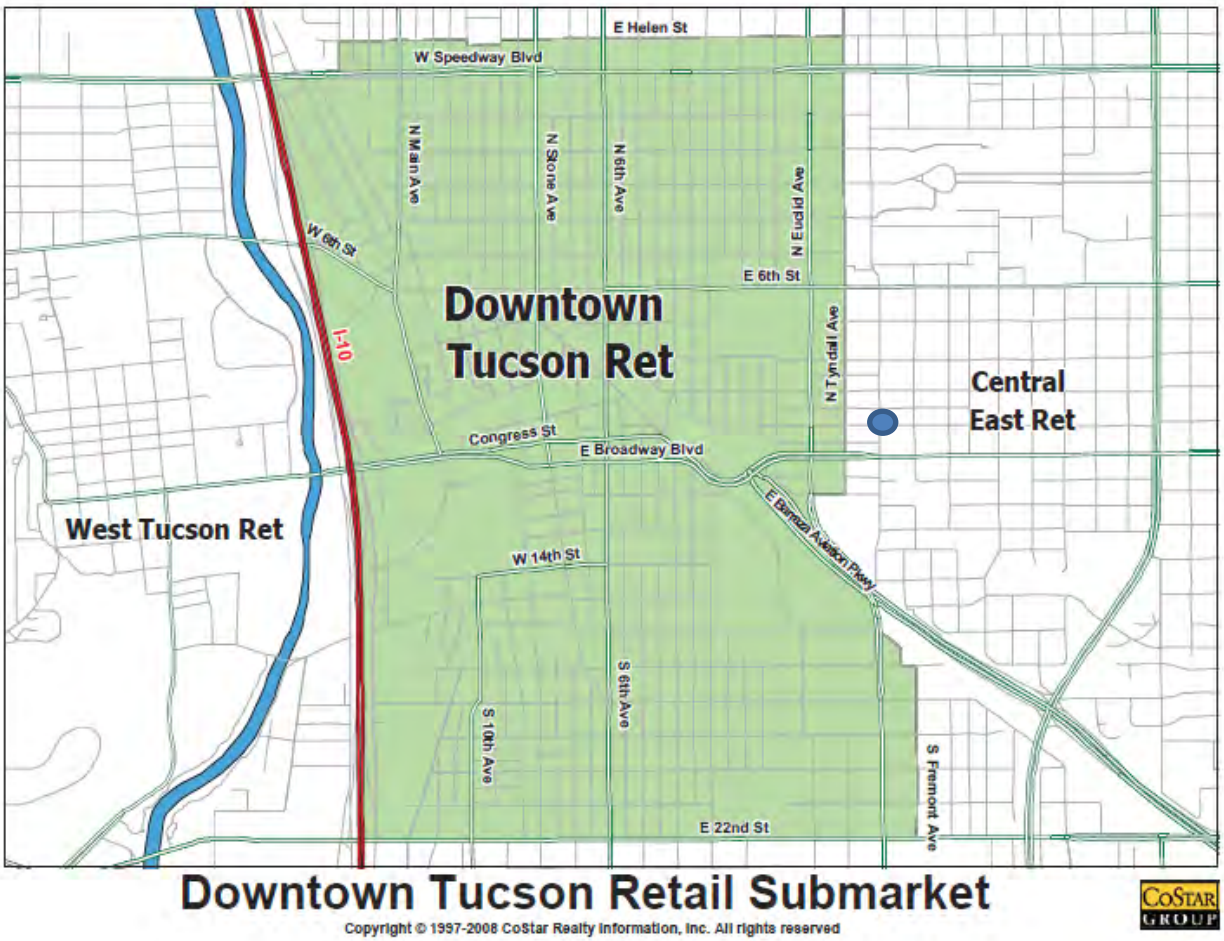
The subject is a corner storefront commercial building in downtown Tucson. Retail data from metro Tucson and the Downtown Tucson submarket was obtained from Costar and is summarized on the following pages.

### Metro Tucson Retail Market

| Period | Leaseable Sq. Ft. | Change in Inventory | Vacancy Rate | Vacant Sq. Ft. | Avail. Rate | Net Absorption | Sq. Ft. Delivered | Quoted Rates |
|---|---|---|---|---|---|---|---|---|
| **Annual Trend** | | | | | | | | |
| 2012 | 48,554,521 | -185,065 | 7.1% | 3,427,629 | 6.9% | 222,064 | 358,822 | $14.69 |
| 2013 | 48,898,350 | 343,829 | 6.4% | 3,150,938 | 7.0% | 620,520 | 493,127 | $14.16 |
| 2014 | 49,222,941 | 324,591 | 6.3% | 3,089,925 | 6.8% | 385,604 | 370,954 | $14.04 |
| 2015 | 49,588,479 | 365,538 | 5.8% | 2,886,951 | 7.1% | 568,512 | 699,708 | $14.41 |
| 2016 | 49,932,779 | 344,300 | 5.7% | 2,844,316 | 6.8% | 386,935 | 407,999 | $14.51 |
| 2017 | 50,386,324 | 453,545 | 5.8% | 2,904,714 | 7.0% | 393,147 | 460,039 | $14.42 |
| 2018 | 50,906,656 | 520,332 | 5.3% | 2,674,873 | 6.4% | 750,173 | 562,827 | $14.25 |
| 2019 | 51,080,006 | 173,350 | 5.6% | 2,857,374 | 6.8% | -9,151 | 159,633 | $15.41 |
| 2020 | 51,235,904 | 155,898 | 6.2% | 3,193,667 | 7.3% | -180,395 | 179,828 | $15.81 |
| 2021 | 51,337,532 | 101,628 | 6.1% | 3,153,185 | 6.9% | 142,110 | 275,256 | $15.80 |
| **Quarterly Trend** | | | | | | | | |
| 2020 Q2 | 51,183,447 | 46,229 | 5.7% | 2,902,771 | 7.1% | 97,722 | 65,812 | $15.21 |
| 2020 Q3 | 51,212,670 | 29,223 | 6.2% | 3,195,999 | 7.6% | -264,005 | 33,731 | $15.63 |
| 2020 Q4 | 51,235,904 | 23,234 | 6.2% | 3,193,667 | 7.3% | 25,566 | 20,158 | $15.81 |
| 2021 Q1 | 51,233,108 | -2,796 | 6.0% | 3,073,108 | 6.8% | 117,763 | 58,029 | $15.71 |
| 2021 Q2 | 51,246,939 | 13,831 | 6.3% | 3,233,587 | 7.0% | -146,648 | 13,831 | $15.76 |
| 2021 Q3 | 51,179,703 | -67,236 | 6.2% | 3,187,435 | 6.8% | -21,084 | 12,565 | $15.91 |
| 2021 Q4 | 51,337,532 | 157,829 | 6.1% | 3,153,185 | 6.9% | 192,079 | 190,831 | $15.80 |
| 2022 Q1 | 51,344,693 | 7,161 | 5.9% | 3,015,387 | 6.4% | 144,959 | 27,968 | $15.53 |
| 8 Quarter Average | | | 6.1% | 3,119,392 | 7.0% | 18,294 | 52,866 | $15.67 |
| 4 Quarter Average | | | 6.1% | 3,147,399 | 6.8% | 42,327 | 61,299 | $15.75 |

Source: CoStar Group - Note: includes leasable and owner-occupied space

## SUBMARKET MAP



TC-DMO-0525-00089



**Downtown Tucson Retail Submarket**

| Period | Leaseable Sq. Ft. | Change in Inventory | Vacancy Rate | Vacant Sq. Ft. | Avail. Rate | Net Absorption | Sq. Ft. Delivered | Quoted Rates |
|---|---|---|---|---|---|---|---|---|
| **Annual Trend** | | | | | | | | |
| 2012 | 1,847,698 | -74,210 | 6.6% | 122,549 | 8.6% | -52,196 | 0 | $15.58 |
| 2013 | 1,870,376 | 22,678 | 4.8% | 90,077 | 7.0% | 55,150 | 23,734 | $18.28 |
| 2014 | 1,870,376 | 0 | 4.6% | 85,430 | 7.3% | 4,647 | 0 | $13.94 |
| 2015 | 1,869,223 | -1,153 | 4.2% | 77,946 | 6.3% | 6,331 | 0 | $16.28 |
| 2016 | 1,869,223 | 0 | 5.4% | 100,228 | 6.7% | -22,282 | 0 | $18.56 |
| 2017 | 1,871,863 | 2,640 | 4.8% | 88,984 | 5.2% | 13,884 | 2,640 | $18.87 |
| 2018 | 1,874,999 | 3,136 | 3.7% | 69,377 | 5.4% | 22,743 | 8,000 | $19.11 |
| 2019 | 1,885,199 | 10,200 | 6.0% | 112,896 | 6.6% | -33,319 | 10,200 | $22.80 |
| 2020 | 1,885,199 | 0 | 5.4% | 101,232 | 6.5% | 11,664 | 0 | $19.22 |
| 2021 | 1,891,264 | 6,065 | 4.8% | 90,698 | 4.6% | 16,599 | 6,065 | $21.73 |
| **Quarterly Trend** | | | | | | | | |
| 2020 Q2 | 1,885,199 | 0 | 6.4% | 121,191 | 7.7% | -5,557 | 0 | $20.81 |
| 2020 Q3 | 1,885,199 | 0 | 6.7% | 126,188 | 8.5% | -4,997 | 0 | $20.80 |
| 2020 Q4 | 1,885,199 | 0 | 5.4% | 101,232 | 6.5% | 24,956 | 0 | $19.22 |
| 2021 Q1 | 1,885,199 | 0 | 5.9% | 110,366 | 6.2% | -9,134 | 0 | $19.50 |
| 2021 Q2 | 1,885,199 | 0 | 4.0% | 75,559 | 4.3% | 34,807 | 0 | $19.94 |
| 2021 Q3 | 1,891,264 | 6,065 | 4.1% | 76,883 | 4.0% | 4,741 | 6,065 | $21.81 |
| 2021 Q4 | 1,891,264 | 0 | 4.8% | 90,698 | 4.6% | -13,815 | 0 | $21.73 |
| 2022 Q1 | 1,891,264 | 0 | 4.3% | 81,322 | 4.1% | 9,376 | 0 | $22.69 |
| 8 Quarter Average | | | 5.2% | 97,930 | 5.7% | 5,047 | 758 | $20.81 |
| 4 Quarter Average | | | 4.3% | 81,116 | 4.3% | 8,777 | 1,516 | $21.54 |

Source: CoStar Group - Note: includes leasable and owner-occupied space

- The subject is located within the Downtown Tucson Retail submarket. The submarket represents approximately 3.7% of the overall metro Tucson retail market.
- Speculative retail construction is not very active because of space availability.
- Recent additions have been for owner occupancy or build-to-suit for credit tenants.
- In the metro market, vacancies peaked in 2010 and have generally gradually or decreased through 2018, then increased by 50-110 basis points in 2019 and 2020, respectively. The submarket vacancies have vacillated, but have remained below 7% since 2012.
- Asking rents have remained tepid in the overall market since its low in 2014. The prior year (2019) showed an increase that pushed asking rents back into the $15 range, which has wavered but held over 2020. The submarket similarly bottomed in 2010 and again in 2014. The quoted rate increased slowly before reaching a peak of $22.80/S.F. in 2019. Although there were few inventory additions, absorption was decidedly negative in 2019. Submarket quoted rents declined slightly over 2020, which is considered to be a reasonable and short-

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term reaction to the COVID-19 pandemic. The current quoted rate in the metro market is $15.46, while the submarket rent is $22.69. The limited inventory additions have caused the absorption of existing space, and the current risk of overbuilding is slim.

- Local brokers forecast the need for significant increases in rental rates to support new speculative construction.

- Brokers report cap rates mostly in the 6% to 8% range lower for credit tenants, with few investor sales because most of the demand is for owner-users.

- At a national level, in the last couple years the retail market has been experiencing the so-called 'retailpocalypse' as retailers rethink their strategies amid the rise of e-commerce and the change in spending trends. The current coronavirus pandemic is exacerbating these existing trends, and analysts suggest that the ones who will be affected the least (or recover the most quickly) are those retailers that can adapt. Current adaptive strategies or opportunities are: 1) housing Amazon fulfilment centers in big box chain stores becoming vacant due to bankruptcies (such as JC Penny's and Sears); 2) converting big box space (such as Macy's or Sears) into medical complex space; 3) shifting retail shopping center focus on diversified and experience-oriented offerings that include casual dining, entertainment and a mix of retailers and activity options; 4) redeveloping metro shopping centers with mixed-use, live/work/play environments; 5) downsizing individual store footprints, advancing each retailer's e-commerce options and omni-channel sales (such as buy online, pick up in store, and ship from store); and 6) maximizing exposure by choosing key locations in high traffic areas, which are often adaptive, mixed-use shopping centers.

- The impact of the pandemic on the retail market is considered by comparing the Q4 2019 and Q4 2020 retail statistics. It is noteworthy that the asking lease rate has increased slightly $15.81/S.F. in metro Tucson, while the vacancy rate increased by 60 basis points to 6.2%. The submarket asking lease decreased about 15.70% to $19.22, while the vacancy decreased 60 basis points.

## Subject Market Position

### Strengths

- Signalized corner with frontage along Congress Street
- Durable masonry construction
- Existing improvements in average to good condition.

### Weaknesses

- Three vacant suites but ownership opines that they could be leased quickly
- Average street appeal

### Opportunities

- Eventual redevelopment

### Threats

- Rising interest rates
- Spetre of recession

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# Highest and Best Use

The Highest and Best Use of a property is the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

## Analysis of Highest and Best Use as if Vacant

The site is zoned OCR-2, which is an intensive zone that allows office, commercial and high-density residential uses. This zone is typical of properties in the core area of downtown Tucson. A change in zoning is considered unlikely as the OCR-2 zone does not realistically limit the highest and best use of the property. The subject site comprises 8,146 square feet and is not impacted by any significant physical development constraints other than size. The third test of highest and best use is feasible use. A feasible use is one that is physically possible, legally permissible, and will produce a net return to the owner. The subject is located within the core area of downtown Tucson and is surrounded by retail, office, and municipal uses. Given the location and uses permitted by zoning, the highest and best use of the site as vacant would most likely be for retail, office or mixed-use development.

## Analysis of Highest and Best Use as Improved

The subject is improved with a storefront retail building with a rentable area estimated at 6,424 square feet above grade. The building was originally constructed in 1923 and has historically operated retail stores and restaurant spaces. The interior is in average to good condition and functional for its existing use. The highest and best use of the subject property as it presently exists is clearly for continued use as retail/restaurant spaces.

## Most Probable Purchaser of Subject Property

The most probable purchaser of the subject property would most likely be an investor or owner-operator, through assemblage with adjacent use is a possible option.

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# Sales Comparison Approach

## Methodology

This approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. In the sales comparison approach, an indication of market value is developed by analyzing closed sales, listings, or pending sales of properties similar to the subject property, using the most relevant units of comparison. The comparative analysis focuses on the difference between the comparable sales and the subject property using all appropriate elements of comparison.

### Unit of Comparison

The primary unit of comparison selected depends on the appraisal problem and nature of the property. The primary unit of comparison in the market for commercial properties such as the subject property is price per square foot of net rentable building area.

### Elements of Comparison

Elements of comparison are the characteristics or attributes of properties and transactions that cause the prices of real estate to vary. The main elements of comparison that should be considered in sales comparison analysis are as follows: (1) real property rights conveyed, (2) financing terms, (3) conditions of sale, (4) expenditures made immediately after purchase, (5) market conditions, (6) location, (7) physical characteristics, (8) economic characteristics, (9) use/zoning, and (10) non realty components.

### Comparable Sales Data

A search of data sources and public records, a field survey, interviews with knowledgeable real estate professionals in the area, as well as a review of our internal database was also conducted to obtain and verify comparable sales and listings of medical office properties. The search criteria included the following:

- Property Type: Commercial
- Location – Arizona – emphasis on Metro Tucson CBD
- Sale Date: 2019 or newer – emphasis on sales in the past year
- Building Size: 3,000 to 30,000 SF

We have included five sales in our analysis, as these sales are judged to be the most comparable in developing an indication of the market value of the subject property. The following table summarizes each of the sale comparables and is followed by a map displaying the location of each comparable in relation to the subject. Summary sheets detailing each comparable follow the location map.

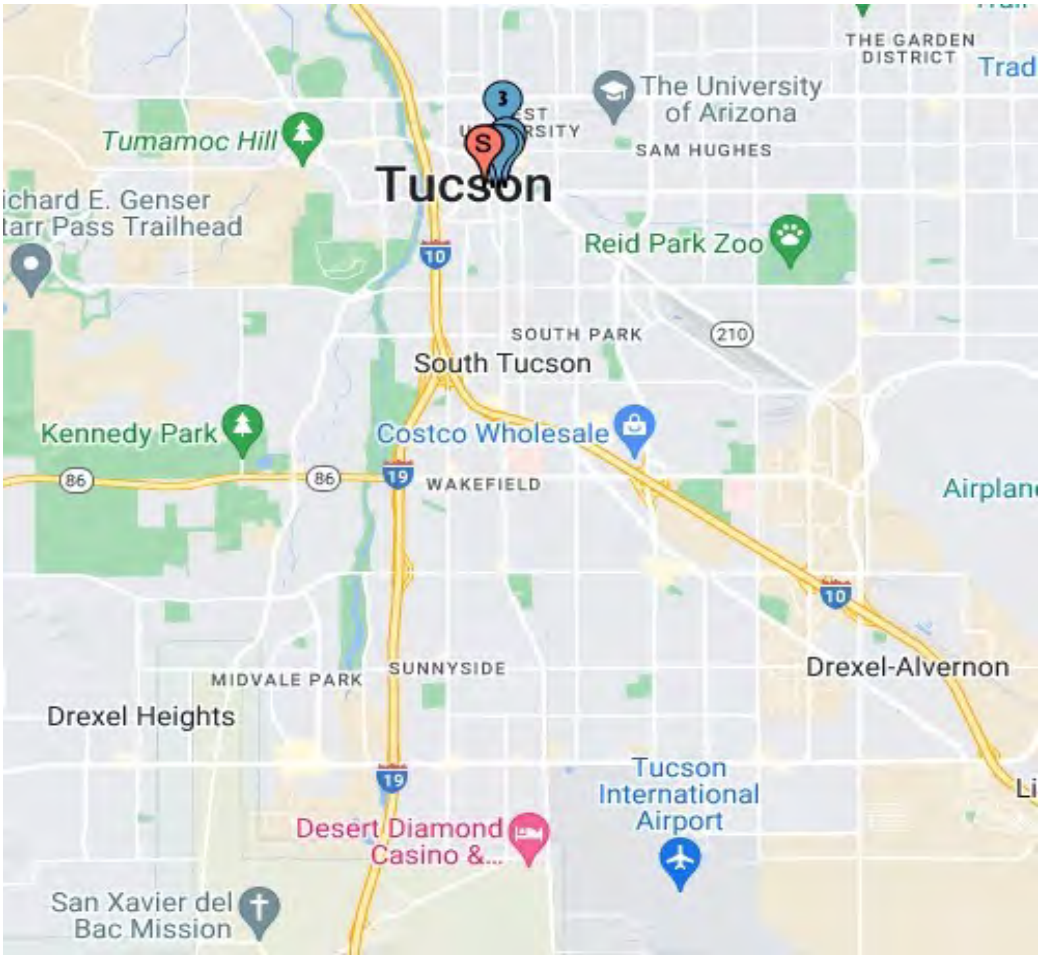
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## Summary of Comparable Improved Sales

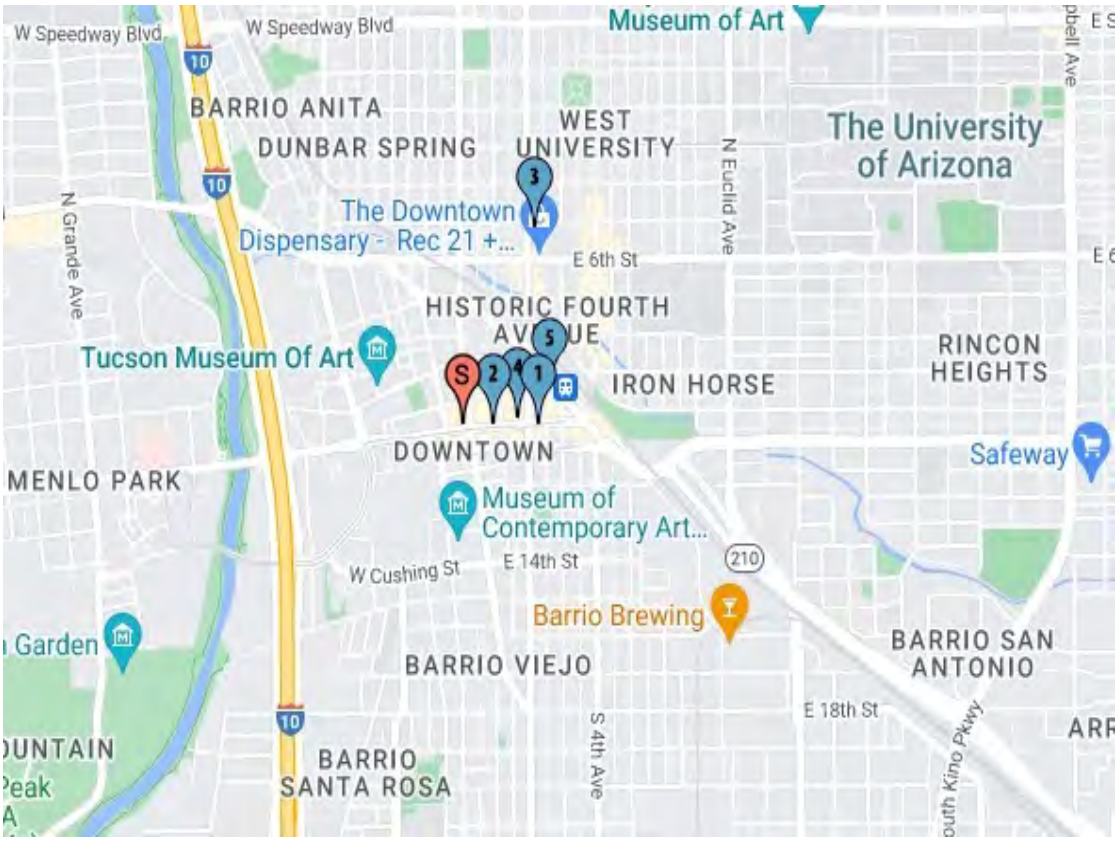
| Sale # | Location | Sale Date | Sale Price | Price per SF | Building SF | Year Built | Occ'y | Zoning |
|---|---|---|---|---|---|---|---|---|
| Subject | 17-27 N. Stone Ave | N/A | N/A | N/A | ? | ? | | ? |
| 1 | 118-120 E Congress St | Apr-22 | $1,900,000 | $257 | 7,400 | 1893 | 100% | OCR-2 |
| 2 | 61 E Congress St | Aug-21 | $1,600,000 | $276 | 5,800 | 1920 | 100% | OCR-2 |
| 3 | 222 E 5th St | Jul-21 | $8,950,000 | $353 | 25,350 | 1952 | 100% | C-3 |
| 4 | 125 E Congress St | Jun-21 | $425,000 | $142 | 3,000 | 1917 | 100% | OCR-2 |
| 5 | 345 E Toole Ave | Mar-21 | $4,600,000 | $190 | 24,260 | 1907 | 100% | C-3 |

## COMPARABLE SALES MAP



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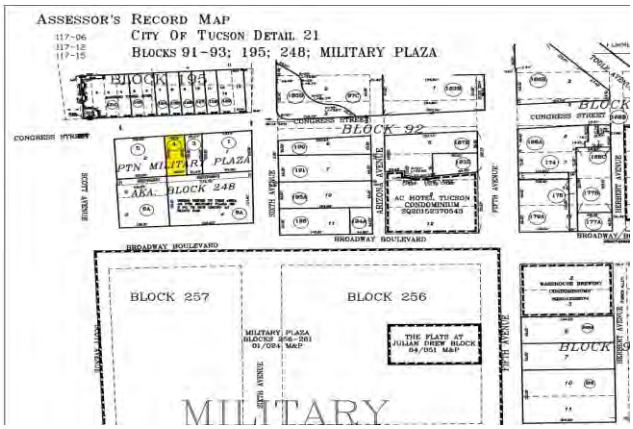


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**Improved Sale No. 1**






**Property Identification**

| | |
|---|---|
| **Property ID** | 11242742 |
| **Property Type** | Office Building |
| **Address** | 118-120 E Congress St |
| **County** | Pima |
| **City, State Zip** | Tucson, Arizona 85701 |
| **Tax ID** | 117-15-0040 |

**Sale Data**

| | |
|---|---|
| **Seller** | Act of Congress, LLC |
| **Buyer** | War & Spece Holdings LLC |
| **Recording Date** | 04-22-2022 |
| **Reference No.** | 20221120691 |
| **Property Rights** | Fee Simple |
| | |
| **Price** | **$1,900,000** |
| **Adj. Price** | **$1,900,000** |
| | |
| **Financing** | Down payment of $824,000. $1,076,000 from Commerce Bank of Arizona. |
| **Verification** | Seller |

**Land Data**

| | |
|---|---|
| **Site Size** | 0.09 acres or 3,999 SF |
| **Shape** | Generally rectangular |
| **In Flood Plain?** | No |
| **Zoning Code** | OCR-2, |

**General Physical Data**

| | |
|---|---|
| **Gross Building Area** | 7,400 |
| **Net Rentable Area** | 7,400 |
| **Floor Area Ratio** | 1.85 |
| **Year Built** | 1893 |
| **Stories** | 2 |
| **Building Condition** | Average-Good |
| **Construction Quality** | Average |

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**Operating Data (Actual)**

| | |
|---|---|
| **Physical Occ. at Sale** | 100.0% |

**Indicators**

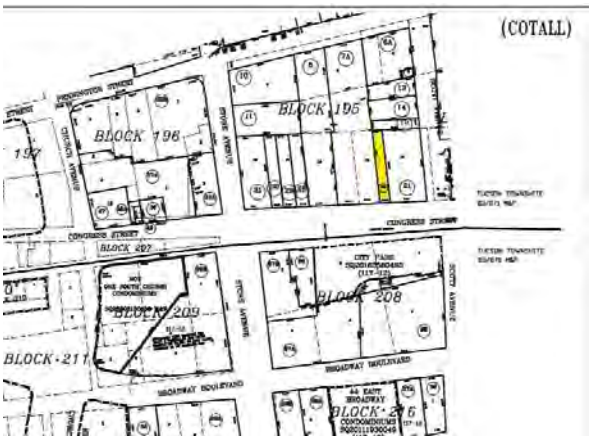
| | |
|---|---|
| **Price/SF GBA** | **$256.76** |
| **Price/SF NRA** | **$256.76** |

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**Improved Sale No. 2**






**Property Identification**

| | |
|---|---|
| **Property ID** | 11242745 |
| **Property Type** | Tavern, Bar, Nightclub, Micro-Brewery |
| **Address** | 61 E Congress St |
| **County** | Pima |
| **City, State Zip** | Tucson, Arizona 85701 |
| **Tax ID** | 117-12-020 |

**Sale Data**

| | |
|---|---|
| **Seller** | Max Investments No 1 |
| **Buyer** | 61 E Congress LLC |
| **Recording Date** | 08-16-2021 |
| **Reference No.** | 20212280848 |
| **Property Rights** | Fee Simple |
| **Price** | **$1,600,000** |
| **Adj. Price** | **$1,600,000** |
| **Financing** | Cash to new financing |
| **Verification** | Seller 8/16/21 |

**Land Data**

| | |
|---|---|
| **Site Size** | 0.08 acres or 3,472 SF |
| **Shape** | Generally rectangular |
| **In Flood Plain?** | No, Zone X |
| **Zoning Code** | O-CR-2, |

**General Physical Data**

| | |
|---|---|
| **Gross Building Area** | 5,800 |
| **Net Rentable Area** | 5,800 |
| **Floor Area Ratio** | 1.67 |
| **Year Built** | 1920 |
| **Stories** | 2 |
| **Building Condition** | Average to Good |
| **Construction Quality** | Average |

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**Operating Data (Actual)**
**Physical Occ. at Sale** 0.0%

**Indicators**
**Price/SF GBA** **$275.86**
**Price/SF NRA** **$275.86**

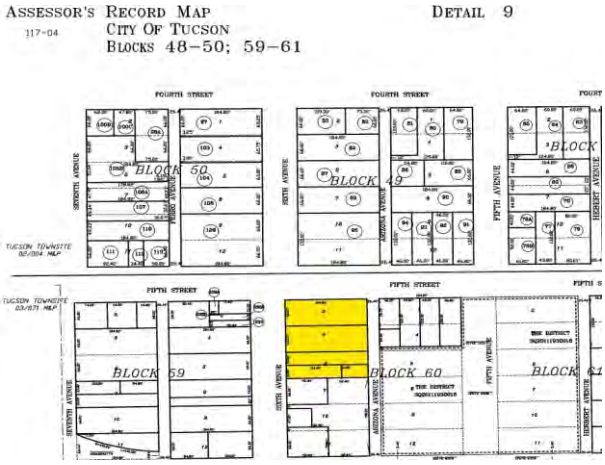
**Remarks**
Two story building with roof top patio. Space includes a mezzanine area included in the square footage. AV equipment included at no consideration.

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**Improved Sale No. 3**






**Property Identification**

| | |
|---|---|
| **Property ID** | 11242750 |
| **Property Type** | Office Building |
| **Property Name** | Mr.Car Wash |
| **Address** | 222 E 5th St |
| **County** | Pima |
| **City, State Zip** | Tucson, Arizona 85705 |
| **Tax ID** | 117-04-2630, 2640, 2670, 2680, 2690 |

**Sale Data**

| | |
|---|---|
| **Seller** | 222 Building LLC (City of Tucson has GPLET) |
| **Buyer** | 222 Tucson LP |
| **Recording Date** | 07-26-2021 |
| **Property Rights** | Leased Fee |
| **Price** | **$8,950,000** |
| **Adj. Price** | **$8,950,000** |
| **Financing** | Cash |
| **Verification** | 06-03-2022 seller and 2 partners, August, 2021 |

**Land Data**

| | |
|---|---|
| **Site Size** | 0.85 acres or 37,026 SF |
| **Shape** | Generally rectangular |
| **In Flood Plain?** | No |
| **Zoning Code** | C-3, |

**General Physical Data**

| | |
|---|---|
| **Gross Building Area** | 25,350 |
| **Net Rentable Area** | 25,350 |
| **Floor Area Ratio** | 0.68 |
| **Year Built** | 1952 |
| **Stories** | 3 |
| **Building Condition** | Good |
| **Construction Quality** | Good-renovated from shell in 2014 |

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**Operating Data (Actual)**

| | |
|---|---|
| **Physical Occ. at Sale** | 100.0% |

**Indicators**

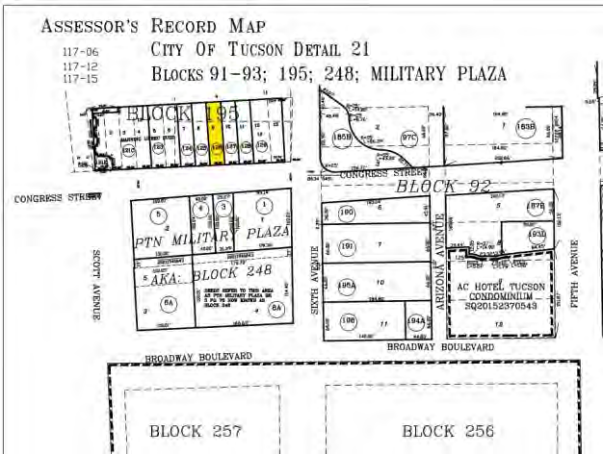
| | |
|---|---|
| **Price/SF GBA** | **$353.06** |
| **Price/SF NRA** | **$353.06** |
| **Cap Rents** | **6.5%+/-** |

**Remarks**

Property deed is held by the city of Tucson under the GPLET program, which has approximately 2 years left. The price jumped after Mr. Car Wash became publicly traded.

**Improved Sale No. 4**






**Property Identification**

| | |
|---|---|
| **Property ID** | 11242763 |
| **Property Type** | Street Retail |
| **Address** | 125 E Congress St |
| **County** | Pima |
| **City, State Zip** | Tucson, Arizona 85701 |
| **Tax ID** | 117-12-1260 |

**Sale Data**

| | |
|---|---|
| **Seller** | Reed Trust |
| **Buyer** | 125 E Congress LLC |
| **Recording Date** | 06-11-2021 |
| **Reference No.** | 20211620759 |
| **Property Rights** | Fee Simple |
| | |
| **Price** | **$425,000** |
| **Adj. Price** | **$425,000** |
| | |
| **Financing** | Assumed cash or equiv. |
| **Verification** | Costar, public records, ; 06-03-2022 |

**Land Data**

| | |
|---|---|
| **Site Size** | 0.07 acres or 3,001 SF |
| **Shape** | Elongated irregular rectangle |
| **Zoning Code** | OCR-2, |

**General Physical Data**

| | |
|---|---|
| **Gross Building Area** | 3,000 |
| **Net Rentable Area** | 3,000 |
| **Floor Area Ratio** | 1.00 |
| **Year Built** | 1917 |
| **Stories** | 2 |
| **Building Condition** | Assumed Average |
| **Construction Quality** | Average |

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**Operating Data (Actual)**

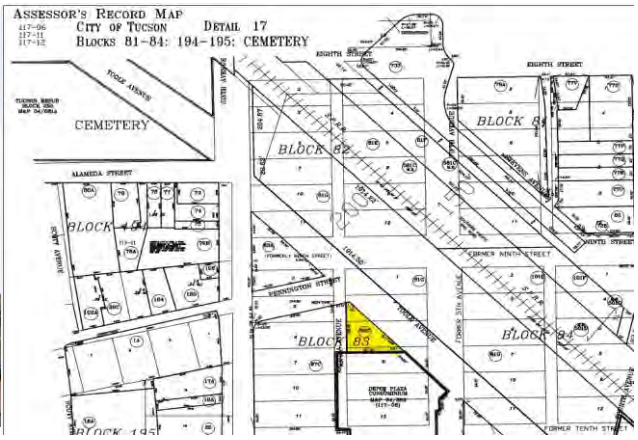
| | |
|---|---|
| **Physical Occ. at Sale** | 100.0% |

**Indicators**

| | |
|---|---|
| **Price/SF GBA** | **$141.67** |
| **Price/SF NRA** | **$141.67** |

**Improved Sale No. 5**






**Property Identification**

| | |
|---|---|
| **Property ID** | 11242765 |
| **Property Type** | Office Building |
| **Property Name** | MacArthur Building |
| **Address** | 345 E Toole Ave |
| **County** | Pima |
| **City, State Zip** | Tucson, Arizona 85701 |
| **Tax ID** | 117=0-089C |

**Sale Data**

| | |
|---|---|
| **Seller** | MacArthur Tucson LLC |
| **Buyer** | Moreno Valley Gateway II, LLC |
| **Recording Date** | 03-09-2021 |
| **Reference No.** | 20210680550 |
| **Property Rights** | Fee Simple |
| | |
| **Price** | **$4,600,000** |
| **Adj. Price** | **$4,600,000** |
| | |
| **Financing** | Cash or equiv. |
| **Verification** | Seller 5/21 |

**Land Data**

| | |
|---|---|
| **Site Size** | 0.55 acres or 23,958 SF |
| **Shape** | Triangular |
| **Zoning Code** | C-3, |

**General Physical Data**

| | |
|---|---|
| **Gross Building Area** | 24,260 |
| **Net Rentable Area** | 24,260 |
| **Floor Area Ratio** | 1.01 |
| **Year Built** | 1907 |
| **Stories** | 3 |
| **Building Condition** | Good-renovated about 15 years ago |
| **Construction Quality** | Average-Good |

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**Operating Data (Actual)**

| | |
|---|---|
| **Physical Occ. at Sale** | 100.0% |

**Indicators**

| | |
|---|---|
| **Price/SF GBA** | **$189.61** |
| **Price/SF NRA** | **$189.61** |

Remarks: Seller was owner occupant.

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## Sales Comparison Analysis

All of the sales are analyzed, and adjustments are made for differences in the various elements of comparison, including real property rights, financing terms, conditions of sale, expenditures made immediately after purchase, market conditions, location, size, and other relevant factors. If the comparable sale is considered superior to the subject, we applied a negative adjustment to the comparable. A positive adjustment to the comparable is applied if it is considered inferior to the subject. A summary of the elements of comparison follows.

### Transaction Adjustments

These items are applied prior to the application of market conditions and property adjustments. Transaction adjustments include:

1. Real Property Rights Conveyed
2. Financing Terms
3. Conditions of Sale
4. Expenditures Made Immediately After Purchase

The adjustments are discussed as follows:

### Real Property Rights Conveyed

The fee simple interest of the subject is considered. The sales reflect the fee simple interest and other than sales 3 and 5 which were reportedly leased at market supported terms. No adjustment for property rights conveyed is warranted.

### Financing Terms

The transaction price of one property may differ from that of an identical property due to different financial arrangements. Sales involving financing terms that are not at or near market terms require adjustments for cash equivalency to reflect typical market terms. A cash equivalency procedure discounts the atypical mortgage terms to provide an indication of value at cash equivalent terms. The sales involved cash or cash equivalent terms. No adjustments are supported for financing terms.

### Conditions of Sale

When the conditions of sale are atypical, the result may be a price that is higher or lower than that of a normal transaction. Adjustments for conditions of sale usually reflect the motivations of either a buyer or a seller who is under duress to complete the transaction. Another more typical condition of sale involves the downward adjustment required to a comparable property's for-sale listing price, which usually reflects the upper limit of value. No adjustment was necessary.

### Expenditures Made Immediately After Purchase

A knowledgeable buyer considers expenditures that will have to be made upon purchase of a property because these costs affect the price the buyer agrees to pay. Such expenditures may include: (1) costs to cure deferred maintenance, (2) costs to demolish and remove any portion of the improvements, (3) costs to petition for a zoning change, (4) costs to remediate environmental contamination and/or (5) costs to occupy or lease-up the property to a stabilized occupancy

The relevant figure is not the actual cost incurred, but the cost that was anticipated by both the buyer and seller. Unless the sales involved expenditures anticipated upon the purchase date, no

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adjustments to the comparable sales are required for this element of comparison. No adjustments were warranted.

## Market Conditions Adjustment

Market conditions change over time as a result of inflation, deflation, fluctuations in supply and demand and other factors. Changing market conditions creates the need for adjustments to sale comparables that represent transactions during periods of dissimilar market conditions.

The sales were transacted between March 2021 and April 2022 No adjustments were necessary based upon the data.

## Property Adjustments

Property adjustments are usually expressed quantitatively as percentages that reflect the increase or decrease in value attributable to the various characteristics of the property. In some instances, however, qualitative adjustments are used. These adjustments are based on locational and physical characteristics and are applied after the application of transaction and market conditions adjustments.

We have summarized adjustments to the sale comparables below. These adjustments are based on our market research, best judgment, and experience in the appraisal of similar properties. The adjustments are discussed as follows:

### Location

Location adjustments may be required when the locational characteristics of a comparable are different from those of the subject. These characteristics can include general neighborhood characteristics, street exposure, corner versus interior lot location, neighboring properties, view amenities, demographic characteristics, and other factors. A table summarizing the locational characteristics for the subject property and sales is presented below.

The subject is a signalized corner and near the governmental center. The sales are not as well oriented as subject and warrant varying upwards adjustments.

### Size

The size adjustment identifies variances in the physical size of the comparables and the subject improvements. Typically, the larger a building, the lower the sale price per unit. This inverse relationship is due, in part, to the principle of "economies of scale."

The subject property has a net rentable area of 6,424 square feet, while the sales range from 5,800 to 25,350 square feet. The data does not support an adjustment. The subject basement space is not finished and inherently considered in the value.

### Age/Condition

All else being equal, older properties typically command a lower price per square foot than newer properties. However, although a property may be physically older than another property, the effective age may be similar to a newer property and no adjustment may be indicated. This may be due to the older property being well maintained or a recent renovation. We have based this

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adjustment category on the effective age of the comparables and not their physical age, as this takes the overall condition of a property into consideration.

Sale 2 is rated equal. Sales 1 and 3 have superior buildouts whereas sales 4 and 5 have inferior buildouts.

### Construction Quality

The construction quality adjustment accounts for the type and quality of construction as well as the quality of the interior finishes. Cost data from Marshall Valuation Services is utilized to help provide support for a construction quality adjustment. The subject property features average quality Class C construction. The sales are rated equal and receive no adjustment.

### Land-to-Building Ratio

The land-to-building ratio accounts for the added value of excess or surplus land that could be sold or used for future expansion. Sales 1 and 2 are inferior and given upward adjustments. Sale 3 is superior and adjusted downward. Sales 4 and 5 are equal to the subject and not adjusted.

### Non-Realty Components of Value

Non-realty components of value include tangible items, equipment, and business concerns that do not constitute real property but are included in either the sale price of the comparable property or the ownership interest in the subject property. These components should be analyzed separately from the real property. Furniture, fixtures, and equipment are typical examples of items that may be included in a comparable sale. There was no significant FF&E included in any of the sales. No adjustments are supported.

### Economic Characteristics

Economic characteristics include all the attributes of a property that directly affect its income. This element of comparison is usually applied to income-producing properties. These characteristics include operating expenses, quality of management, tenant mix, rent concessions, lease terms, lease expiration dates, renewal options, and lease provisions such as expense recovery clauses.

Sale 3 was 100% occupied at the time of sale by a recently listed company which reduced the cap rate and is adjusted downward. Sale 5 is a local business that executed a sale leaseback. It has inferior economies and is adjusted upward. No adjustments for the other sales were supported.

## Summary of Adjustments

Based on the preceding analysis, we have summarized adjustments to the sale comparables on the following adjustment grid. These quantitative adjustments are based on our market research, best judgment, and experience in the appraisal of similar properties

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## Comparable Improved Sales Adjustment Grid

| Sale Number | Subject | Sale 1 | Sale 2 | Sale 3 | Sale 4 | Sale 5 |
|---|---|---|---|---|---|---|
| Property Name | Fox Theater | | | Mr. Car Wash | | MacArthur Bldg |
| Location | 1 W. Congress & 17-27 N. Stone Ave Tucson, Arizona | 118-120 E Congress St Tucson, Arizona | 61 E Congress St Tucson, Arizona | 222 E 5th St Tucson, Arizona | 125 E Congress St Tucson, Arizona | E Toole Ave Tucson, Arizona |
| **Sale Date** | **N/A** | **Apr-22** | **Aug-21** | **Jul-21** | **Jun-21** | **Mar-21** |
| **Sale Price** | **N/A** | **$1,900,000** | **$1,600,000** | **$8,950,000** | **$425,000** | **$4,600,000** |
| Property Rights Conveyed | Fee Simple | Fee Simple | Fee Simple | Leased Fee | Fee Simple | Fee Simple |
| Financing Terms | Cash Equiv. | Cash Equiv. | Cash Equiv. | Cash Equiv. | Cash Equiv. | Cash Equiv. |
| Conditions of Sale | Typical | Typical | Typical | Typical | Typical | Typical |
| Expenditures After Sale | $0 | $0 | $0 | $0 | $0 | $0 |
| Expenditures After Sale per SF | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| S.F. of Improvements | 6,424 | 7,400 | 5,800 | 25,350 | 3,000 | 24,260 |
| Year Built | 1923 | 1893 | 1920 | 1952 | 1917 | 1907 |
| Site Area (AC) | 0.2 | 0.1 | 0.1 | 0.8 | 0.1 | 0.6 |
| Floor Area Ratio | 1.06 | 1.85 | 1.70 | 0.70 | 1.00 | 1.01 |
| Zoning | OCR-2 | OCR-2 | OCR-2 | C-3 | OCR-2 | C-3 |
| Jurisdiction | City of Tucson | City of Tucson | City of Tucson | City of Tucson | City of Tucson | City of Tucson |
| In Flood Plain | No | No | No | No | No | No |
| **Sale Price/SF** | **N/A** | **$256.75** | **$275.86** | **$353.06** | **$141.67** | **$189.61** |
| **Transactional Adjustments** | | | | | | |
| Property Rights Conveyed | 0 | 0 | 0 | 0 | 0 | 0 |
| Financing Terms | 0 | 0 | 0 | 0 | 0 | 0 |
| Conditions of Sale | 0 | 0 | 0 | 0 | 0 | 0 |
| Expenditures After Sale | 0 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| **Adjusted Price/SF** | **N/A** | **$256.76** | **$275.86** | **$353.06** | **$141.67** | **$189.61** |
| **Market Conditions Adjustment** | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| **Adjusted Price/SF** | | **$256.76** | **$275.86** | **$353.06** | **$141.67** | **$189.61** |
| **Property Adjustments** | | | | | | |
| Location | | +10% | +5% | +20% | +10% | +15% |
| Physical Characteristics | | | | | | |
| Size | | 0 | 0 | 0 | 0 | 0 |
| Age, Cond., Quality | | -5% | 0 | -20% | +15% | +20% |
| Site Coverage/Parking | | +10% | +5% | -5% | 0 | 0 |
| Flood/Other | | 0 | 0 | 0 | 0 | 0 |
| Economic Characteristics | | 0 | 0 | -10% | 0 | +20% |
| Use/Zoning | | 0 | 0 | 0 | 0 | 0 |
| Non-realty components | | 0 | 0 | 0 | 0 | 0 |
| **Indicated Value/SF** | | **$295.27** | **$303.45** | **$300.10** | **$177.08** | **$293.89** |

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## Sales Comparison Approach Value Indication

From the market data available, nearby sales were selected as most comparable to the subject. The unadjusted sale prices for the comparable sales ranged from $141.67 to $353.06 per square foot.

We have adjusted the comparable sales based on pertinent elements of comparison as discussed earlier and summarized the adjustments in the preceding grid. Sale 4 is a lower limit outlier. The remaining adjusted sale prices reflected a range from $293.89 to $303.45 per square foot, Sale 5 and 2 are the most comparable.

Based on the adjusted range and giving greatest weight to Sales 5 and 2, we concluded to a value of $300 per square foot. The value conclusion is rounded to the nearest $25,000. The value is equal to $1,927,200, rounded to $1,925,000. To derive an "as is" value, the deduction for lease up is applied in the reconciliation.

| Value Indication | | | | | |
|---|---|---|---|---|---|
| **As Is Stabilized Fee Simple Value Indication** | | | | | |
| 6,424 | sf | x | $300.00 | = | $1,927,200 |
| Rounded to nearest the 25k | | | | | **$1,925,000** |

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# Income Capitalization Approach

## Methodology

The income approach is developed by converting a projection of future installments of income into a present value by a capitalization process. There are two types of capitalization: direct capitalization and yield capitalization, also known as discounted cash flow (DCF) analysis.

Direct capitalization involves developing a stabilized forecast of income, and capitalizing the income into value using a capitalization rate. Direct capitalization assumes the income forecast will remain stable over the holding period.

Yield capitalization requires a forecast of the income stream a property may produce during its remaining useful life or during a specific holding period, and a value reversion (i.e., resale of the property) at the end of the holding period. The development of cash flow is predicated upon various assumptions about the property's future performance. The income stream and reversion are discounted to a present value at an appropriate yield rate. Yield capitalization allows modeling of an income stream to reflect potential fluctuations over the holding period, and is of particular importance to investors as it enables one to compare the financial return of the subject with alternative investments.

Income-producing properties, by nature, are developed and purchased for investment purposes, where earning power, including an income stream and return of investment, are the most critical elements affecting value. The forecast of income and selection of appropriate rate(s) are therefore important aspects of the valuation process. The steps in developing the income approach are as follows:

### Analysis of Rent Roll

The subject's rent roll was reviewed.

### Market Rent Analysis

An opinion of market rent is developed through an analysis of comparable rental transactions obtained through market surveys.

### Income Analysis

Contract rent is compared to market rent and a determination is made as to which source is applicable for the specific property being appraised in order to develop the potential gross income (PGI). Other sources of income area also considered.

### Vacancy Analysis

Although the subject is not fully leased, vacancy in the subject's sub and regional market is also considered. Physical and economic losses are considered. Application of vacancy loss develops effective gross income (EGI). An adjustment for leaseup is calculated in the reconciliation.

### Expense Analysis

Expenses that are an obligation to the property are estimated based on the subject's history of profit and loss statements provided by the owner, and/or comparable data, and are deducted to develop an estimate of net operating income (NOI). Inflation of expenses and other costs such as leasing

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commissions, tenant improvements, concessions and replacement reserves are developed as appropriate.

Rate Analysis

Capitalization of the net income and/or cash flow stream is completed through the development of appropriate direct (going-in), terminal, and yield capitalization rates.

Application of Methodologies

Direct capitalization is most applicable to stabilized properties and those with long-term leases and level income. Yield capitalization (DCF) better recognizes changes in income patterns over a holding period and is most applicable to investment-grade properties, particularly those with multiple tenants, anticipated changes in income patterns and/or anticipated lease turnover.

In this appraisal, we employed the direct capitalization method in order to support an indication of the subject's market value at stabilization. We concluded that the DCF method required much greater subjectivity and would not result in any higher degree of reliability. The subject is essentially a basic investment property with stable expected revenues and expenses and market participants typically rely on the direct capitalization method as long as the terms of the underlying leases are typical.

Analysis of Rent Roll

The rent roll as of the effective date of value is summarized below and indicates that the property was 55% leased. As previously stated in the improvement description, we relied on precisionfloorplan.com. The two leases have a renewing term of M/M and 11 months so the fee simple interest is valued.

| | Suite | Ground Floor | Basment | Rent S.F. | Market Rent | FL 1 |
|---|---|---|---|---|---|---|
| **Stone Ave.** | 13 | 679 | | Vacant | $22.00 | $14,938 |
| | 17 | 1657 | | Vacant | $22.00 | $36,454 |
| | 25 | 1346 | 866 | $23.48 | $27.00 | $36,342 |
| | 27 | 581 | | Vacant | $24.00 | $13,944 |
| **Congress** | 1 | 2161 | 1369 | $25.19 | $30.00 | $64,830 |
| Total | | 6424 | 2235 | | | $166,508 |

## MARKET RENT ANALYSIS

In order to assess the subject's income potential, a market rent analysis has been undertaken. Market rent is defined as the rentable income that a property would most probably command in the open market, as indicated by current rentals being paid for comparable space, as of the date of the appraisal. We identified comps of commercial space within the CBD environs and most similar to the subject. The comparables are summarized on the following pages.

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**Improved Lease No. 1**



**Property Identification**

| | |
|---|---|
| **Property Type** | Restaurant |
| **Address** | 63 E Congress St, Tucson, Arizona 85701 |
| **Tax ID** | 117-12-0210 |

**Physical Data**

| | |
|---|---|
| **Rentable SF** | 27,000 |
| **Construction Type** | Masonry |
| **Year Built** | 1948 |
| **Condition** | Average-to-good |

**Lease Data**

| | |
|---|---|
| **Tenant Name** | **Sanae Thai** |
| **Leased SF** | **2,800** |
| **Rent/SF** | **$20.00** |
| **Lease Type** | **Mod. Gross** |
| **Start Date** | **07-01-2016** |
| **Terms (months)** | **123** |

**General Tenant Summary**

| | |
|---|---|
| **Verification** | Roy Drachman |
| **Escalations** | 3.0% annual increases |
| **Concessions** | 3 months free rent |
| **TI's ($/SF)** | $0.00 |

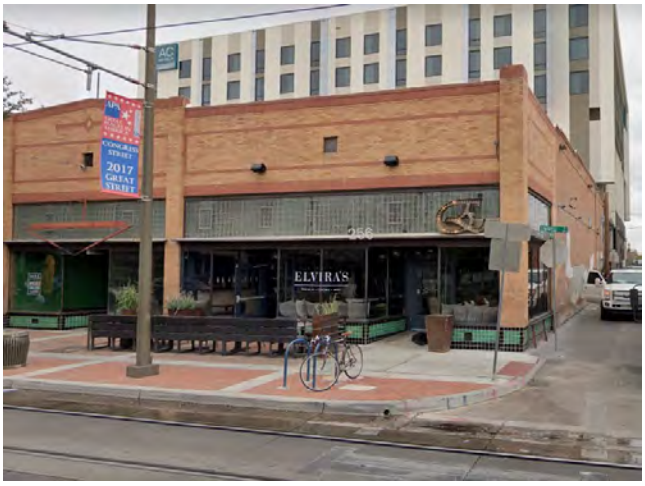
**Remarks**

Former restaurant space that reportedly had no significant equipment other than a walk-in cooler. Tenant took space as is and is completing a major renovation. Lease start date is estimated. Space includes a mezzanine area included in the square footage noted. Prior tenant was known as On A Roll Sushi.

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**Improved Lease No. 2**




**Property Identification**

| | |
|---|---|
| **Property Type** | Restaurant, Sit Down |
| **Address** | 256-282 E Congress St, Tucson, Arizona 85701 |
| **Tax ID** | 117-06-187E |

**Physical Data**

| | |
|---|---|
| **Rentable SF** | 13,929 |
| **Construction Quality** | Good |
| **Stories** | 1 and 2 |
| **Year Built** | 1928 |
| **Condition** | Renovated |

**Lease Data**

| | |
|---|---|
| **Tenant Name** | **Elvira's Restaurant** |
| **Leased SF** | **3,226** |
| **Rent/SF** | **$28.00** |
| **Lease Type** | **Triple Net** |
| **Start Date** | **04-01-2016** |
| **Terms (months)** | **60** |

**General Tenant Summary**

| | |
|---|---|
| **Verification** | Scott Stiteler |
| **Escalations** | 2%/yr |
| **Concessions** | 2 months free |
| **Tenant Improv. ($/SF)** | $15.50 |

**Remarks**

Former Saint House restaurant space leased to a new local (Tubac) tenant, Elvira's. Tenant reportedly invested $100/SF in TIs and operates a full service restaurant. Lease includes use of sidewalk dining areas along Congress Street. The suite has exposed brick walls and high ceilings and includes a mezzanine area.

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**Improved Lease No. 3**



**Property Identification**

| | |
|---|---|
| **Property Type** | Restaurant |
| **Address** | 29-55 W. Congress St., Tucson, Arizona 85701 |
| **Tax ID** | 117-12-0360, -048A, -490, and -360 |

**Physical Data**

| | |
|---|---|
| **Rentable SF** | 19,920 |
| **Construction Type** | Masonry |
| **Construction Quality** | Average |
| **Year Built** | 1955 |
| **Condition** | Average |

**Lease Data**

| | |
|---|---|
| **Tenant Name** | **Poke Zone** |
| **Leased SF** | **2,601** |
| **Rent/SF** | **$22.00** |
| **Lease Type** | **Triple Net** |
| **Start Date** | **12-01-2016** |
| **Terms (months)** | **66** |

**General Tenant Summary**

| | |
|---|---|
| **Verification** | Jeramy Price, Volk Company |
| **Escalations** | 3% annual increases |
| **Concessions** | 1 month of free rent |
| **Tenant Improv. ($/SF)** | $10.00 |

**Remarks**

There were no unique conditions that influenced the lease rate.

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**Improved Lease No. 4**




**Property Identification**

| | |
|---|---|
| **Property Type** | Restaurant |
| **Address** | 75 E. Pennington., Tucson, Arizona 85701 |
| **Tax ID** | 117-11-085A |

**Physical Data**

| | |
|---|---|
| **Rentable SF** | 11,145 S.F. |
| **Construction Type** | Masonry & Stucco |
| **Construction Quality** | Average |
| **Year Built** | 1968 |
| **Condition** | Average |

**Lease Data**

| | |
|---|---|
| **Tenant Name** | **Raptor Canyon Cafe** |
| **Leased SF** | **2,850** |
| **Rent/SF** | **$20.00** |
| **Lease Type** | **Triple Net** |
| **Start Date** | **2018** |
| **Terms (months)** | **60** |

**General Tenant Summary**

| | |
|---|---|
| **Verification** | Costar Properties |
| **Escalations** | 3% annual increases |
| **Concessions** | None |
| **Tenant Improv. ($/SF)** | $0.00 |

**Remarks**

There were no known unique conditions that influenced the lease rate.

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**Improved Lease No. 5**



**Property Identification**

| | |
|---|---|
| **Property Type** | Mixed Use Retail |
| **Address** | 110 E Congress St, Tucson, Arizona 85701 |
| **Tax ID** | 117-15-0050 |

**Physical Data**

| | |
|---|---|
| **Rentable SF** | 10 ,669 S.F. |
| **Construction Type** | Masonry |
| **Construction Quality** | Average |
| **Year Built** | 1915 |
| **Condition** | Good |

**Lease Data**

| | |
|---|---|
| **Tenant Name** | **Ten55 Brewery** |
| **Leased SF** | **3,307** |
| **Rent/SF** | **$28.00** |
| **Lease Type** | **Triple Net** |
| **Start Date** | **2019** |
| **Terms (months)** | **60** |

**General Tenant Summary**

| | |
|---|---|
| **Verification** | Patricia Schwabe |
| **Escalations** | 3% annual increases |
| **Concessions** | None |
| **Tenant Improv. ($/SF)** | Turnkey |

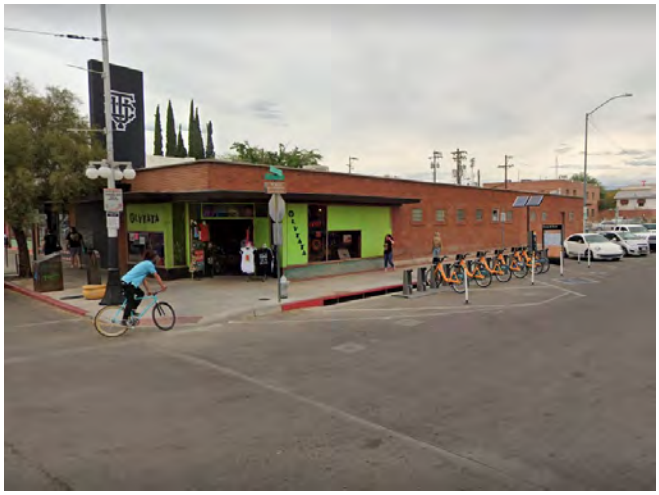
**Remarks**

The space was delivered turnkey. The rent has been reduced to the low $20s per square foot during the COVID epidemic, reassessed on a quarterly basis. This tenant closed and one of the owners is re-opening as a restaurant in 2022.

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**Improved Lease No. 6**



**Property Identification**

| | |
|---|---|
| **Property Type** | Mixed Use Retail |
| **Address** | 404 N 4th Ave, Tucson, Arizona 85701 |
| **Tax ID** | 117-05-0260 |

**Physical Data**

| | |
|---|---|
| **Rentable SF** | 7,015 S.F. |
| **Construction Type** | Masonry & Stucco |
| **Construction Quality** | Average |
| **Year Built** | 1952 |
| **Condition** | Average |

**Lease Data**

| | |
|---|---|
| **Tenant Name** | **Bawker Bawker Cider House** |
| **Leased SF** | **3,222** |
| **Rent/SF** | **$16.00** |
| **Lease Type** | **Triple Net** |
| **Start Date** | **03-01-202** |
| **Terms (months)** | **120** |

**General Tenant Summary**

| | |
|---|---|
| **Verification** | Paul Hooker, PICOR |
| **Escalations** | 6% annual increases |
| **Concessions** | None |
| **Tenant Improv. ($/SF)** | See comments |

**Remarks**

The tenant was responsible for upfront tenant improvements. However, the landlord will apply a rent reduction of $2,000/month for 19 months as partial reimbursement. This equates to just under $12/S.F. The property was previously the Olytata retail store.

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**Improved Lease No. 7**



**Property Identification**

| | |
|---|---|
| **Property Type** | Restaurant |
| **Address** | 135 S. 6th Ave, Tucson, Arizona 85701 |
| **Tax ID** | 117-17-011A |

**Physical Data**

| | |
|---|---|
| **Rentable SF** | 14,239 S.F. |
| **Construction Type** | Masonry |
| **Construction Quality** | Average |
| **Year Built** | 1935 |
| **Condition** | Good |

**Lease Data**

| | |
|---|---|
| **Tenant Name** | **Delta** |
| **Leased SF** | **6,313** |
| **Rent/SF** | **$15.00 vs. 8% of Gross Sales** |
| **Lease Type** | **Triple Net + Percentage Rent** |
| **Start Date** | **2021** |
| **Terms (months)** | **120** |

**General Tenant Summary**

| | |
|---|---|
| **Verification** | Ross Rulney |
| **Escalations** | Base vs. percentage |
| **Concessions** | None |
| **Tenant Improv. ($/SF)** | Minimal |

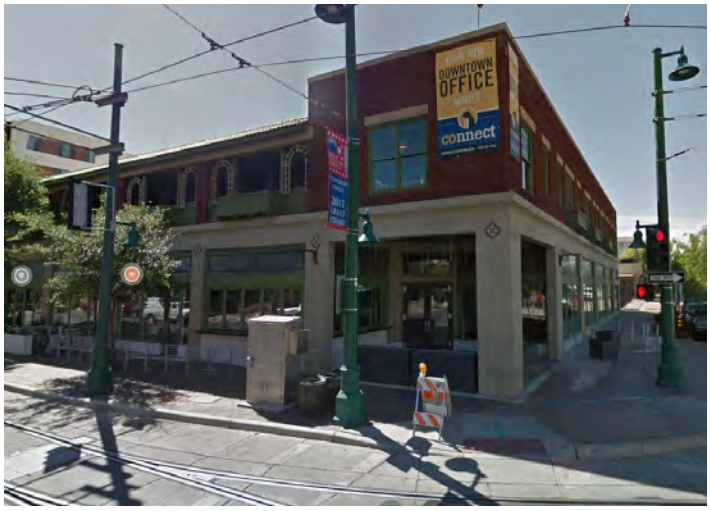
**Remarks**

There are no known conditions which affected the lease rate.

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**Improved Lease No. 8**




**Property Identification**

| | |
|---|---|
| **Property Type** | Mixed Use Retail |
| **Address** | 300 E Congress St., Tucson, Arizona 85701 |
| **Tax ID** | 117-06-168A |

**Physical Data**

| | |
|---|---|
| **Rentable SF** | 46,000 S.F. |
| **Construction Type** | Masonry |
| **Construction Quality** | Average |
| **Year Built** | 1922 |
| **Condition** | Good |

**Lease Data**

| | |
|---|---|
| **Tenant Name** | **Not named** |
| **Leased SF** | **4,700 S.F. restaurant and 3,400 S.F. patio/courtyard** |
| **Rent/SF** | **$28.00/S.F. restaurant; $14.00/S.F. patio/courtyard** |
| **Lease Type** | **Triple Net** |
| **Start Date** | **2021** |
| **Terms (months)** | **60** |

**General Tenant Summary**

| | |
|---|---|
| **Verification** | Scott Stiteler |
| **Escalations** | Undisclosed |
| **Concessions** | None |
| **Tenant Improv. ($/SF)** | $0.00 |

**Remarks**

There are no known conditions which effected the lease rate.

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The comparables have been adjusted to the subject improvements, as described in this report. Adjustments have been considered for equivalent lease terms (triple net vs. modified gross vs. full service), lease conditions (atypical escalations, concessions, etc.), market conditions, location, physical characteristics and other factors.

**The market rent estimated for the subject property assumes the following lease terms and conditions:**

1. **Triple net lease;**
2. **The lease term of 5 to 10 years;**
3. **Market increases of 2% to 3% per year**
4. **No TI allowance**

All of the comparable rentals reflect triple net terms, have 5 to 10 year leases, and annual increases between 2% and 3%, except Rentals 6 and 7. Rental 6 has above average 6% annual increases and is adjusted upward for its lower starting rent. Rentals 2, 3, and 6 are adjusted downward to reflect the lack of TI allowance assumed for the subject rental terms. Rental 7 has a lower base rent plus a percentage rent. The landlord believes that the net rental rate will reflect about $28.00/S.F. rent when the percentage rent is included. This is supported by the rate for Rental 8 and a subjective upward adjustment is applied. No other adjustments are necessary for terms.

The comparable rentals reflect effective dates from July 2016 through the present date. There have been no significant changes in retail rental rates in the Downtown Tucson area over this period so no adjustments would be necessary to bring the data up to the current date. Landlords have reported temporary rent abatement or reduced rent during COVID, but this is considered more akin to a rent concession reflecting temporary external factors rather than ongoing market changes. Given the amount of retail space available in the metro Tucson and downtown areas and the economic projections summarized earlier in this report, a good case could be made for no rent growth over this period. While the downtown area is continuing to gain market appeal and development momentum, which put upward pressure on rents, we elected to make no adjustments for market conditions. Moreover, the data analyzed is reflective of market rent trends as of the effective date of the market rent estimate.

The comparable rentals are located in downtown Tucson or along 4th Avenue. The subject and Rentals 1 through 3, 5, and 8 have frontage along Congress Street or on Stone nearby Congress St., the main arterial through downtown and no location adjustments are given to these rentals. Rentals 4, 6, and 7 have secondary locations with reduced visibility and pedestrian traffic exposure and are also given upward adjustments.

The subject contains an estimated 6,424 S.F. Rentals 1 through 6 and 8A are smaller spaces but are not adjusted downward for size to reflect subject site flexibility. The subject is built out for a store, a restaurant, perhaps a bar and possibly store or offices and is in average condition. The basement spaces have limited function other than storage. Rental 8B is patio space, which is adjusted upward. Rental 1 was leased in its 'as is' condition and required major renovation by the tenant. An upward

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adjustment for condition is warranted. Rentals 5, 7, and 8 were rented in turnkey condition and are adjusted downward to reflect their superior condition and storefront appeal. The remaining rentals are considered to have similar condition and curb appeal to the subject. No additional adjustments are required.

After adjustments, the comps support the following conclusions

| | | | | | |
|---|---|---|---|---|---|
| 1 W. Congress | 2,161 S.F. | @ | $30/S.F. | = | $64,830 |
| 13 N Stone | 679 S.F. | @ | $22/S.F. | = | $14,938 |
| 17 N. Stone | 1,657 S.F. | @ | $22/S.F. | = | $36,454 |
| 25 N. Stone | 1,346 S.F. | @ | $27/S.F. | = | $36,342 |
| 27 N. Stone | 581 S.F. | @ | $24/S.F. | = | $13,944 |
| Total | | | | | $166,508.00 |

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## Pro Forma Operating Statement

In order to undertake the direct capitalization method, a pro forma operating statement has been prepared.

### Potential Gross Rent

The potential gross income was projected based on the previously concluded market rents.

### Economic Loss

Based on the date presented in the Market Analysis discussion, we concluded that a 7.5% total economic loss factor was appropriate for the subject property.

### Other Income

No additional income from other sources is expected, other than from CAM reimbursements based on 92.5% occupancy.

### Operating Expenses

The pro forma operating expenses were based on market norms and the expense comps, which are summarized of the following page. They total $33,914 or $5.28 per square foot. Stabilized recent operating statements for the subject were unavailable for this assignment.

**EXPENSE COMPARABLES**

| Comparable | 1 | 2 | 3 |
|---|---|---|---|
| Location | Tucson | Tucson | Tucson |
| S.F. (range) | 25-50K | <10K | <10K |
| Year Built (range) | 1980's | 1970's | 1980's |
| Expense Year | 2018 | 2019 | 2019 |
| Occupancy | 100% | 100% | 100% |
| Reimbursements | NNN | MG | MG |
| **Income** | | | |
| Base Rent | $10.62 | | |
| CAM Reimbursement | $2.91 | | |
| Other | 2.01 | | |
| Subtotal | $15.54 | | |
| **Operating Expenses** | | | |
| Property Taxes | 1.57 | 1.65 | 1.38 |
| Insurance | 0.35 | 0.36 | 0.30 |
| Management | 0.63 | 0.00 | 0.00 |
| Repairs & Maintenance | 1.28 | 0.60 | 1.14 |
| Utilities | 0.69 | 0.15 | 0.72 |
| Subtotal OE | $4.53 | $2.76 | $3.54 |
| Landlord Exp. | $0.00 | $0.00 | $0.00 |
| Total Expenses | $4.53 | $2.76 | $3.54 |
| **Net Income** | $11.02 | | |

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### Reserves

Reserves for Replacement are sometimes deducted as an operating expense ("above the line") in order to calculate the net operating income used for the direct capitalization method. The current PwC investor survey indicated that 70% of investors (National Strip Retail Market) do not deduct for reserves in the direct capitalization method. Local brokers report that the use of reserves is uncertain. Thus, while the consideration for reserves may be prudent from a loan underwriting perspective, we elected not to model a reserve because the cap rates abstracted from the comparable sales did not reflect deductions for reserves. If reserves were to be deducted, they would probably be based on $0.20 to $0.30 per square foot.

### Net Operating Income

The stabilized net operating income is projected at $154,020, or $23.98 per square foot.

**PRO FORMA OPERATING STATEMENT**

| | S.F. | | Annual | Per/SF |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Gross Potential Base Rent | 6,424 | | $166,508.00 | $25.92 |
| Economic Loss Factor | | 7.50% | -12,488 | -1.94 |
| Current Rental Income | | | $154,020.00 | $23.98 |
| | | | | |
| Reimbursed CAM | | | $33,914.00 | $5.28 |
| Effective Gross Income | | | $187,934.00 | 29.26 |
| **EXPENSES** | | | | |
| Reimbursable Expenses | | | | |
| Real Estate Tax | | | $12,848.00 | $2.00 |
| Insurance | | | $2,570.00 | $0.40 |
| Management | | 5.00% | $8,860.00 | $1.38 |
| General Repairs & Maintenance | | | $6,424.00 | $1.00 |
| Utilities | | | $3,212.00 | $0.50 |
| Admin/Other | | | $0.00 | $0.00 |
| Total Expenses | | | $33,914.00 | $5.28 |
| | | | | |
| **NET OPERATING INCOME** | | | $154,020.00 | $23.98 |

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## Direct Capitalization Method

Direct capitalization is a method used to convert a single year's estimated stabilized net operating income into a value indication. This is accomplished by dividing the NOI estimate by an appropriate rate. The best support for the subject's overall capitalization rate typically comes from analysis of recent transactions involving similar properties. The data worthy of consideration is presented below.

**Retail Capitalization Rates**

| # | Location | Sale Date | Price / SF | Bldg SF | Year Built | Occ'y | NOI / SF | Cap Rate | Remarks |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 6572 E Grant Rd | Jan-18 | $523 | 7,453 | 2017 | 100% | $32.69 | 6.25% | Urgent Care, Sprint, Nationwide Vision, on Target pad |
| 2 | 150-250 N Pantano Rd | Sep-19 | $125 | 29,523 | 1988 | 100% | $11.02 | 8.79% | Multi tenant, local credit |
| 3 | 9100 E Tanque Verde Rd | Oct-19 | $163 | 7,074 | 1989 | 89% | $14.98 | 9.22% | Multi tenant retail/office |
| 4 | 3782-3792 S 16th Ave | Feb-20 | $347 | 7,200 | 1985 | 100% | $27.01 | 7.78% | Subway, Nationwide Vision, Cricket, Dentist |
| 5 | 2921 E Fort Lowell Rd | Apr-20 | $152 | 14,848 | 1986 | 96% | $13.20 | 8.60% | Winterhaven Square - multi tenant retail/office |
| 6 | 1226 W Irvington Rd | Apr-20 | $436 | 4,832 | 2018 | 100% | $37.24 | 8.60% | Sprint, Long Realty, Zane's Law; all with about 3 years remaining |
| 7 | 4889 W Ajo Way | May-21 | $498 | 6,853 | 2019 | 100% | $30.80 | 6.18% | Dairy Queen, Subway, Cricket |

The cap rates shown above are generally based on actual net operating income reported at the time of sale, or projected for the following year, and to our knowledge, do not include deductions for replacement reserves. These are all multi-tenant strip retail centers, although Sale 5 includes some second-floor office space. The cap rates below 8% typically reflect properties with national credit tenants and those below 7% sold soon after completion and generally had no lease expirations for at least 8 to 10 years. The higher end of the range is reflective of centers with location tenants or with significant lease expirations in less than five years. The determination of an appropriate cap rate is clouded by the market uncertainties caused by the COVID-19 pandemic. Cap rate sales 4, 5, and 6 occurred during the very early stages of the pandemic; however, a comparison of Sales 1 and 7 suggests essentially no impact. The sales suggest the subject would most likely be underwritten on the basis of a high-7% to low-8% cap rate, assuming that it was leased at market rates and terms. Given the likelihood of remaining lease terms of no more than 1 year, a cap rate below 8% is considered less probable

Based on my investigation and analysis of the property, and given the vacancy, market rent and operating expense assumptions, we concluded that a cap rate of 8.0% would be most probable for the subject property. The property has a good location and with average quality improvements; Calculation based on an 8.0%, cap rate has been presented. This calculation yields an indication of the as stabilized value of the fee simple interest in the property.

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## DIRECT CAPITALIZATION SUMMARY - AS IS VALUATION - FEE SIMPLE

| | | |
|---|---|---|
| Net Operating Income: | $154,020 | |
| Cap Rate: | | 8.00% |
| Resulting Value: | | $1,925,250 |
| Per Square Foot: | | $300 |
| **Concluded Value:** | **$1,925,000** | |
| **Capt Rate:** | **8.00%** | |
| Per Square Foot: | $300 | |

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# Reconciliation and "As Is" Valuation

## Summary of Value Indications – As If Stabilized

Due to the current occupancy and economic condition of the subject property, we first determined its "as if stabilized" market value. The indicated values from the approaches used and our concluded market values for the subject property are summarized in the following table.

**Value Indications**

| Approach to Value | As Is |
|---|---|
| Cost | Not Applicable |
| Sales Comparison | $1,925,000 |
| Income Capitalization | $1,925,000 |

To reach a final opinion of value, we considered the reliability and relevance of each value indication based upon the quality of the data and applicability of the assumptions underlying each approach.

The cost approach is not a reliable valuation method for a property such as the subject in the current market environment.

The sales comparison approach is typically important in the estimate of market value for a property of this type, although purchasers of income-producing properties do not emphasize or truly rely on this approach due to the inherent difficulty of comparing properties with different physical and economic characteristics. There have been nearby recent sales of reasonably comparable properties and the sales data utilized was considered average to good. This approach is given equal weight in the analysis.

The income capitalization approach is based upon the proposition that the motivations of a typical purchaser for ownership of this type of real estate is to acquire the income stream and the future net benefits which can be derived from the property. The income approach was applied and the data was rated good. The property was assumed to be stabilized at 92.5% occupancy. The income capitalization approach was given equal consideration.

Based on the above, we concluded that the "as if stabilized" market value of the property was equal to $1,925,000, or $300 per square foot. This is a hypothetical scenario and was not specifically requested under the scope of the work for this assignment; however, we concluded that it was a necessary component in the determination of the "as is" market value of the property, which is addressed next.

## "As Is" Valuation Via Deduction Method

Given the current status of the property, we concluded that the "as is" market value could best be support through the deduction method. The deduction method takes appropriate deductions and discounts from the prospective market value "as if stabilized" of $4,200,000. The deduction and discount categories are explained below, followed by a summary of the calculations.

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Income Loss

The subject property is currently 55% leased, assuming Bruegger's Bagels renews at market. We concluded that it would most likely take about 6 months to achieve structuralized occupancy.

We have estimated the income loss between the current income being generated by the existing tenants marked to market and that supported by the "as if stabilized" analysis. This includes the rent loss associated with leasing up the vacant space. The stabilized valuation scenario assumed the property was 92.5% occupied, which equates to 5,942 square feet. Current occupancy is 3,507 square feet, indicating that 2,435 square feet needs to be absorbed. The rent loss is $27,270. The unreimbursed expense is at 5.28/S.F. x .50 x 2.435 S.F. = 6,428.

Required Capital Improvements

The subject was in average overall condition at the time of the inspection with no major capital needs, so no deductions are made.

Tenant Improvements

The cost of tenant improvements is estimated at $30 per square foot for the 2,917 square feet or $87,510.

Leasing Commissions

Leasing commissions were as modeled at 6% of the market rent over an average 5-year term. The commission is equal to $6.72 per square foot, or $16,362.

Investor profit

Given the operating status of the property, we concluded that a deduction for investor profit was needed to reflect the risk associated with achieving stabilization. While subjective, we concluded that a deduction equal to about 10% of the stabilized costs to stabilize, or $13,757, was reasonable and would be necessary in order to attract investor demand. There is clearly risk associated with the operation of the project and achieving stabilized occupancy.

Our calculations for the "deduction" method are summarized below.

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**Summary of "Deduction" Method**

| | | |
|---|---|---|
| Stabilized Value | | **$1,925,000** |
| Income Loss Deduction | $33,698 | |
| Tenant Improvements & Capital Improvements | $87,510 | |
| Leasing Commission | $16,362 | |
| Investor Profit @ 5% | $13,757 | |
| Total Deduction | | $151,327 |
| Market Value "As Is" Indication | | $1,773,673 |
| Conclusion (Rounded) | | **$1,775,000** |
| Per Square Foot | | **$277** |
| % Discount from Stabilized Value | | **8%** |

The deduction method considered appropriate deductions and discounts from the prospective market value "as stabilized" that was previously estimated. This included consideration of income loss, tenant improvements, leasing commissions and investor's profit. The "as is" value indication of $1,775,000 is 8% less than the "as if stabilized" value, which is considered reasonable given the current physical and economic conditions of the property.

**Value Conclusion**

| | As Is |
|---|---|
| Value Type | Market Value |
| Property Rights Appraised | Fee Simple |
| Date of Value | May 4, 2022 |
| **Value Conclusion** | **$1,775,000** |
| | **$277 per SF** |

## Exposure and Marketing Times

Exposure time may be defined as: the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The reasonable marketing time is an opinion of the amount of time it might take to sell a real property interest at the concluded market value level during the period immediately after the effective date of an appraisal.

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Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, marketing and exposure time were each estimated at no more than 12 months.

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# General Assumptions and Limiting Conditions

This appraisal and appraisal certification are subject to the following limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.

2. No responsibility is assumed for matters legal in character, nor is any opinion rendered by us to title which is assumed to be marketable. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.

3. The stamps and/or consideration placed on deeds/affidavits used to indicate sales are in correct relationship to the actual dollar amount of the transaction.

4. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.

5. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.

6. Unless expressly specified in this Agreement, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | MJN Enterprises, Inc. is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.

7. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.

8. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.

9. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.

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10. The information, estimates and opinions which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.

11. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by MJN Enterprises, Inc. Valbridge Property Advisors, Inc. nor any of its affiliates, has not been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.

13. This appraisal was prepared for the sole and exclusive use of the client. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | MJN enterprises, Inc. and Client. We assume no liability for unauthorized use of the appraisal report by a third party.

14. No claim is intended to be expressed for matters of expertise which would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc..

15. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.

16. The value opinion provided herein is subject to any and all predications set forth in this report.

17. If required by governmental authorities, any environmental impact statement prepared for the subject property will be favorable, unless otherwise stated in the report.

18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

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19. If the appraisal is for mortgage loan purposes 1) we assume satisfactory condition of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income & Expense Projection" are anticipated.

20. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.

21. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated.

22. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.

23. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.

24. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire a greater level of measuring detail, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer). We reserve the right to use an alternative source of building size and amend the analysis, narrative and concluded values (at additional

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cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.

25. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.

26. In the absence of a professional Engineer's Feasibility Study, information regarding the existence of utilities is made only from a visual inspection of the site. The Appraiser assumes no responsibility for the actual availability of utilities, their capacity, or any other problem which may result from a condition involving utilities. The respective companies, governmental agencies or entities should be contacted directly by concerned persons.

27. If only preliminary plans and specifications were available for use in the preparation of this appraisal, then this appraisal is subject to a review of the final plans and specifications when available (at additional cost) and we reserve the right to amend this appraisal if substantial differences are discovered.

28. This appraisal is not intended to be used, and may not be used, on behalf of or in connection with a real estate syndicate or syndicates. A real estate syndicate means a general or limited partnership, joint venture, unincorporated association or similar organization formed for the purpose of, and engaged in, an investment or gain from and interest in real property, including, but not limited to, a sale or exchange, trade or development of such real property, on behalf of others, or which is required to be registered with the United States Securities and Exchange Commission or any state regulatory agency which regulates investments made as a public offering. It is agreed that any user of this appraisal who uses it contrary to the prohibitions in this section indemnifies the appraisers and the appraiser's firm and holds them harmless of and from all claims, including attorney's fees, arising from said use.

29. Unless otherwise stated in this report, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value conclusion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.

30. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the Americans with Disabilities Act ("ADA") which became effective January 26, 1992. It is possible that a compliance

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survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.

31. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.

32. If any claim is filed against any of Valbridge Property Advisors, Inc. a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.

33. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.

34. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.

35. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.

36. It is your responsibility to read the report and to inform the appraisers of any errors or omissions of which you are aware, prior to utilizing the report.

37. Disclosures of the contents of the appraisal report by the Appraiser are governed by the Bylaws and regulations of the professional appraisal organizations with which the Appraiser is affiliated.

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38. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes subject to client data confidentiality.

39. All disputes shall be settled by binding arbitration in accordance with the then-existing commercial arbitration rules of the American Arbitration Association.

40. Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.

41. This appraisal was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the appraisal, COVID-19 incurred widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property were researched based on available reliable data. The analyses and value opinion in the appraisal are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indications. No analyses or opinions contained in this appraisal should be construed as predictions of future market conditions or value.

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# Certification

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

6. My engagement in this assignment and my compensation are not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, approval of a loan, or the occurrence of a subsequent event.

7. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

8. Michael Naifeh has personally inspected the subject property exterior.

9. Except as provided hereafter, no one provided significant real property appraisal assistance in the preparation of the appraisal.

10. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

11. The undersigned hereby acknowledge that they have the appropriate education and experience to completion the assignment in a competent manner. The reader is referred to the appraisers' Statement of Qualifications.

12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

13. As of the date of this report, I, Michael Naifeh, MAI, CRE®, have completed the continuing education program of the Appraisal Institute.

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14. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

15. All conclusions and opinions concerning the real estate that are set forth in the appraisal were prepared by the Appraisers whose signature(s) appears on the appraisal, unless indicated as "Review Appraiser".

16. No change of any item in the appraisal report shall be made by anyone other than the Appraiser(s), and the Appraiser(s) shall have no responsibility for any such unauthorized change.

17. Michael Naifeh has provided no previous services, as an appraiser or in any other capacity, regarding the subject property within the three years prior to this assignment.



Michael Naifeh, MAI, CRE®
Certified General Real Estate Appraiser
State of Arizona, Certificate No. 30276
Expires August 31, 2022
mnaifeh@valbridge.com

TC-DMO-0525-00089



# Addenda

## Glossary

Definitions are taken from the Dictionary of Real Estate Appraisal, 6th Edition (Dictionary), the Uniform Standards of Professional Appraisal Practice (USPAP) and Building Owners and Managers Association International (BOMA).

### Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (Dictionary)

### Amortization

The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund. (Dictionary)

### As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Dictionary)

### Base Rent

The minimum rent stipulated in a lease. (Dictionary)

### Base Year

The year on which escalation clauses in a lease are based. (Dictionary)

### Building Common Area

In office buildings, the areas of the building that provide services to building tenants but which are not included in the office area or store area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas, food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common area are floor common areas, parking space, portions of loading docks outside the building line, and major vertical penetrations. (BOMA)

### Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration. (BOMA)

### Certificate of Occupancy (COO)

A formal written acknowledgment by an appropriate unit of local government that a new construction or renovation project is at the stage where it meets applicable health and safety codes and is ready for commercial or residential occupancy. (Dictionary)

### Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property. (Dictionary)

The amount of money charged to tenants for their shares of maintaining a [shopping] center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security and upkeep. (ICSC – International Council of Shopping Centers, 4th Ed.)

### Condominium

A multiunit structure, or a unit within such a structure, with a condominium form of ownership. (Dictionary)

### Conservation Easement

An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement. (Dictionary)

### Contributory Value

A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole.

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries. (Dictionary)

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## Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service (DCR = NOI/Im), which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. A larger *DCR* typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender. (Dictionary)

## Deed Restriction

A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. (Dictionary)

## Depreciation

1) In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.
2) In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques. (Dictionary)

## Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
- The property is subjected to market conditions prevailing as of the date of valuation;
- Both the buyer and seller are acting prudently and knowledgeably;
- The seller is under compulsion to sell;
- The buyer is typically motivated;
- Both parties are acting in what they consider to be their best interests;
- An adequate marketing effort will be made during the exposure time;
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary)

## Easement

The right to use another's land for a stated purpose. (Dictionary)

## EIFS

Exterior Insulation Finishing System. This is a type of exterior wall cladding system. Sometimes referred to as dry-vit.

## Effective Date

1) The date on which the appraisal or review opinion applies. (SVP)
2) In a lease document, the date upon which the lease goes into effect. (Dictionary)

## Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. (Dictionary)

## Effective Rent

Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. (TIs). (Dictionary)

## EPDM

Ethylene Propylene Diene Monomer Rubber. A type of synthetic rubber typically used for roof coverings. (Dictionary)

## Escalation Clause

A clause in an agreement that provides for the adjustment of a price or rent based on some event or index. e.g., a provision to increase rent if operating expenses increase; also called *escalator clause, expense recovery clause or stop clause*. (Dictionary)

## Estoppel Certificate

A signed statement by a party (such as a tenant or a mortgagee) certifying, for another's benefit, that certain facts are correct, such as that a lease exists, that there are no defaults, and that rent is paid to a certain date. (Black's) In real estate, a buyer of rental property typically requests estoppel certificates from existing tenants. Sometimes referred to as an *estoppel letter*. (Dictionary)

## Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. (Dictionary)

## Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. (Dictionary)

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## Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying operating expenses above a stated level or amount. (Dictionary)

## Exposure Time

1) The time a property remains on the market.
2) The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (Dictionary)

## Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)

## Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary)

## Floor Common Area

In an office building, the areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor. (BOMA)

## Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a *full service lease*. (Dictionary)

## Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

## Going-Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. (Dictionary)

## Gross Building Area (GBA)

1) Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
2) Gross leasable area plus all common areas.
3) For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space. (Dictionary)

## Gross Measured Area

The total area of a building enclosed by the dominant portion (the portion of the inside finished surface of the permanent outer building wall which is 50 percent or more of the vertical floor-to-ceiling dimension, at the given point being measured as one moves horizontally along the wall), excluding parking areas and loading docks (or portions of same) outside the building line. It is generally not used for leasing purposes and is calculated on a floor by floor basis. (BOMA)

## Gross Up Method

A method of calculating variable operating expenses in income-producing properties when less than 100% occupancy is assumed. Expenses reimbursed based on the amount of occupied space, rather than on the total building area, are described as "grossed up." (Dictionary)

## Gross Retail Sellout

The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. Also called the *aggregate of the retail values, aggregate retail selling price or sum of the retail values.* (Dictionary)

## Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term. (Dictionary)

## Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land. (Dictionary)

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## HVAC

Heating, ventilation, air conditioning (HVAC) system. A unit that regulates the temperature and distribution of heat and fresh air throughout a building. (Dictionary)

## Highest and Best Use

1) The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2) The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use of for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
3) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (Dictionary)

## Hypothetical Condition

1) A condition that is presumed to be true when it is known to be false. (SVP – Standards of Valuation Practice, effective January 1, 2015)
2) A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.) (Dictionary)

## Industrial Gross Lease

A type of modified gross lease of an industrial property in which the landlord and tenant share expenses. The landlord receives stipulated rent and is obligated to pay certain operating expenses, often structural maintenance, insurance and real property taxes, as specified in the lease. There are significant regional and local differences in the use of this term. (Dictionary)

## Insurable Value

A type of value for insurance purposes. (Typically this includes replacement cost less basement excavation, foundation, underground piping and architect's fees). (Dictionary)

## Investment Value

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. (Dictionary)

## Just Compensation

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken. (Dictionary)

## Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (Dictionary)

## Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (Dictionary)

## Lessee (Tenant)

One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. (Dictionary)

## Lessor (Landlord)

One who conveys the rights of occupancy and use to others under a lease agreement. (Dictionary)

## Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a short time period.
- The property is subjected to market conditions prevailing as of the date of valuation.
- Both the buyer and seller are acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider to be their best interests.
- A normal marketing effort is not possible due to the brief exposure time.
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary)

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## Loan to Value Ratio (LTV)

The ratio between a mortgage loan and the value of the property pledged as security, usually expressed as a percentage. (Dictionary)

## Major Vertical Penetrations

Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in this definition. Not included, however, are vertical penetrations built for the private use of a tenant occupying office areas on more than one floor. Structural columns, openings for vertical electric cable or telephone distribution, and openings for plumbing lines are not considered to be major vertical penetrations. (BOMA)

## Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations; term, concessions, renewal and purchase options and tenant improvements (TIs). (Dictionary)

## Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Dictionary)

## Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.) (Dictionary)

## Master Lease

A lease in which the fee owner leases a part or the entire property to a single entity (the master lease) in return for a stipulated rent. The master lessee then leases the property to multiple tenants. (Dictionary)

## Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease, net net lease, partial net lease, or semi-gross le*ase. (Dictionary)

## Operating Expense Ratio

The ratio of total operating expenses to effective gross income (TOE/EGI); the complement of the net income ratio, i.e., OER = 1 – NIR (Dictionary)

## Option

A legal contract, typically purchased for a stated consideration, that permits but does not require the holder of the option (known as the *optionee*) to buy, sell, or lease real estate for a stipulated period of time in accordance with specified terms; a unilateral right to exercise a privilege. (Dictionary)

## Partial Interest

Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common, easement, or life interest. (Dictionary)

## Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real property taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant. (Dictionary)

## Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. (Dictionary)

## Prospective Future Value Upon Completion

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation

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project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report. … The prospective market value –as completed- reflects the property's market value as of the time that development is expected to be complete. (Dictionary)

## Prospective Future Value Upon Stabilization

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report …The prospective market value – as stabilized – reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties. (Dictionary)

## Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (Dictionary)

## Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building. (Dictionary)

## Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (Dictionary)

## Sandwich Leasehold Estate

The interest held by the sandwich leaseholder when the property is subleased to another party; a type of leasehold estate. (Dictionary)

## Sublease

An agreement in which the lessee in a prior lease conveys the right of use and occupancy of a property to another, the sublessee, for a specific period of time, which may or may not be coterminous with the underlying lease term. (Dictionary)

## Subordination

A contractual arrangement in which a party with a claim to certain assets agrees to make his or her claim junior, or subordinate, to the claims of another party. (Dictionary)

## Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

## Triple Net (Net Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease, net net net lease, or fully net lease*. (Dictionary)

(The market definition of a triple net lease varies; in some cases tenants pay for items such as roof repairs, parking lot repairs, and other similar items.)

## Usable Area

The measured area of an office area, store area, or building common area on a floor. The total of all the usable areas for a floor shall equal floor usable area of that same floor. (BOMA)

## Value-in-Use

The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually. (Dictionary)

## Contract

Valbridge PROPERTY ADVISORS
Tucson/Phoenix

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520-321-0000 phone
520-290-5293 fax
valbridge.com

May 3, 2022

Ms. Bonnie Schock
Executive Director
Fox Tucson Theatre
30 N. Church Ave.
Tucson, AZ 85701

Sent by e-mail: bonnie@foxtucson.com

Re: 17-27 North Stone Ave. Tucson, AZ, APN 117-12-033A

We are submitting this proposal to prepare an appraisal report on the property referenced above. The purpose of this assignment is to develop a market value opinion for the above referenced property which is located in Tucson, Pima County, Arizona.

An appraisal report for the property will be prepared. The report will contain summary descriptions of the property, its market area and pertinent market conditions and their effects on the value of the property. The appraisal report will also contain a summary of supporting factual data and analyses necessary to substantiate our opinion of value, as well as pertinent exhibits. The sales comparison approach will be developed as it is necessary for a credible value opinion. The income approach may be developed. The cost approach will not be developed. The intended use is for asset management decisions, specifically acquisition decisions. The intended users are the client and its board of directors.

Our certification on the appraisal report will be subject to the limiting conditions set forth in the enclosed six-page document entitled "General Assumptions and Limiting Conditions" and to other specific and limiting conditions which will be set forth in the appraisal report.

The total fee for the appraisal report will not exceed $4,000. A retainer fee of $2,000 is required. Upon receipt of the retainer and mutually-executed agreement, the appraisal report will be completed in approximately 4-5 weeks.

The client hereby agrees to pay an 18% per annum finance charge on any unpaid balance of the fee if payment is not received when due. Accounts which must be assigned to an outside agency for collection will be assessed a $200.00 service charge. In case legal action is instituted to collect a past due balance, the above-named client promises to pay collection costs and such additional sums as the court may adjudge reasonable such as court costs, attorney fees, service of process, and any other costs necessary to effect judgment and enforce payment. Please make all checks payable to MJN Enterprises, Inc.

If this agreement is not signed by the client and returned to the appraisers within seven days from the above date, the fees set forth herein may be subject to change. Further, the above-quoted fee agreement is subject to change by the appraisers upon inspection of the property or upon change in the client's requested services. Appraisers shall notify the client of any such change in fees prior to commencement of the work.

The parties agree that the estimated fee does not include any services or expenses other than those as set forth above. For example, post appraisal consultation, appearance at legal proceedings, research, analysis, preparation, and testimony for depositions or court appearances for any legal proceedings are not included services, unless specifically set forth above. Any such additional services requested by the client and expenses occasioned thereby are subject to an additional fee to be billed at $350.00 per hour.

Your acceptance of this proposal, as confirmed by your signature on this letter, will acknowledge your understanding and agreement with the terms of this assignment as set forth in this letter, including the document entitled "General Assumptions and Limiting Conditions." This contract is made solely with Valbridge | MJN Enterprises, Inc., an independent corporation.

If these terms expressed in this letter are acceptable to you, please date and sign this original letter and return it to me, together with your check covering the retainer fee made payable to MJN Enterprises, Inc. I am enclosing a signed copy of this letter for your records.

If any provision of this agreement is determined to be void or unenforceable by any court of proper jurisdiction, such determination shall not affect any other provision of this agreement held to be enforceable and all such enforceable provisions shall remain in full force and effect. Any actions or proceedings brought by anyone relating to or arising out of this agreement shall be brought in a court of proper jurisdiction in Pima County, Arizona. It is agreed that this agreement and the performance hereunder and all suits and legal proceedings hereunder shall be construed in accordance with and pursuant to the laws of the State of Arizona. This agreement represents the entire agreement between the parties and supersedes all prior written or oral agreements, negotiations, or representations.

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This agreement shall be binding upon the heirs, successors, and assigns of the parties.

I look forward to being of service to you.

Respectfully submitted,

VALBRIDGE PROPERTY ADVISORS
Tucson/Phoenix

By_____
Michael J. Naifeh, MAI, CRE
Senior Managing Director
Certified General Real Estate Appraiser
State of Arizona, Certificate #30276

CLIENT ACCEPTED & APPROVED:

By_____

Date 5/4/2022

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## Appraisers' Qualifications

**Michael J. Naifeh, MAI, CRE®**

### Experience

- Includes valuation of most types of urban real property and interest in real property; i.e., single and multi-family residential, commercial, industrial, and vacant land. Experience also includes special-purpose properties, feasibility studies, property tax appeals, lease fee and leasehold interest, and counseling.
- Employed as a Fee Appraiser with Sanders K. Solot and Associates, Tucson, Arizona, from May 1980 through April 1983.
- Employed as a Fee Appraiser with Mahoney, Cole and Associates, Tucson, Arizona, from May 1983 through May 1988.
- President and Principal Appraiser, MJN Enterprises, Inc. since 1986.
- Served on the Board of Directors founding Valbridge Property Advisors since June, 2011.
- Currently Senior Managing Director, Valbridge Property Advisors | MJN Enterprises, Inc.

### Professional Education

All required classes to obtain MAI Designation and state certification

### Professional Memberships

- Member of the Counselors of Real Estate (CRE®), Certification Number 2387. The CRE® designation is awarded only to those individuals who are invited by their peers into the membership of the Counselors of Real Estate.
- Member, Appraisal Institute, (MAI), Certificate Number 7812. As of the date of this report, I, Michael J. Naifeh, have completed the requirements under the continuing education program of the Appraisal Institute.
- Certified General Real Estate Appraiser, State of Arizona Certificate No. 30276.
- Registered Property Tax Agent in the State of Arizona
- Licensed Real Estate Salesman, State of Arizona

### Formal Education

Bachelor of Science Degree, University of Arizona, 1980.
Concentration: Accounting and Real Estate

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## Public Service

- Appointed to the Arizona State Board of Appraisal January, 2000.
- Served as Vice Chairperson in 2000 and Chairperson in 2001.
- Reappointed for a second term January, 2002.

## Scope of Appraisal Practice

Appraisal practice is classified into five categories:

- Mortgage Loan Appraisal
- Taxation Valuation
- Eminent Domain Appraisal
- Market Value for Private Negotiation Purposes
- Counseling

Clientele includes governmental agencies, corporate organizations, development companies, and financial institutions.



Department of Insurance and Financial Institutions

State of Arizona

CGA - 30276

This document is evidence that: **MICHAEL J. NAIFEH** has complied with the provisions of Arizona Revised Statutes, relating to the establishment and operation of a:

**Certified General Real Estate Appraiser**

and that the Superintendent of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

**Certified General Real Estate Appraiser**

**MICHAEL J. NAIFEH**

This license is subject to the laws of Arizona and will remain in full force and effect until surrendered, revoked or suspended as provided by law.

Expiration Date : **August 31, 2022**

Valbridge
PROPERTY ADVISORS




# FAST FACTS

## COMPANY INFORMATION

- Valbridge is the largest independent commercial property valuation and advisory service firm in North America.
  - Total number of MAI-designated appraisers (200+ on staff)
  - Total number of office locations (80+ across the U.S.)
  - Total number of staff (675+ strong)
- Valbridge covers the entire U.S. from coast to coast.
- Valbridge specializes in appraising all types of real property.
- Valbridge provides independent valuation services. We are NOT owned by a brokerage firm or investment company.
- Every Valbridge office is overseen by a senior managing director who holds the MAI designation of the Appraisal Institute.
- Valbridge is owned by local offices.
- Valbridge welcomes single-property assignments as well as portfolio, multi-market, and other bulk-property engagements.

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(661) 587-1010

1306 Higuera St.
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(805) 544-2472

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(626) 486-9327

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(714) 449-0852

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Pasadena, CA 91101
(626) 744-0428

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(561) 833-5331

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Naples, FL 34109
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(321) 228-6488

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(216) 367-9690

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Chattanooga, TN 37412
(423) 206-2677

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(901) 753-6977

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Brentwood, TN 37027
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901 Mopac Expy. S., Bldg. 1, Ste. 300
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20 North Main
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(801) 492-0000

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(757) 345-0010

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(757) 345-0010

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Kennewick, WA 99336
(509) 221-1540

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Kingston, WA 98346
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Spokane Valley, WA 99206
(509) 747-0999

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(262) 782-7990

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Exhibit # 5b

Quality Valuation, Inc.

# APPRAISAL REPORT

## OF THE MULTI-TENANT COMMERCIAL BUILDING

LOCATED AT
1 W CONGRESS ST & 13-27 N STONE AVENUE
TUCSON, PIMA COUNTY, ARIZONA 85701




FOR
CHAPMAN MANAGEMENT GROUP

BY
GORDON L. WICKER, MAI

EFFECTIVE DATE OF THE APPRAISAL:
AUGUST 3, 2022, "AS IS" &

QV FILE: 22-060

4939 E. River Road Tucson, Arizona 85718 520.209.2880 phone
www.QVInc.net

Quality Valuation, Inc.

August 12, 2022

Erik Chapman, VP
Chapman Management Group
33 W Congress St, Suite 205
Tucson, Arizona, 85701

RE: Appraisal Report of the multi-tenant commercial building located at 1 W Congress St & 13-27 N Stone Avenue, Tucson, Pima County, Arizona, 85701.

Dear Mr. Chapman:

In accordance with your request, I have performed an Appraisal Report of the property described above. This document is written in conformance with the *Uniform Standards of Professional Appraisal Practice (USPAP) as issued by the Appraisal Foundation*. All information pertinent to the analyses and conclusions is presented in a summarized format. Excluded valuation approaches, if any, are explained and supported. This appraisal report is considered to contain sufficient detail that the client and intended users of the report should understand it, and that they should deem the data, analysis and conclusions contained herein to be credible.

The ***purpose*** of this appraisal is to form an opinion of the "as is" market value for potential sale and IRS charitable contribution disparity purposes of the subject property. As the property is a partially leased multi-tenant property, the ***leased fee interest*** will be considered. The ***intended use*** of this appraisal report is for potential sales purposes. The ***intended user*** of this report is Chapman Management Group. The ***effective date of the appraisal*** is August 3, 2022 "as is", the date of the inspection. I have not performed prior appraisal or other professional services on the subject property in the three years preceding this assignment.

The subject reflects a multi-tenant commercial building. The property is located at the northwest corner of Congress Street and Stone Avenue, in the central business district of metropolitan Tucson, Pima County, Arizona. The ***Scope of Work*** for this report includes completing an appraisal inspection of the subject, analyzing the subject market for trends that impact real estate values, and searching the local market for comparable data. For this analysis I have completed the Income Capitalization and Sales Comparison Approaches to market value. Additional details on the scope of work are in the body of the report.

This Appraisal Report describes significant physical and non-physical factors relevant to the subject. Information about the region in which the property is located, the subject neighborhood, site, highest and best use, and valuation methods and techniques are summarized within this report.

TC-DMO-0525-00089

Exhibit # 5b



This report is not intended to be used, transferred, or relied upon by any person other than the intended user and the aforementioned entities. Quality Valuation, Inc. and the appraiser signing this report assume no responsibility to any party, other than the client, who uses or relies on any information in this report.

Based upon the data and discussions contained within the attached report, my opinion of the market value for the leased fee interest in the subject property is as follows:

**OPINION OF THE MARKET VALUE**
**OF THE SUBJECT PROPERTY, "AS IS"**
**AS OF AUGUST 3, 2022..... $3,160,000**

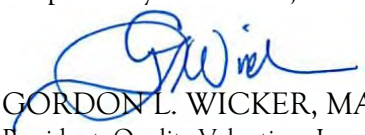
*The subject is presently largely vacant. Portions of this analysis require consideration of the prospective "as stabilized" operating condition for analytical purposes, with numerous deductions made for lost rent, tenant improvements, etc. in order to arrive at the "as is" value estimate. It is an* ***Extraordinary Assumption*** *of this report that the market-based assumptions used in this regard have a reasonable probability of occurrence under current and reasonably projected market conditions. Use of this assumption may have an effect on the conclusions reached herein.*

***Special Comment:*** *As of this date, COVID-19 has been declared a pandemic with a national state of emergency in place. The pandemic has created substantial turmoil in various financial markets and due to the developing situation, it is difficult to determine the future impact of COVID-19 on local commercial and residential real estate markets. The impact COVID-19 will have on national, regional, and local real estate markets, and the subject's sub-market, will largely depend on both the scale and longevity of the outbreak. Values under current market conditions may change more rapidly and significantly than during typical market conditions. The value opinion contained in this appraisal is based on findings of an analysis of market data available to the appraiser at the time of the assignment.*

*The above indication of market value is premised upon an exposure time of not more than 12 months. Similarly, the marketing time, premised on the indication of market value, would also be 12 months or less.*

Your attention is invited to the data and discussions contained in this document. I certify that I have inspected the subject; that my fee was not contingent upon the value opinion contained herein; and that I have no interest, present or prospective, in the property appraised. Furthermore, I certify that, to the best of my knowledge and belief, all statements and opinions contained in this letter are correct, subject to the assumptions, conditions, special limiting conditions, and certification which are made a part of this report.

Respectfully submitted,



GORDON L. WICKER, MAI
President, Quality Valuation, Inc.
Certified General Real Estate Appraiser,
Arizona Certificate: 30922

TC-DMO-0525-00089

Exhibit # 5b

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ADDENDA

# GENERAL ASSUMPTIONS AND LIMITATIONS OF THIS APPRAISAL

This appraisal is for no purpose other than property valuation, and the appraisers are neither qualified nor attempting to go beyond that narrow scope. The reader should be aware that there are also inherent limitations to the accuracy of the information and analysis contained in this appraisal. Before making any decision based on the information and analysis contained in this report, it is critically important to read this entire section to understand these limitations.

**This appraisal is not a survey.**

It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless otherwise noted. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Any maps, plats or drawings reproduced and included in this report are intended only for the purpose of showing spatial relationships. The reliability of the information contained on any such map or drawing is assumed by the appraiser and cannot be guaranteed to be correct. A surveyor should be consulted if there is any concern regarding boundaries, setbacks, encroachments or other survey matters.

**This appraisal is not a legal opinion.**

No responsibility is assumed for matters of a legal nature that affect title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable. The value opinion is given without regard to any questions of title, boundaries, encumbrances or encroachments. Appraisers are not usually provided an abstract of the property being appraised and, in any event, I neither made a detailed examination of it nor do I give any legal opinion concerning it.

It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report. A comprehensive examination of laws and regulations affecting the subject property was not performed for this appraisal.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in the appraisal report. Information and analysis shown in this report concerning these items is based only on a rudimentary investigation. Any significant question should be addressed to local zoning or land use officials and/or an attorney.

It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value opinion contained in this report is based. Appropriate government officials and/or an attorney should be consulted if an interested party has any questions or concerns on these items since I have not made a comprehensive examination of laws and regulations affecting the subject property.

**This appraisal is not an engineering or property inspection report.**

This appraisal should not be considered a report on the physical items that are a part of this property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical report. The appraisers are not construction, engineering, environmental or legal experts, and any statement given on these matters in this report should be considered preliminary in nature.

For properties in which the conditions of foundations, roofs, exterior walls, interior walls, floors, heating systems, plumbing, insulation, electrical service and all mechanical and construction items are described, these descriptions are based on a casual inspection only and no detailed inspection was made. For instance, appraisers are not experts on heating systems and no attempt was made to inspect the interior of a given property's furnace. Structures are not checked for building code violations, and it is assumed that all buildings meet applicable building codes unless so stated in the report.

Some items, such as conditions behind walls, above ceilings, behind locked doors or under the ground, are not exposed to casual view and, therefore, are typically not inspected. The existence of insulation, if any is mentioned, was found by conversation with others and/or circumstantial evidence. Since it is not normally exposed to view, the accuracy of any statements about insulation cannot be guaranteed.

It is assumed that there are no hidden or unapparent conditions of the property, sub-soil or structures that would render it more or less valuable. No responsibility is assumed for such conditions or for the engineering that may be required to discover such factors. Since no engineering or percolation tests were made, no liability is assumed for soil conditions. Sub-surface rights (mineral and oil) were not considered in making this appraisal.

Unless stated otherwise in the report, wells and septic systems, if any, are assumed to be in good working condition and of sufficient size and capacity for the stated highest and best use of the property.

Appraisers are not environmental experts, and do not have the expertise necessary to determine the existence of environmental hazards such as the presence of urea-formaldehyde foam insulation, toxic waste, asbestos or hazardous building materials, or any other environmental hazards on the subject or surrounding properties. If I know of any problems of this nature that I believe would create a significant problem, they are disclosed in this report. However, nondisclosure should not be taken as an indication that such a problem does not exist. An expert in the field should be consulted if any interested party has questions on environmental factors.

No chemical or scientific tests were performed by the appraiser on the subject property, and it is assumed that the air, water, ground and general environment associated with the property present no physical or health hazard of any kind unless otherwise noted in the report. It is further assumed that the subject site does not contain any type of dump site and that there are no underground tanks (or any underground source) leaking toxic or hazardous chemicals into the groundwater or the environment unless otherwise noted in the report.

The age of any improvements to the subject property mentioned in this report should be considered a rough estimate. Appraisers are not sufficiently skilled in the construction trades to be able to reliably estimate the age of improvements by observation. We therefore rely on circumstantial evidence that may come into our possession (such as dates on architectural plans, property record cards, etc.) or conversations with those who might be somewhat familiar with the history of the property such as property owners, on-site personnel or others.

Parties interested in knowing the exact age of improvements on the land should contact us to ascertain the source of our data and then make a decision as to whether they wish to pursue additional investigation.

Because no detailed construction, engineering, environmental or legal inspection was made and because such knowledge goes beyond the scope of this appraisal, any observed condition or other comments given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no guarantee is made as to the adequacy or condition of a given property's foundation, roof, exterior walls, interior walls, floors, heating system, air conditioning system, plumbing, electrical service, insulation or any other detailed construction matters. If any interested party is concerned about the existence, condition or adequacy of any particular item, I would strongly suggest that a construction expert be hired for a detailed investigation.

**This appraisal is made under conditions of uncertainty with limited data.**

As can be seen from limitations presented above, the appraisal is based on an analysis of many sources of data. Every attempt has been made to confirm the data as reliable and factual, however, there are a number of limitations with respect to data including: a lack of certain areas of expertise beyond real estate appraisal methodology and techniques; the inability of the appraiser to view certain portions of the property; and the inherent limitations of relying upon information provided by others such as: income and expense data; comparable sales data; and engineering analyses.

This appraisal is an opinion of value based on an analysis of information known to us at the time the appraisal was made. All values shown in the appraisal report are projections based on my analysis as of the date of the appraisal. These values may not be valid in other time periods or as conditions change. I take no responsibility for events, conditions or circumstances affecting the property's market value that take place subsequent to either the date of value contained in this report or the date of the field inspection, whichever occurs first.

Opinions and estimates expressed herein represent my best judgment but should not be construed as advice or recommendation to act. Before relying on any statement made in this appraisal report, interested parties should contact the appraiser for the exact extent of the data collection on any point that they believe to be important to their decision making. This will enable such interested parties to determine whether they believe the extent of the data gathering process was adequate for their needs.

**Appraisal report limitations**

Appraisal reports are technical documents addressed to the specific technical needs of clients. Casual readers should understand that this report does not contain all of the information I have concerning the subject property or the real estate market. While no factors I believe to be significant but unknown to the client have been knowingly withheld, it is always possible that I have information of significance that may be important to others but which, with my limited acquaintance with the property and in light of the limitations of my expertise (as outlined in this document), does not seem to be of crucial import.

Appraisal reports are technical documents, with their reporting formats guided by both the Uniform Standards of Appraisal Practice and specific technical requirements of a given client. Casual readers are cautioned about their limitations and are warned against possible misinterpretation of the information contained in these reports.

The liability of Quality Valuation, Inc., its employees and/or agents is limited only to the Client and specifically identified intended users. Further, there is no accountability, obligation or liability to any third party. The appraiser(s) should be contacted with any questions before this report is relied on for decision making.

There are no requirements, by reason of this appraisal, to give testimony or appear in court or any pretrial conference or appearance required by subpoena with reference to the property in question, unless sufficient notice is given to allow adequate preparation and additional fees are paid by the client at our regular rates for such appearances and the preparation necessitated thereby.

This report is made for the information and/or guidance of the client and possession of this report, or a copy thereof, does not carry with it a right of publication. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without the written consent and approval of the appraiser. Nor shall the appraiser, firm or professional organization of which the appraiser is a member be identified without the written consent of the appraiser.

It is suggested that those who possess this appraisal report should not give copies to others. Certainly, legal advice should be obtained on potential liability issues before this is done. Anyone who gives out an incomplete or altered copy of the appraisal report (including all attachments) does so at their own risk and assumes complete liability for any harm caused by giving out an incomplete or altered copy. Neither the appraiser nor this company assumes any liability for harm caused by reliance upon an incomplete or altered copy of the appraisal report given out by others. Anyone with a question on whether their copy of an appraisal report is incomplete or altered should contact our office.

Values and conclusions for various components of the subject property as contained within this report are valid only when making a summation; they are not to be used independently for any purpose and must be considered invalid if so used. The allocation of the total value in this report between land and improvements applies only under the reported highest and best use of the property. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

In the case of limited partnerships, syndication offerings or stock offerings in real estate, the Client agrees that in case of a lawsuit (brought by lender, partner or part owner in any form of ownership, tenant or any other party), the Client and all parties will completely hold harmless this firm, its employees and/or agents.

**Americans with Disabilities Act (ADA)**

The Americans with Disabilities Act (ADA/ The Act) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the

requirements of the Act. If so, this fact could have a negative effect on the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in valuing of the property.

**Arizona-specific considerations**

Special consideration must be given to properties located in Arizona with respect to seismicity/subsidence. Seismic activity in Southern Arizona is rare but does occasionally occur. A more common geotechnical manifestation has been the development of subsidence cones caused by pumping of groundwater. A geologist should be consulted if there is any concern regarding these matters.

Due to the historic nature of the American Southwest, properties within Arizona may be impacted by the presence of archaeological features, such as Native American remains or artifacts (specifically the ancient Hohokam and Anasazi settlements). The presence of such features may require mitigation on the part of the property owner or developer and could involve significant costs or time delays. It is an assumption of this report that no such archeological issues impact the subject property, unless otherwise noted in the appraisal report. Should a competent archeologist specifically identify significant archeology and quantify the cost of data recovery, I reserve the right to alter the valuation opinion contained in this report.

## EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

In addition to the aforementioned assumptions and limitations, this report is subject to the following extraordinary assumptions and/or hypothetical conditions:

*The subject is presently largely vacant. Portions of this analysis require consideration of the prospective "as stabilized" operating condition for analytical purposes, with numerous deductions made for lost rent, tenant improvements, etc. in order to arrive at the "as is" value estimate. It is an* ***Extraordinary Assumption*** *of this report that the market-based assumptions used in this regard have a reasonable probability of occurrence under current and reasonably projected market conditions. Use of this assumption may have an effect on the conclusions reached herein.*

## EXECUTIVE SUMMARY

| | |
|---|---|
| Purpose of Appraisal: | To form an opinion of the "as is" market value for potential sale and IRS charitable contribution disparity purposes. |
| Intended Use: | For potential sales purposes. |
| Client, Intended User: | Chapman Management Group. |
| Effective Date of Appraisal: | August 3, 2022 "as is". |
| Date of Report: | August 12, 2022. |
| Property Location: | 1 W Congress St & 13-27 N Stone Avenue, Tucson, Pima County, Arizona, 85701. |
| Interest Appraised: | Leased fee. |
| Property Type: | Multi-tenant commercial building. |
| Site Size/Shape: | The site is comprised of a single parcel, which is generally rectangular in shape, and totals approximately 0.19 acres or 8,147 square feet. |
| Building Improvements: | The subject reflects a multi-tenant commercial building with a leasable area of 8,659 square feet. |

Market Value Indications, "As Is":

Income Capitalization Approach: ..... $3,160,000
Sales Comparison Approach: ..... $2,860,000

Market Value Opinion, "As Is" ..... $3,160,000

Estimated Exposure Time: 12 months
Estimated Marketing Time: 12 months

# INTRODUCTION

## INTENDED USE & USER

The purpose of this narrative appraisal report is form an opinion of the "as is" market value for potential sale and IRS charitable contribution disparity purposes of the ***leased fee*** interest in the subject. Chapman Management Group is the ***client*** and the ***intended user*** of this report. The ***intended use*** of this report is for potential sales purposes.

## EFFECTIVE DATE OF VALUE

The date of the market value is August 3, 2022 "as is", the date of the formal inspection.

## INTEREST TO BE APPRAISED

The subject is currently owned by BC Limited LLC/Chapman Management Group. The property is an existing multi-tenant commercial building. The property is partially leased. Therefore, the interests appraised within this analysis reflect the ***leased fee*** interest.

## PROPERTY IDENTIFICATION

The address is 1 W Congress St & 13-27 N Stone Avenue, Tucson, Pima County, Arizona, 85701.

The Pima County Assessor identifies the subject as parcel number 117-12-033A.

The property is located at the northwest corner of Congress Street and Stone Avenue, in the central business district of metropolitan Tucson, Pima County, Arizona

The subject's parcel is legally described by the Pima County Assessor's records as:

Tucson Ptn Lot 3, BLK 196.

## OWNERSHIP HISTORY

According to public records, title to the subject is vested in the name of BC Limited LLC/Chapman Management Group. This entity acquired title to the subject property on June 1983, as recorded at 7062-478 in the office of the Pima County Recorder.

The subject is partially leased, with other space available for rent.

Although the purpose of this assignment is to develop and opinion of value for potential sales purposes, the subject is neither under contract for sale nor listed for sale to the best of my knowledge.

## DEFINITION OF FAIR MARKET VALUE

Fair market value (FMV) is the price that property would sell for on the open market. It is the price that would be agreed on between a willing buyer and a willing seller, with neither being required to act, and both having reasonable knowledge of the relevant facts.[1]

[1] *IRS Publication 561, updated February 02, 2020*

## SCOPE OF THE APPRAISAL / DESCRIPTION OF THE PROCESS

Quality Valuation, Inc. has been engaged by Chapman Management Group to form an opinion of the "as is" market value for potential sale and IRS charitable contribution disparity purposes of the leased fee interest in the subject.

The date of this valuation is August 3, 2022 "as is", the date of inspection.

The intended use of this report is for potential sales purposes. The report is intended to comply with the appraisal guidelines of the Uniform Standards of Professional Appraisal Practice as set forth by the Appraisal Foundation.

The ***scope of work*** includes inspection of the subject and vicinity, selection and analysis of market information, valuation, and preparation of the report. With respect to the entire analysis, data relevant to the subject property has been gathered and analyzed. Data gathered for this appraisal consists of two types: general and property specific. General data includes information on social, economic, governmental, and environmental trends and conditions affecting the subject property. Each of these items has an impact on property value and the study of these forces enables the appraiser to identify the underlying causes of change in property values and what future market expectations might be. The geographic extent of the search for general market information included the total Tucson metropolitan area. Property specific information includes data about the subject site, building description, tax information, and zoning classifications.

Sources of general market information included government publications, census data, local newspapers, and other public and private organizations. Real estate oriented market information was abstracted from econometrics publications specific to the Tucson market.

Property specific information was obtained from the Pima County Assessor's office, the City of Tucson, my inspection[2] of the property, the subject's leases, historic operating data and pro-forma data provided by the ownership. Additional information was obtained in my discussions with Erik & Swain Chapman, owner's representatives. Gordon L. Wicker inspected the subject on August 3, 2022.

Highest and Best Use analysis was undertaken and established the foundation for the valuation process. This analysis considered physically possible, legally permissible, financially feasible use of the property and ultimately led to conclusions of a use or class of use that was considered to be optimal, or most productive, for the subject property, both "as though vacant" and "as improved".

[2] **An appraisal inspection does not constitute a building inspection.** An appraiser is neither trained nor capable of conducting a thorough inspection of structural and mechanical aspects of a property. An appraiser will visually inspect accessible areas of the improvements for any obvious defects and will note finishes and building layout. I did not inspect the building structure, roof, or mechanical systems and have assumed that these are in working condition. The appraiser makes no guarantees about the structural integrity of the property and assumes no adverse conditions are present. If the client requires a more detailed inspection, a consultation by a qualified building inspector is recommended.

## VALUATION METHODOLOGY

All three methods of value determination have been considered. The Income Capitalization and Sales Comparison Approaches have been developed. The subject property is a multi-tenant commercial building. The total gross building area is approximately 8,647 square feet per the Assessor. Per the recent laser-measured floor plans, the property has a building area of 8,659 square feet. With no common areas, the leasable area is the same as the gross building area. The property is located on a total of approximately 0.19 acres, located at the northwest corner of Congress Street and Stone Avenue, in the central business district of metropolitan Tucson, Pima County, Arizona.

The methodology of each valuation methodology developed in this appraisal is discussed in the following paragraphs.

***Income Capitalization Approach*** – *In the Income Capitalization Approach, an appraiser analyzes a property's capacity to generate future benefits and capitalizes the income into an indication of present value. The principle of anticipation is fundamental to the approach. Techniques and procedures from this approach are used to analyze comparable sales data and to measure obsolescence in the cost approach.*

The Income Approach to value recognizes what a prudent purchaser could afford to pay for a property based upon its income-producing capability. The indication of value is predicated upon what an investor would be justified in paying to acquire the right to receive an income stream of a specific amount, with a set duration, stability, and uncertainty of risks. In this particular analysis, I employ a Direct Capitalization technique.

As noted, the subject is an income-producing property, and is presently below stabilized occupancy. As such, this methodology will be premised upon both contract rents and market rents. The Income Capitalization Approach is developed and represents a relevant interpretation of the market. Primary weight is given to this approach.

***Sales Comparison Approach*** – *The process of deriving a value indication for the subject property by comparing similar properties that have recently sold with the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties, based on relevant, market-derived elements of comparison. The principle of substitution is fundamental to this approach*[3].

There have been a limited number of investment-oriented commercial building sales in the Downtown Tucson area over the past few years. The overall quality of comparable data was fair/reasonable.

Since multiple differences typically exist between the subject property and the comparables, the Sales Comparison Approach is used to provide a bracket or range in which the value of the subject should fall. The bracketing technique allows for the appraiser to analyze the comparables in relation to the subject and estimate whether the indicated sale price per unit (in this case sales price per square foot of building area) requires either upward or downward adjustment. Based upon this analysis, the

[3] *The Appraisal of Real Estate*, 14th Edition, the Appraisal Institute

comparables are considered to provide a reasonable indication of the range in value per square foot for the subject property. The value indication arrived at via the Sales Comparison Approach is given supportive weight within the analysis.

***Cost Approach*** *–In the Cost Approach, a property is valued based on a comparison with the cost to build a new or substitute property. The cost estimate is adjusted for the depreciation evident in the existing property. The principle of contribution is fundamental to this approach.*

Typically, the Cost Approach is best-suited and most meaningful for newer properties under market conditions where financial feasibility exists, for properties which are mixed-use in nature or for which a limited number of comparable facilities exists.

The subject improvements were originally constructed in 1901 thru 1958. Market participants would place very little, if any consideration on the replacement costs of the subject improvements in their analysis of this older investment-oriented property. As such, the Cost Approach is not considered a relevant interpretation of the market and has not been completed.

***Reconciliation***

The value conclusions reached via the Income Capitalization and Sales Comparison Approaches will be reconciled into a single market value opinion of the subject property "as is".

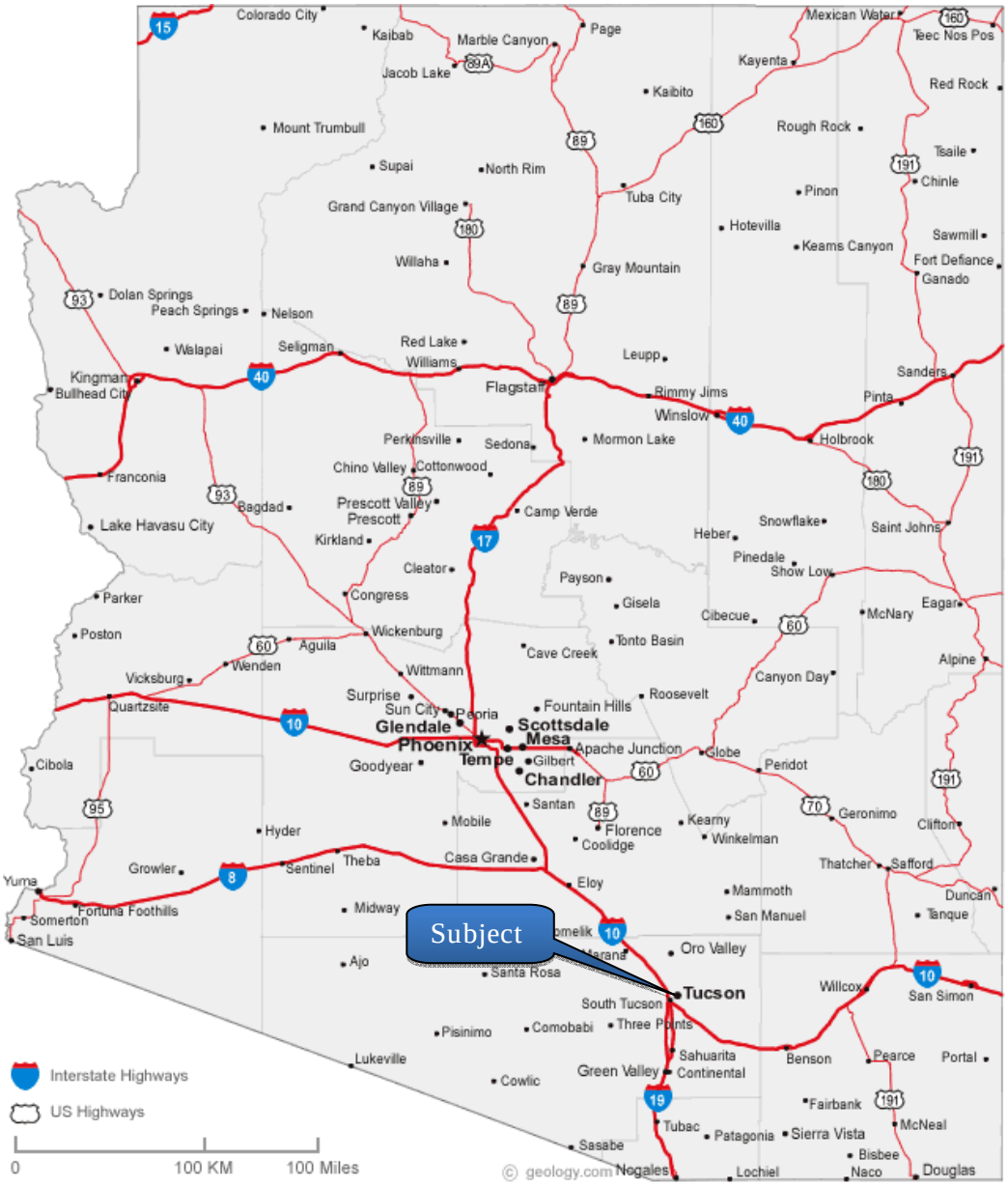
As the subject property is not presently stabilized, deductions for lost rent, leasing commissions, tenant improvements and profit will be considered within the Income Capitalization Approach and deducted as the cost of stabilization within both approaches.

This scope of work is considered sufficient to develop credible assignment results.

# AREA OVERVIEW

The purpose of this section of the report is to identify and analyze the social, economic, governmental, and environmental forces that can influence property values in the vicinity of the subject. The primary area of influence is the ***neighborhood***, defined as a group of complimentary land uses; a residential neighborhood may contain residential uses along with ancillary commercial uses that provide services for the residents. A ***district***, on the other hand, has one predominate land use. Districts are characterized by homogeneous land use, such as apartment, industrial, commercial, or agricultural properties. Market areas can encompass one or more districts, neighborhoods, or both.

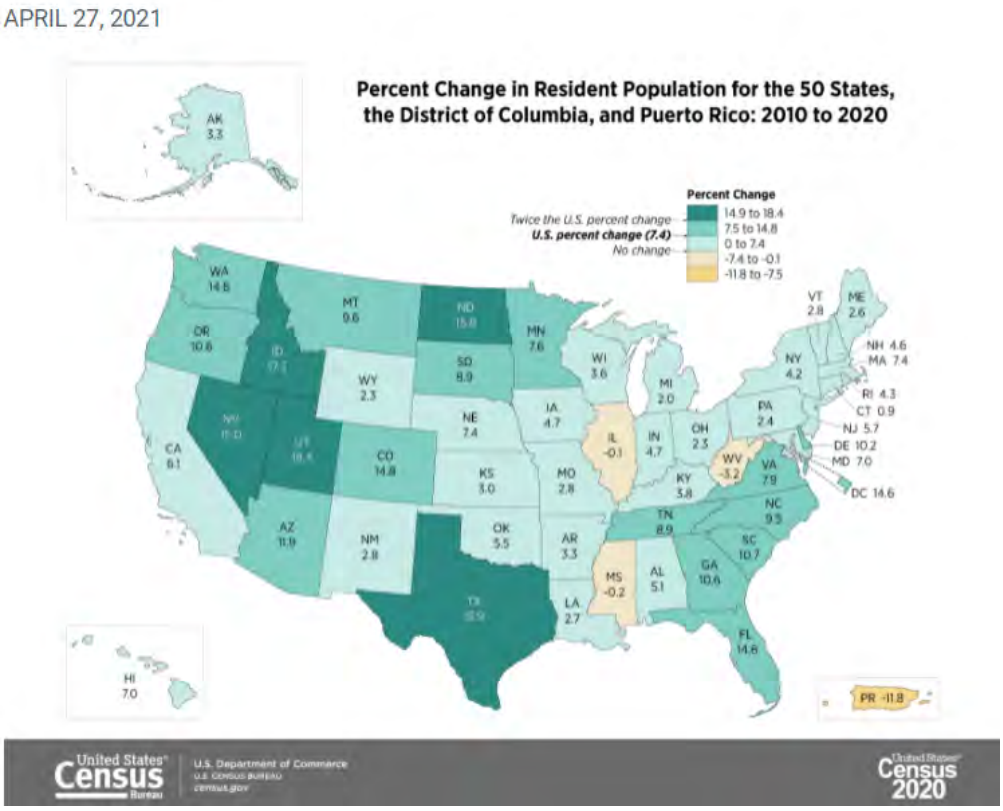
## STATE MAP



## ARIZONA

Arizona is in the southwestern area of the United States within the Sunbelt Region and ranks sixth in the nation in terms of size with 113,417 square miles. The state can be divided into three geographical areas, each with its own distinct topography and climate. The northeastern portion of the state is a high plateau, which tends to be cool, dry and barren. Most of this area is within the boundaries of the Navajo Nation, the largest Native American reservation in the United States. The mountainous region, extending diagonally across the state from northwest to southeast, offers cool summertime temperatures and winter sports and recreation, attracting visitors year-round. The remaining half of the state, south and west of the mountainous region, consists of desert valleys divided by low desert mountain ranges and is home to most of the state's population; as of the 2020 census, about 76 percent of the state population resides in Maricopa and Pima counties, home to the two largest metropolitan areas of the state, Phoenix and Tucson, respectively.

Arizona continues to lead the nation in population growth. Between 1980 and 1990, Arizona was the third fastest growing state, with a population increase of almost 35 percent. According to the 2020 census, approximately 7.3 million people resided in the state, which is an increase from the 2010 census which reported 6,392,017 people in Arizona. The 2000 census showed approximately 5.1 million people. The 1990 census showed 3,665,000 residents, reflecting an increase of about 40 percent, or a 3.4 percent compounded annual rate. In 2020, Arizona's population growth of nearly 25% over the prior decade resulted in a ranking of second-fastest growing, surpassed only by bordering state Nevada (35%), and followed closely by neighboring Utah (24%). As of the 2020 Census, Arizona ranks eighth in terms of percentage change in resident population over the prior census report.




Source: United States Census Bureau

According to the US Department of Labor, Bureau of Labor Statistics (BLS), Arizona experienced 8.8 million in gross job gains in the Fourth Quarter of 2020, resulting from opening and expanding of private-sector establishments following the Covid-19 pandemic impacts from earlier that year. A further effect of the pandemic, the percentage of employed persons working from home nearly doubled in 2020 (per BLS 07/22/2021). Unemployment spiked during the global pandemic, with April 2020 showing an increase to 14.8, which is an increase of 11.3% from just two months prior.

Data extracted on: July 28, 2021 (1:35:42 PM)

**Labor Force Statistics from the Current Population Survey**

**Series Id:** LNS14000000
Seasonally Adjusted
**Series title:** (Seas) Unemployment Rate
**Labor force status:** Unemployment rate
**Type of data:** Percent or rate
**Age:** 16 years and over




Download: xlsx

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2011 | 9.1 | 9.0 | 9.0 | 9.1 | 9.0 | 9.1 | 9.0 | 9.0 | 9.0 | 8.8 | 8.6 | 8.5 |
| 2012 | 8.3 | 8.3 | 8.2 | 8.2 | 8.2 | 8.2 | 8.2 | 8.1 | 7.8 | 7.8 | 7.7 | 7.9 |
| 2013 | 8.0 | 7.7 | 7.5 | 7.6 | 7.5 | 7.5 | 7.3 | 7.2 | 7.2 | 7.2 | 6.9 | 6.7 |
| 2014 | 6.6 | 6.7 | 6.7 | 6.2 | 6.3 | 6.1 | 6.2 | 6.1 | 5.9 | 5.7 | 5.8 | 5.6 |
| 2015 | 5.7 | 5.5 | 5.4 | 5.4 | 5.6 | 5.3 | 5.2 | 5.1 | 5.0 | 5.0 | 5.1 | 5.0 |
| 2016 | 4.8 | 4.9 | 5.0 | 5.1 | 4.8 | 4.9 | 4.8 | 4.9 | 5.0 | 4.9 | 4.7 | 4.7 |
| 2017 | 4.7 | 4.6 | 4.4 | 4.5 | 4.4 | 4.3 | 4.3 | 4.4 | 4.2 | 4.1 | 4.2 | 4.1 |
| 2018 | 4.0 | 4.1 | 4.0 | 4.0 | 3.8 | 4.0 | 3.8 | 3.8 | 3.7 | 3.8 | 3.8 | 3.9 |
| 2019 | 4.0 | 3.8 | 3.8 | 3.7 | 3.7 | 3.6 | 3.6 | 3.7 | 3.5 | 3.6 | 3.6 | 3.6 |
| 2020 | 3.5 | 3.5 | 4.4 | 14.8 | 13.3 | 11.1 | 10.2 | 8.4 | 7.8 | 6.9 | 6.7 | 6.7 |
| 2021 | 6.3 | 6.2 | 6.0 | 6.1 | 5.8 | 5.9 | | | | | | |

Much like the rest of the nation, Arizona's unemployment figures saw a sharp increase near the onset of the Coronavirus pandemic, jumping to 14.2% in April of 2020 and remaining near 10% through July before dropping considerably to just 7% in August, well below the national average of 8.4%. Arizona ended 2020 reporting 6.7% unemployment. While this recovery is significant, the ending unemployment rate is a 200 basis point increase from the 4.7% reported just one year prior.



## METRO TUCSON



With a metropolitan area of over 400 square miles and population of nearly 1 million residents, Tucson is the second largest metro area in Arizona and is the economic center of southeastern portion of the state. Tucson is also home to the University of Arizona, with a school year 2019-2020 enrollment of nearly 45,000 undergraduate students.

The overall recent history of the economy of the metropolitan area was strong throughout much of 2008, with continued inventory growth in virtually all sectors. Following the residential market decline, the commercial market also slowed substantially in late 2008, with increasing vacancies and declining lease rates and property values across all sectors. Signs of stabilization started to appear in the second half of 2009, but with ongoing lingering uncertainty due to the national recession. By year-end 2012, market participants began to see slow improvement in many sectors. By 2014, 2015 and into 2016, the residential, retail and industrial sectors had experienced significant recovery and had largely stabilized. Until 2020, the economy continued to show recovery with declining unemployment rates and increasing home values. Office market conditions continued to remain depressed, overall throughout this time. In early 2020, as the world experienced the global Covid-19 pandemic, the economy slowed throughout the world and the nation. Arizona and Tucson were no exception, though the road to recovery is being experienced in many sectors of the economy.

The population of Pima County, which approximates the Tucson metropolitan area, is reported as 1.05 million as of the recent population estimates from the US Census Bureau as of July 1, 2019. As of the writing of this report, the 2020 Census Data for county- and city-level data had not yet been released. According to the prior Census report in 2000, population increased over 26% in the decade spanning 1990 to 2000, from 666,954 in 1990 to 843,746 in 2000. Population growth continued at 16% from the year 2000 to 2010. The 2010 census recorded 980,263 residents.

The population counts of the incorporated area of Tucson earn it the rank as the 33rd largest city in the United States, and the metropolitan area ranks as the 58th largest metropolitan area.

The northwest and southeast portions of the metropolitan area, where ample land is available, have recently been, and are expected to continue to be, the focal points for most of the growth. Additional development is expected along the Interstate 10 and Interstate 19 corridors.

Currently, the City of Tucson is home to approximately 554,500 residents (based on preliminary estimates), with 1,068,000 residents in the larger metro Tucson area. The actual 2010 Census total for the City of Tucson was 520,116, which is somewhat below the 2008 estimate for the City population from ADES of 543,959, but still represents an annual growth rate of about 0.69 percent. The 2016 American Community Survey reports an increase in Tucson's population to 527,586. The somewhat slower growth in the City reflects its built-up nature and more limited availability of vacant land suitable for large-scale residential development. Available 2010 Census populations of other incorporated communities in the in the metro area include Oro Valley (29,700); Marana (33,744); Sahuarita (23,190); and South Tucson (5,800). The City of Tucson grew from a population of 405,371 in 1990 to 486,699 in 2000, or 2.0 percent annually.

Mirroring the state and the country, the City of Tucson saw large decreases in employment in the second quarter of 2020 as a result of the pandemic. Tucson has demonstrated similar rebounding and slow growth. According to the Bureau of Labor and Statistics, Tucson's April 2021 unemployment rate is reported as 6.6%, which is a continued improvement from prior months, but remains nearly 200 basis points from just one year ago.

In December 2015, Tucson received the UNESCO City of Gastronomy title, marking the first city in the US to garner this distinction. Moreover, according to US News and World Report's 2020 survey, Tucson boasts 2 of the top 25 schools in the nation, with Basis Oro Valley (#23) and University High School (#17).

Tucson continues to receive recognition in the media, including this list provided by vistitucson.com:

- Travel + Leisure list Tucson in The 50 Best Places to Travel in 2021, highlights Tucson's new boutique hotel offerings such as The Tuxon and JTH Tucson (property formerly known as Posada) as well as spa resorts like Miraval and Canyon Ranch. It also mentions Ball-Paylore House the forthcoming Bike Ranch, December 2020.
- Tucson named to a list ranking "The 10 US Cities Best Positioned to Recover from Coronavirus," based on population density, spacious environments, existing exposure to COVID-19, and a forecasted migration away from heavily urbanized coasts, from a Moody's Analytics report covered in Forbes, May 2020.
- Tucson named to list of "The Best Arizona Cities To Visit During The Christmas Season," by Travel Awaits, October 2019. The Fourth Avenue Winter Street Fair and Tucson's typically sunny days are highlighted.
- Tucson ranks one of the "25 Most Fun Cities in America," with scoring based on entertainment and recreation, nightlife and parties and cost factors, according to a WalletHub.com report featured in USA Today Travel.
- Tucson named Arizona's coolest city in "The Coolest City to Visit in Each State," The Discoverer travel blog, August 2019: "Local wineries, craft breweries, delectable southwestern cuisine and a thriving and innovative art scene pack the already naturally-gorgeous Tucson with even more reasons to visit."

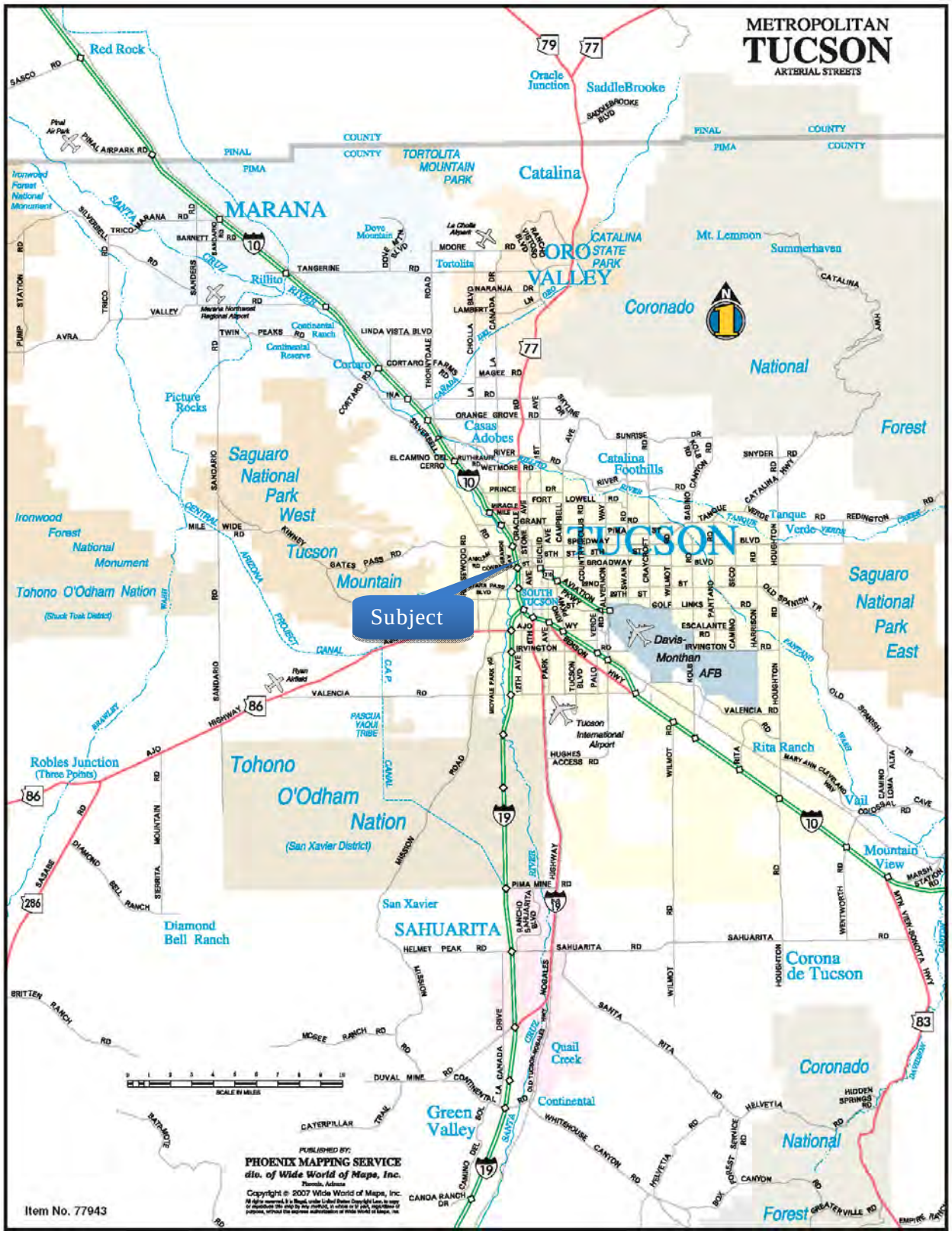
- Tucson ranks among "7 Fantastic Cities That Could Be America's Next "It" Vacation Spots," TripAdvisor, August 2019: "For the adventurous travelers among us looking for a new favorite city to explore, we present to you 7 up-and-coming US cities ready to claim their share of the spotlight as top-tier destinations."
- #2 Best Places/Towns to Live, due in large part to its bicycling community, Outside Magazine.
- #37 out of the 50 best large cities in the United States, per Resonance Consultancy's 2019 America's Best Cities report.
- Visit Tucson Named 'Tourism Leader of the Year for 2019' by the Arizona Lodging & Tourism Association (AzLTA).
- #3 city in America for LGBTQ-friendly retirement, Top 20 Cities for LGBTQ Retirement in 2019, SeniorAdvice.com.
- #9 of "10 Best Bang-For-The-Buck Vacation Destinations" around the world, Fodor's Travel guidebooks, reported on Forbes.com.

With 350 days of sunshine annually and an elevation of 2,389 at the valley's floor, and peaks of 9,157 atop nearby Mount Lemmon, Tucson offers a wide variety of outdoor recreation and is a popular tourist and retiree attraction.

The long-term outlook for Tucson is positive. Population and employment are projected to continue to increase at rates in excess of the remainder of the state and the nation as a whole as the market continues to recover and grow. The cyclic nature of the economy reflected in the population, employment, and development segments is now rebounding from the previous downturns experienced not only in Tucson, but in the state and the nation. Overall, the Tucson Metropolitan area is considered to remain in the growth stage of its life cycle and should have a positive long-term impact upon properties in the area, as recovery continues to occur in most sectors.

Exhibit # 5b

# TUCSON MAP

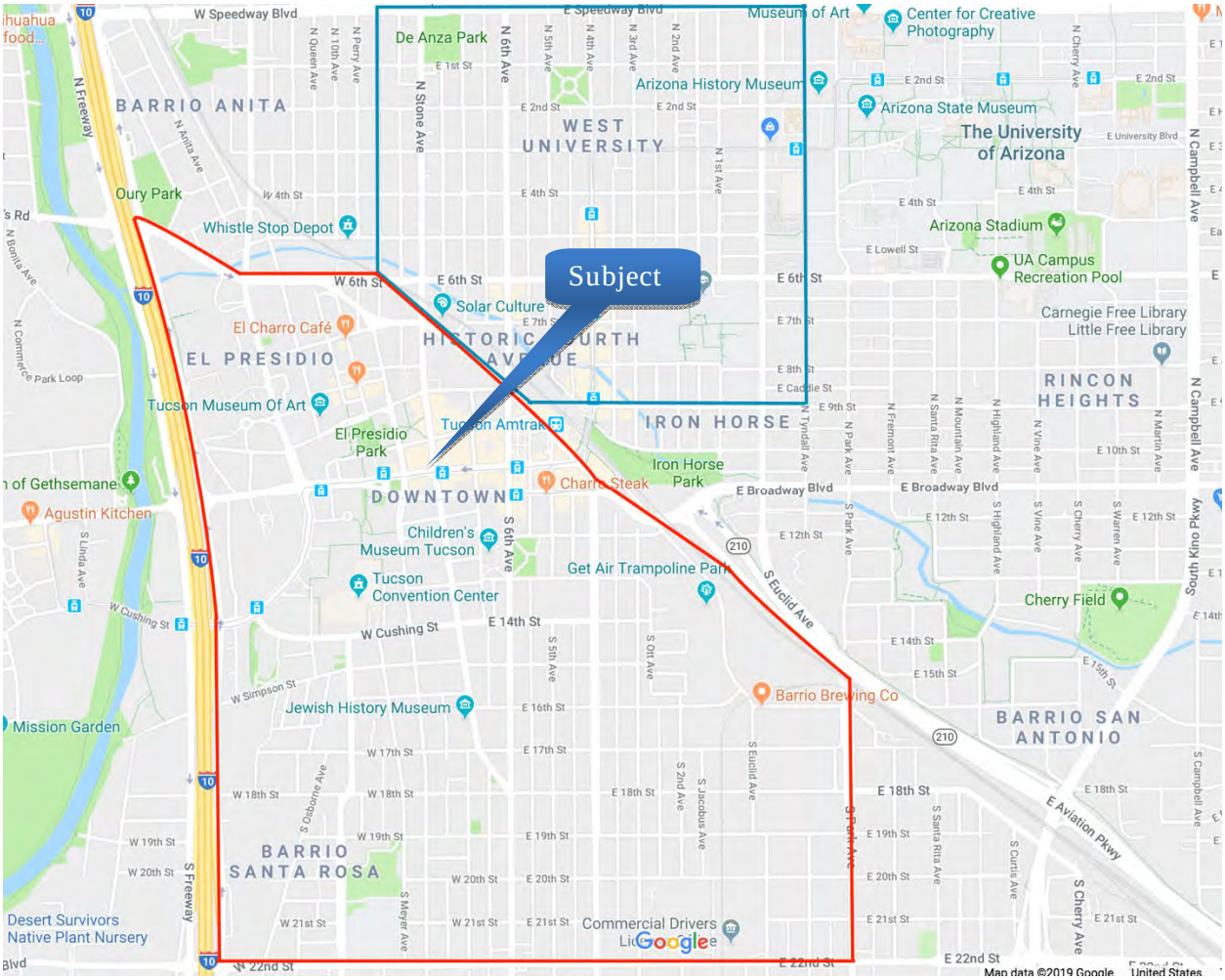


## NEIGHBORHOOD DESCRIPTION

The subject is situated in the northern portion of the Central Business District (CBD), and is also heavily influenced by the West University neighborhood. Redevelopment of the Tucson's Downtown CBD has been underway in recent years with a new modern streetcar, new headquarters facilities for UniSource/Tucson Electric Power and the FBI, Caterpillar's new corporate offices, Hexagon Mining's new headquarters in a mixed-use project, as well as several new apartment projects.

The neighborhood is well established as the governmental and commercial center of Southern Arizona. Modern development began in the late 1880s, although many of the original buildings have been removed. Over the past 20 years, the area has generally been in a stage of stability following a period of revitalization in the early 1980s. There has been some renewed revitalization during the past few years, with a number of new and redevelopment projects expected to break ground over the approximate next year.

**CBD & West University Area Map with Neighborhood Outline**




**CBD outlined in Red, West University outlined in Blue**

**Boundaries**

The CBD is a rather small area of commercial uses surrounded by older residential areas, portions of which have been converted to professional office uses. The West University area is primarily residential uses, with commercial uses concentrated around 4th Avenue and University Boulevard. General boundaries of the West University neighborhood are Speedway to the north, Tyndall to the east, 9th Street to the south, the railroad tracks to the southwest and 9th Avenue to the west. The general boundaries for the CBD neighborhood are Sixth Street to the north, railroad tracks to the northeast, Toole Avenue to the east, Cushing Street and 22nd Street to the south, and Interstate 10 to the west.

**Transportation**

The neighborhood is well served by the roadway network and access to the neighborhood is available from all portions of the metropolitan Tucson area. These roadways are paved, four- or six-lane median-divided, city maintained streets that provide access to all portions of the metropolitan area.

Interstate 10, which currently defines the neighborhood's western boundary, has two interchanges serving the area, Congress Street/Broadway Boulevard and St. Mary's Road. Construction to widen I-10 through the neighborhood and much of Tucson was completed in 2009, significantly enhancing access to and from the neighborhood.

Several of the major streets in the CBD are one-way for better traffic control, such as Broadway Boulevard (east-bound) and Congress Street (west-bound), Stone Avenue (south-bound) and Sixth Avenue (north-bound). The majority of remaining streets are two-way with street-side parking.

The CBD is the hub of the SunTran public transportation system with the Ronstadt Transit Center situated in the eastern portion of the CBD on Congress Street. The City of Tucson has plans to relocate the transit center and has redevelopment plans for the site of a roughly $60 million complex of buildings, including hotel, office, recreation, residential and retail uses. As the transit center was developed utilizing funds from the Federal Transit Administration, any such redevelopment will require FTA approval. Discussions with Mr. Ron Schwabe, the developer's representative, noted that FTA approval has recently been received, making the way for a number of other approvals which will need to be obtained, and the project remains in its conceptual stages. There are no historic restrictions to the redevelopment, which had used bricks from buildings demolished to make way for the transit center development, as the project was completed on 1991.

The Amtrak station is in the eastern portion of the neighborhood and the Greyhound station is located in the western portion of the neighborhood near I-10.

Construction of a Modern Day Streetcar system is now complete, with the "grand opening" having occurred on July 25, 2014. The system, which is part of the Regional Transportation Authority (RTA) plan, was approved by Tucson-area voters in 2006 and traverses a four-mile route.

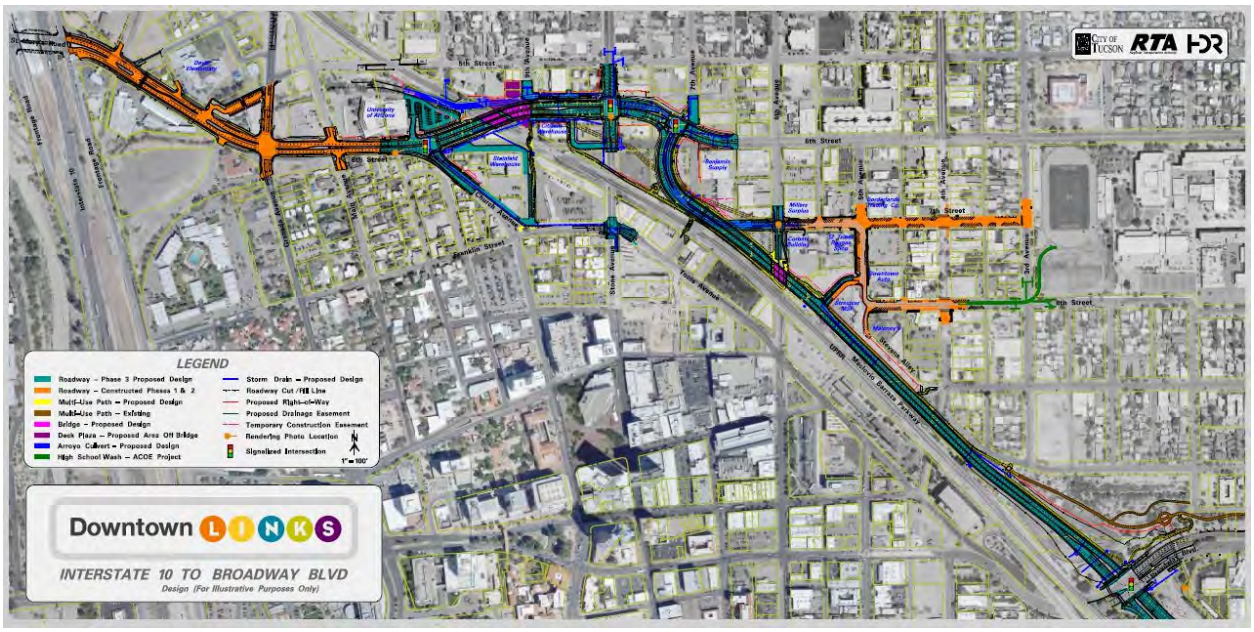
The route begins near University Medical Center on Campbell Avenue, then extends southwest across the U of A campus, west along University Avenue, then south along Fourth Avenue. The

route then splits as it enters the CBD with the westbound line along Congress Street and eastbound line along Broadway Boulevard. Continuing westward, the route passes under I-10 at Cushing Street, then over the Santa Cruz River before terminating in the Downtown redevelopment area at Avenida de Convento and Congress Street.

The streetcar runs on permanent tracks set in existing roadways. There are 18 stops, typically situated less than one-quarter mile apart. The tracks were initially installed in parts of the Downtown area, before extending to the University area.

Separately, reconstruction of the Fourth Avenue underpass was completed in 2009, enhancing linkage between the Fourth Avenue district and University of Arizona area with the CBD. The underpass has one lane in each direction carrying vehicle and streetcar traffic, with separate bicycle lanes and two pedestrian ways accessible for persons with disabilities. The lighted pedestrian walkways, 20-feet wide on the east side and 10 feet wide on the west, provide safe and convenient access between the Fourth Avenue Shopping and Entertainment District and the rest of Downtown. An elevated walkway provides convenient pedestrian access from the Historic Train Depot to a planned public plaza development surrounding the intersection of Congress Street and Fourth Avenue.

Further inter-linking the 4th Avenue and University area with Downtown is the Downtown Links project, generally following the diagonal of the railroad tracks. This 4-lane roadway will connect Aviation Parkway to I-10 and enhance overall access through the area. The first 2 phases, which included roadway improvements enhancing access from 6th Street/St. Mary's Road to Interstate 10 on the west and along 7th Street and 5th Avenue on the east, is largely complete, with Phase 3 starting in September 2020, completing access between these two ends, with enhancements along 6th Street between Main Street and 7th Avenue along the southern side of the University of Arizona campus, and improving pedestrian and vehicle access from the northern side of the railroad tracks to the downtown areas to the south.



## Population

The most recent information from the 2010 US Census provides a reasonable basis of comparison for the neighborhood demographics in comparison to those of the larger metropolitan area. A summary of selected neighborhood demographic characteristics, based on 2010 US Census for the subject's zip code 85701 is shown in the following table. Median Age is higher in this area than the median age in the City of Tucson, but somewhat below that of Pima County and the State of Arizona. The average household size is smaller than elsewhere in the city, county and state. Median household income and per capita income are both lower in this area than elsewhere in the county and state.

**2010 Census Demographic Summary**

| Area | Population | Median Age | # of Households | Average HH Size | Median HH Income | Per Capita Income |
|---|---|---|---|---|---|---|
| Zip Code 85701 | 4,983 | 35.3 | 2,636 | 1.86 | $34,017 | $24,725 |
| City of Tucson | 520,116 | 33.0 | 205,390 | 2.43 | $37,025 | $20,243 |
| Pima County | 980,263 | 37.7 | 388,660 | 2.46 | $45,521 | $25,093 |
| Arizona | 6,392,017 | 35.9 | 2,380,990 | 2.63 | $50,448 | $25,680 |

## Land Use Patterns

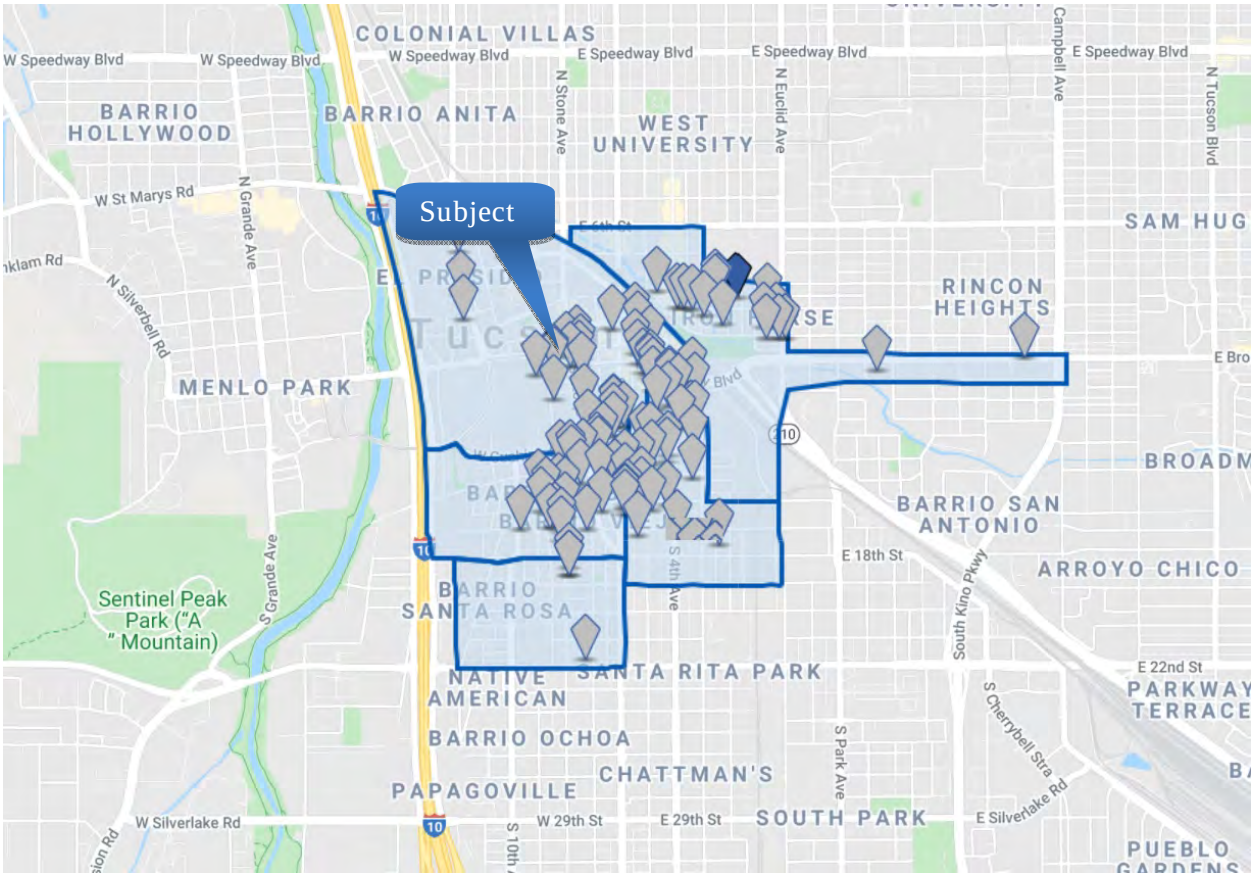
The neighborhood is well established as the primary commercial center for southern Arizona and is fully built up. Neighborhood land uses include a variety of office properties, ranging from older low-rise retail and office buildings to newer mid-rise buildings. There is a limited amount of housing remaining in the area. In recent years, several new planned housing projects were canceled or postponed due to the nationwide housing bust and financial crises. Most recently, interest been renewed, as discussed later in this section.

Residential

Single-family residential development in the area is scarce and consists largely of older, single family housing on relatively small lots. Single-family detached housing in the neighborhood ranges from about 40 to over 100 years in age. The median year built is 1955, and the median value is $422,500, up over 25% from a year ago. Of the total inventory of homes within the area, 27% were built prior to 1939. Many of the older homes have been renovated, some having been converted to office uses.

Residential development activity has increased in the area, largely with multi-family projects, initially with student housing and more recently with high-end market projects such as RendezVous Urban Flats.

According to the CoStar, the subject is located at the confluence of five different Multi-family sub-markets – Downtown, Iron Horse, Barrio Viejo, Barrio Santa Rosa, and Armory Park.




As of the Second Quarter 2022, CoStar reported a total of 2,729 apartment units in this area, exclusive of student housing and senior apartments. Vacancy is presently 10.5%, up from 8.9% in the prior period. Vacancy had been at or below 8% in the area for the past several years, and the recent increase is largely due to completion of new projects in the lease-up phase.

***The newer inventory, in particular the larger complexes located in the eastern portion of downtown proximate to the street car routes, has experienced significant occupancy concerns. Amid concerns regarding the COVID-19 outbreak, the governor's stay-at-home order closed schools at all levels throughout the state in April of 2020. On June 29, 2020, Arizona Governor Douglas Ducey's executive order 2020-44 extended the restriction of in-person classes through August 17, 2020. Although this immediate impact was on Arizona's primary schools, concerns remained as to the viability of re-opening Arizona's three state colleges as the number of Coronavirus cases in Arizona have increased sharply over the past month. The University of Arizona still officially opened for limited on-site classes for the Fall 2020 semester, which began August 24, 2020, although classes were a combination of in-person and online classes through a program which uses a blended experience of live and synchronous learning. Although school has "returned to normal" in-person classes, etc. since the Fall 2021 Semester, the effects on student housing in off-campus locations have been considerable, with the 196-unit Cadence property effectively closing and looking to be re-positioned as market-rent apartments.***

Inventory of multi-family product in the area continues to increase. The most recently completed projects in the area are The Flin, a 244-unit project at 110 S Church Avenue is open and beginning leasing, Union on Sixth, a 165-unit project with first floor retail was recently completed

as well on the south side of 6th Street and 5th Avenue, and 127 S 5th Avenue, and the 100-unit RendezVous Urban Flats at 20 S Stone which opened in the summer of 2020.

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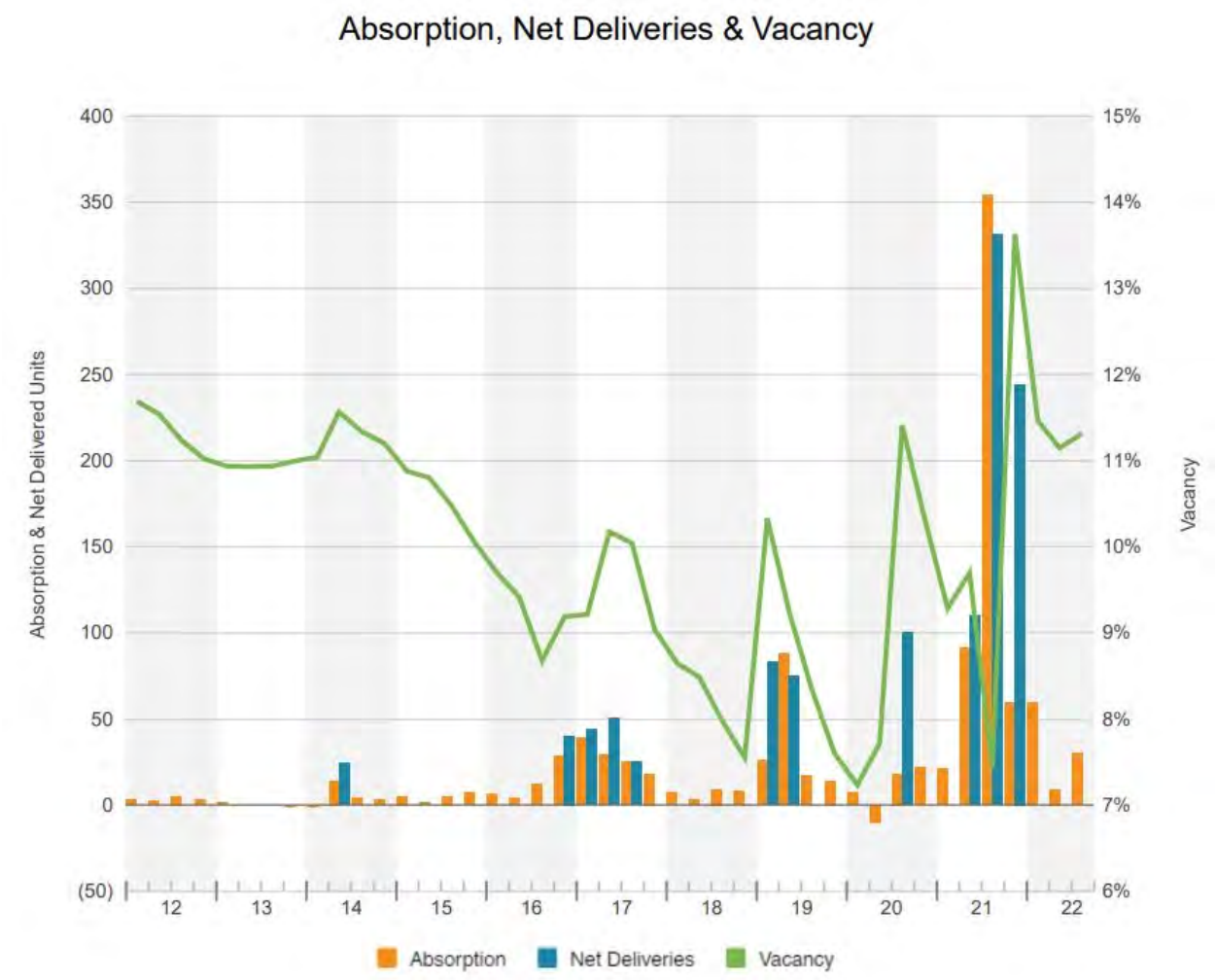
Additional projects presently under construction include a proposed 96-unit project in the early stages of development by Sundt Construction, which has broken ground on this site of a former medical building, with the site graded and excavation complete for the foundations of the proposed 7-story building. A tower crane was set up on site on June 12, 2020, and construction, which was initially expected to be completed by late 2021, has been delayed because of Covid.

Also presently under construction is The Baffert, a 14-unit apartment property with ground level retail and a parking basement, located at the northeast corner of the 5-Points intersection of 6th Avenue and 18th Street.

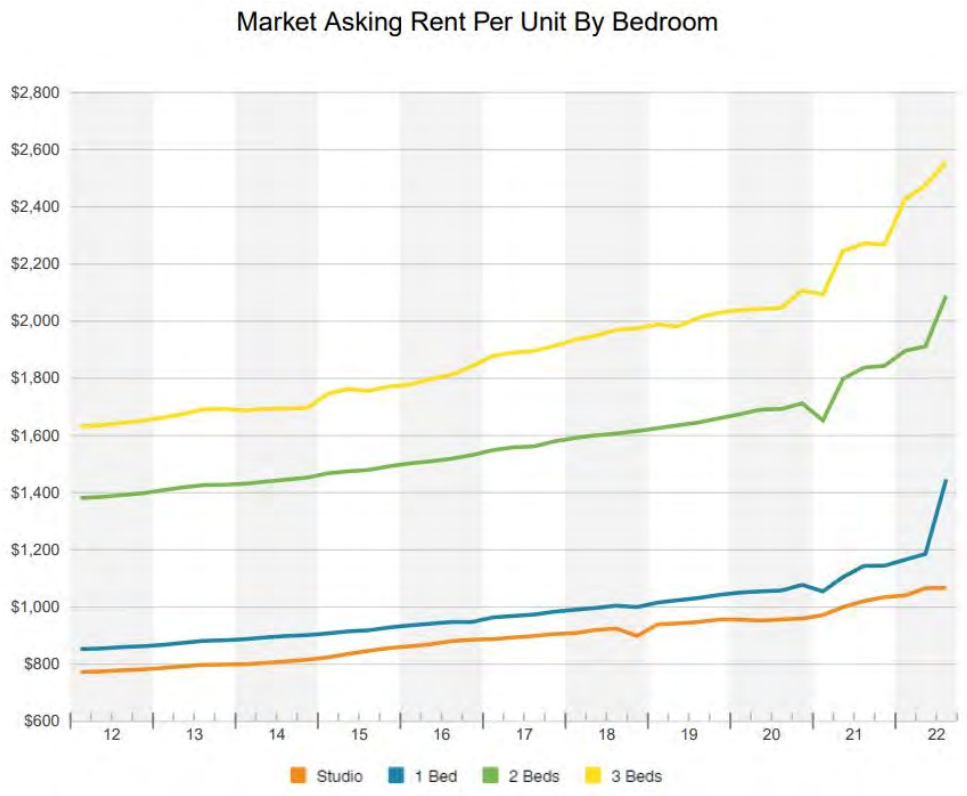
Lastly, Opus Development Co. has obtained approval for development of a 13-story mixed use apartment building on the site of Maloney's and The Wreck on 4th Avenue between 8th & 9th Street. Plans call for 324 market-rent apartment units, and will include a three-level parking garage. Opus was anticipated to close on the purchase of the site in the first quarter of 2021 and begin construction thereafter. The sale has recorded in October of 2021 at $8.5 million and preliminary plans are being submitted for the development.

A summary of apartment development, historic and proposed, together with vacancy trends, is contained in the following chart.

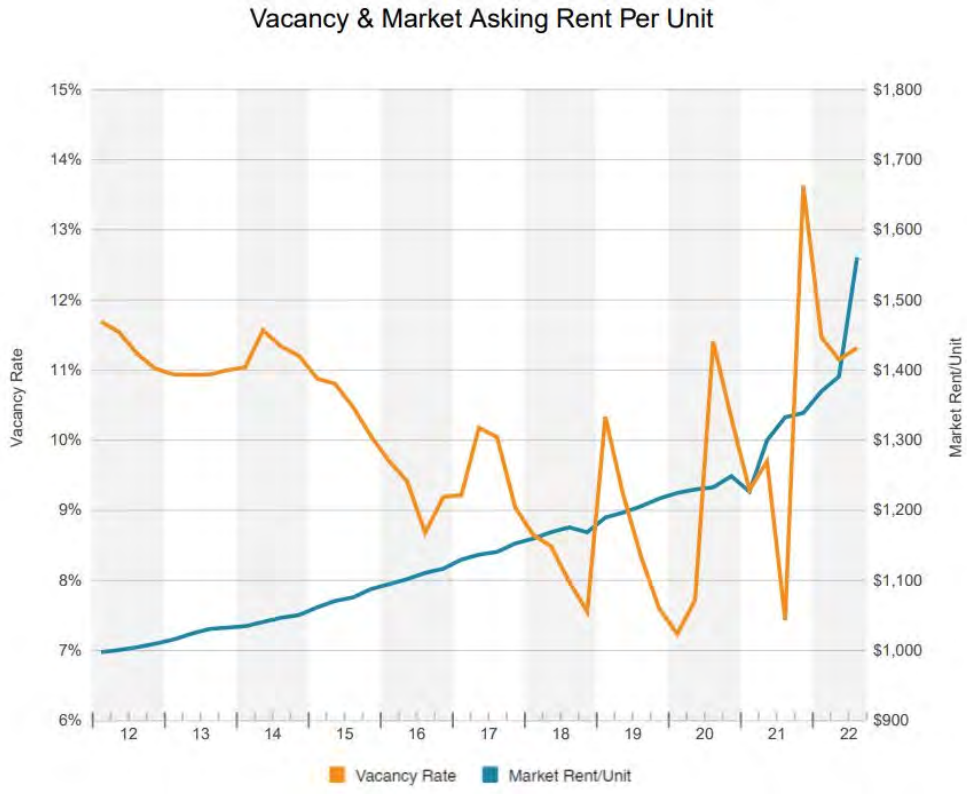
Exhibit # 5b




Rents in the area continue to rise, with average rents in the area now up to $1,410, which is up roughly $100 since the prior quarter. Overall rents continue to rise on a larger scale, with rents in this area well above the metropolitan averages.

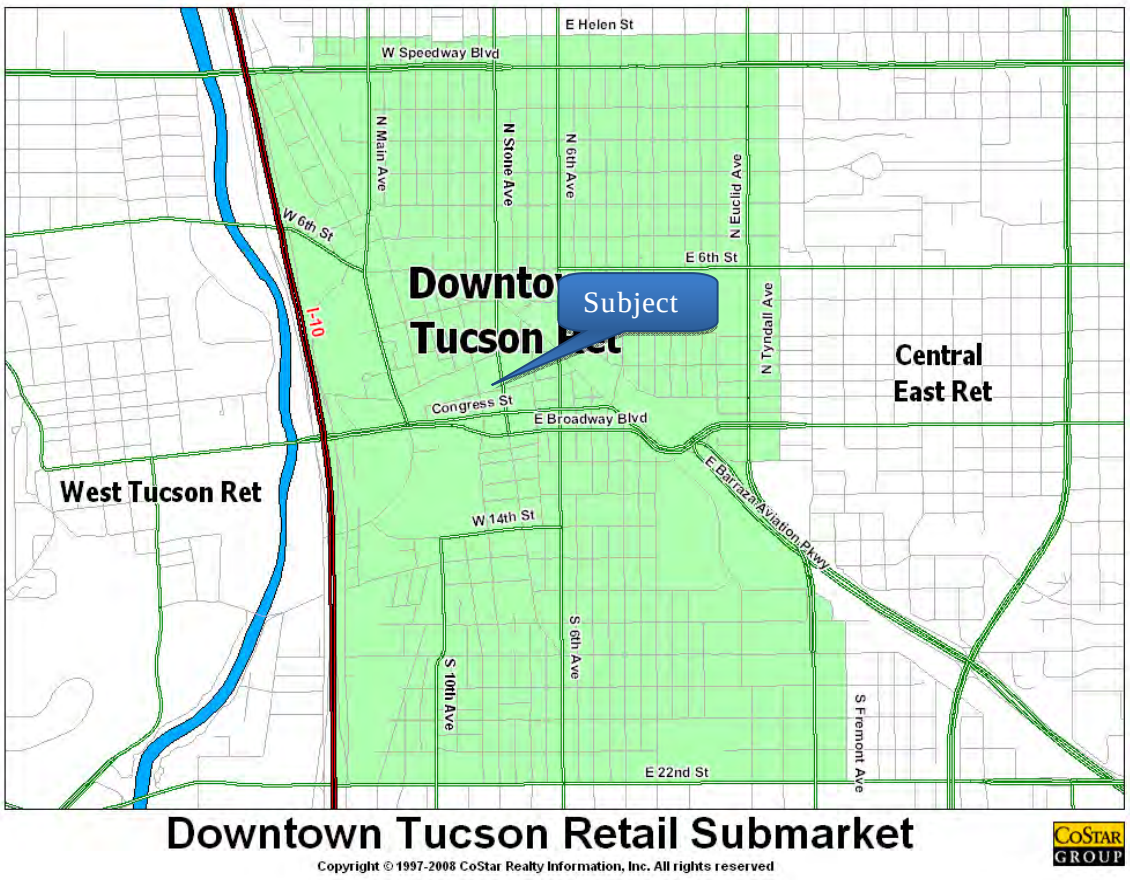



Vacancies in the area have generally remained below 10% since mid-year 2017, even as new projects are developed. The recent spike in vacancy is due to the closing of the Cadence, a student housing project planned for repositioning to market-rent units, and completion of two new apartment projects, The Flin and Union on 6th.



Retail

Retail development in the neighborhood is well established and is almost exclusively made up of "street side commercial". As noted in the map below, CoStar refers to the area surrounding the subject as the "Downtown Tucson Retail Submarket", which generally coincides with our previously defined neighborhood boundaries, though it stretches a bit further north and south. Statistics from the Downtown submarket will be used to evaluate the retail activity surrounding the subject property.



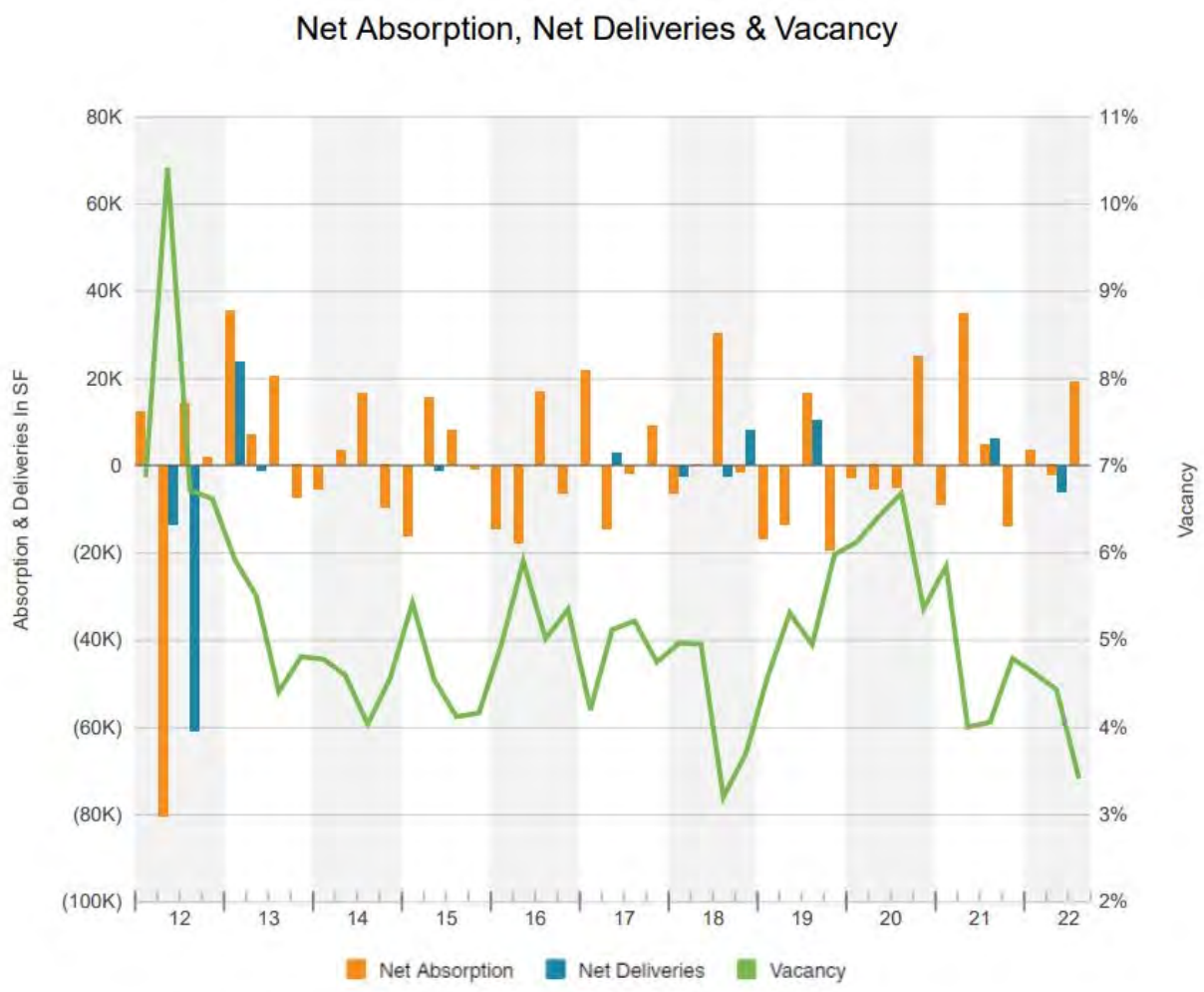

According to CoStar, the submarket has an inventory of 1.9 million square feet, including some space at the periphery of the heart of the Downtown area. Including numerous buildings that are functionally obsolete, in need of renovation, or are either planned for or actually under redevelopment, the vacancy rate as of Second Quarter 2022 is 4.7%, stable since the prior quarter and down slightly from 5.4% at Year-End 2021. It is noted that the total inventory reported by CoStar includes commercial parking lots/garages and several misclassified office buildings, totaling about 830,000SF.

CoStar reports some 4,000 square feet of new space delivered in the past 12 months, and another 21,600 square feet under construction. CoStar had previously identified 64,000 square feet of retail in the City Park project. This 5-story building, located at 40 E Congress, is actually a mixed-use project, similar to many downtown new and redevelopment projects. The majority of the building is now leased to Hexagon Mining, although the majority of the first floor is proposed for retail/restaurant and entertainment space.

In January of 2019, the Pima County Board of Supervisors agreed to a GPLET arrangement through Rio Nuevo for a new 12-story, mixed-use building to be developed at 75 E Broadway. Plans include some 150,000+ square feet of office space, ground level retail and restaurant space and a 350-space basement parking garage. More recently, approvals have been modified to allow for a 19-story building, which will include retail/commercial uses on the first two floors, a 7 level parking garage above the retail level, with office and apartment uses on the upper floors. This project is now in the latter planning stages and is finalizing negotiations with Rio Nuevo and other funding sources to proceed with the development.

With few exceptions, none of the retail space in the CBD has traditional parking lots that serve a particular store or group of stores. Most parking spaces are either in parking garages, pay parking lots, or on street metered parking. The parking situation on the most intensively developed retail roadways, Congress Street and Broadway Boulevard, was improved during 2005 when lanes on both roads (one way in the downtown area) were converted into 150 additional on-street parking spaces. Although this slowed traffic somewhat, it appears to have benefited merchants along Congress Street and Broadway Boulevard, by providing more exposure as well as additional on street parking availability. Generally, adequate parking is available in a number of nearby private and public parking lots, with ample metered street-side parking for durations of up to two hours during business hours. Street-side parking is free during non-business hours. The newly completed Street Car runs through the downtown area, as noted previously. This new addition is expected to increase pedestrian traffic and have a positive effect upon retailers in the area.

Exhibit # 5b



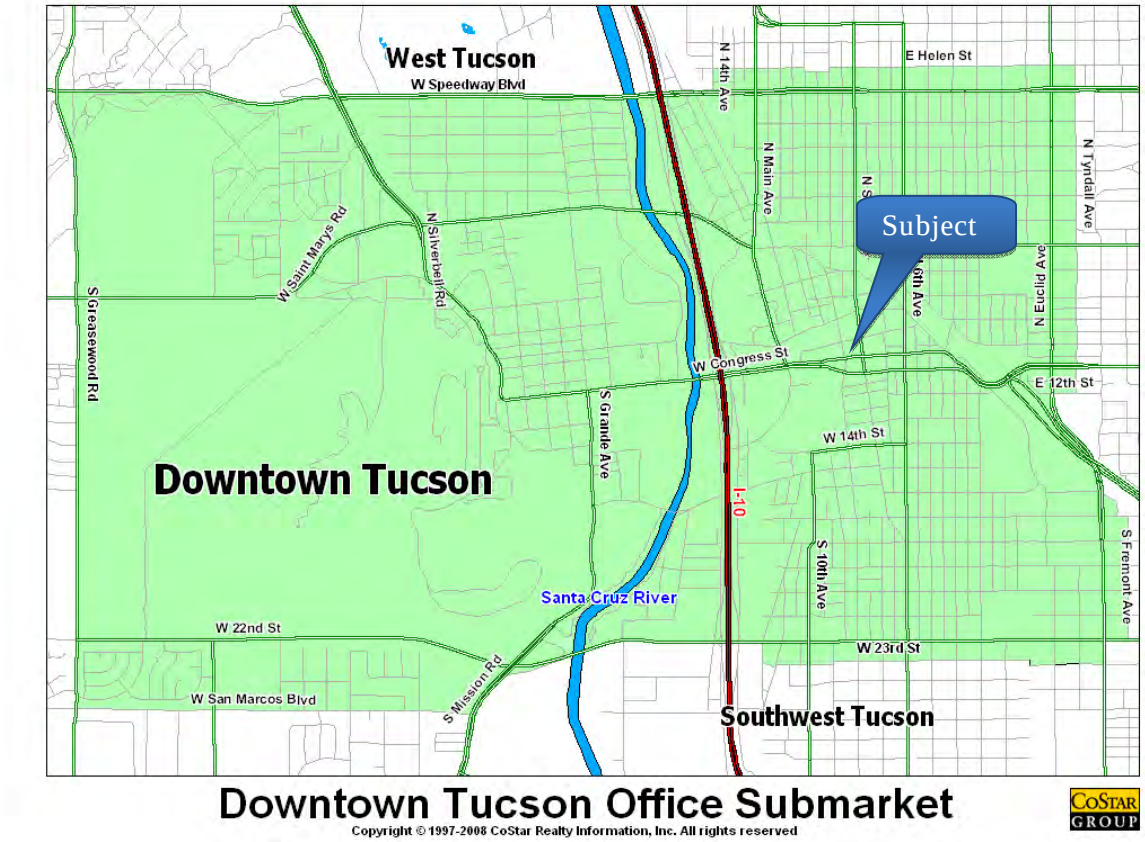

*Many of the Downtown retail uses include "night life" venues, such as The Rialto and Fox Theatres and the Hotel Congress, as well as numerous bars and restaurants that had breathed considerably life into downtown over the past 5-10 years. In the wake of the Coronavirus epidemic, many of these uses had either been closed by executive order, or were so substantially restricted in use due to social distance requirements and limitations on seating and gathering size, that they have either substantially scaled back or closed altogether.*

*Further, shortly after the initial "re-opening" of the economy, damage from Black Lives Matter protesters in downtown caused considerable damage to numerous storefronts, with many shops boarded up over a month later. As the majority of these uses are operated by local small businesses, these concurrent deleterious factors resulted in many long-term occupants, largely restaurants, permanently closing. With declining new Covid-19 cases and vaccines becoming more widely available, demand for new retail uses in the area is seeing some improvement, with new restaurant openings beginning to occur in mid-year 2021. Brokers in the area are reporting renewed interest in leasing, with absorption occurring in office product, and additional interest into additional bar/restaurant venues.*

*More recently, the Rialto reopened for its first event at the end of July 2021, while Fox Theatre had its first event on August 19th.*

Office

Regarding office properties, CoStar's Downtown Tucson Submarket boundaries are drawn quite differently from our previously defined neighborhood, extending much further to the west than our boundaries.



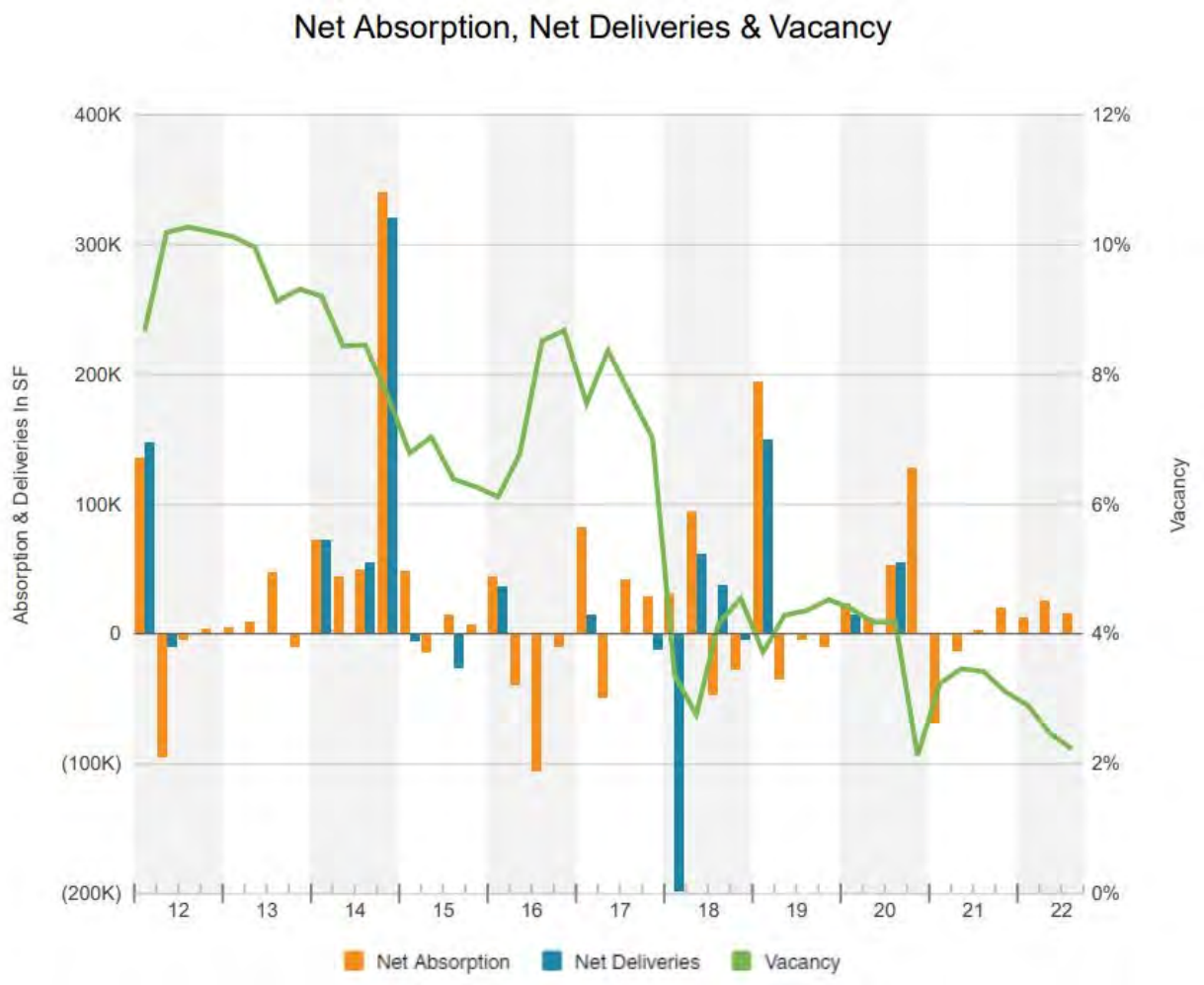

The Downtown submarket is distinctive in its diverse composition of office types, including mid- and high-rises, converted historic residences, courthouses and even some traditional, two-story retail conversions. There are currently 341 office buildings in Tucson's Downtown submarket, totaling about 6.2 million square feet and accounting for about 20% percent of the metro-wide office supply. Within the Downtown submarket, absorption was modestly positive in 2017. In 2018, there has been an additional 39,091 square feet of positive absorption. Absorption was considerable at about 156,000 square feet in 2019, largely due to the completion of the Caterpillar headquarters facility (as offset by their vacancy at the 1 S Church property). Absorption in 2020 began to increase, with total positive absorption of roughly 100,000 square feet, and 56,900 square feet over the past 12 months.

Between 2020 and mid-year 2021, some 65,300 square feet was added to the area. There has been no new space added in the past 12 months. Presently, as of early Second Quarter 2022, CoStar reports no current construction in the area. Recent additions in the area includes City Park at 40 E Congress, home of the aforementioned Hexagon Mining headquarters, as well as the recently completed 61,000 square foot Casa de los Niños Cole and Jeannie Davis Family Center, which

now houses most of their administrative offices and community services. The roughly $12 million project was funded through donations, and was completed in June of 2018.

As of Second Quarter 2022, the submarket shows vacancy of just 2.5%, down slightly from 3.4% in the prior period and near the 2.4% at the end of 2021. The CBD accounts for over 70 percent of the total Downtown office inventory, with over 4 million of the 6.2 million square feet of space.

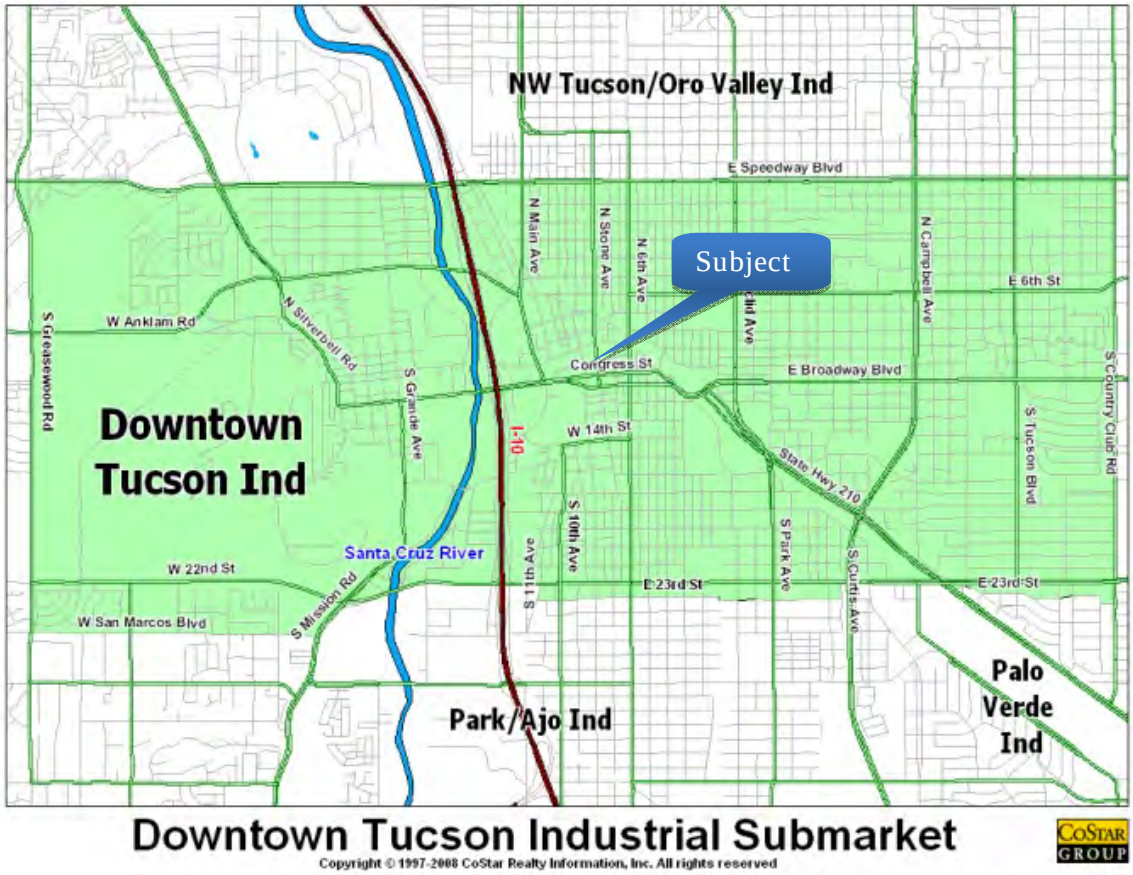
The vacancy rate has recently improved, not only due to typical absorption of office space, but the recent acquisition of approximately 90,000 square feet of the lower portion of the 1 S Church office tower for conversion to a boutique hotel property operated as a Tribute by Marriott by OpWest. Lease rates are currently $22.76 per square foot, Full Service, up slightly from $22.49 in the prior quarter.




***As much of the downtown office users are larger corporations with considerable footprints in the area's larger multi-tenant buildings, occupancy of office space in the downtown market has not been as greatly impacted as that of the larger metropolitan area, as many smaller and mid-sized businesses consider reducing square footage needs not only from right-sizing operations, but also resulting from an increase in remote workplace structures which began at the onset of the Coronavirus outbreak.***

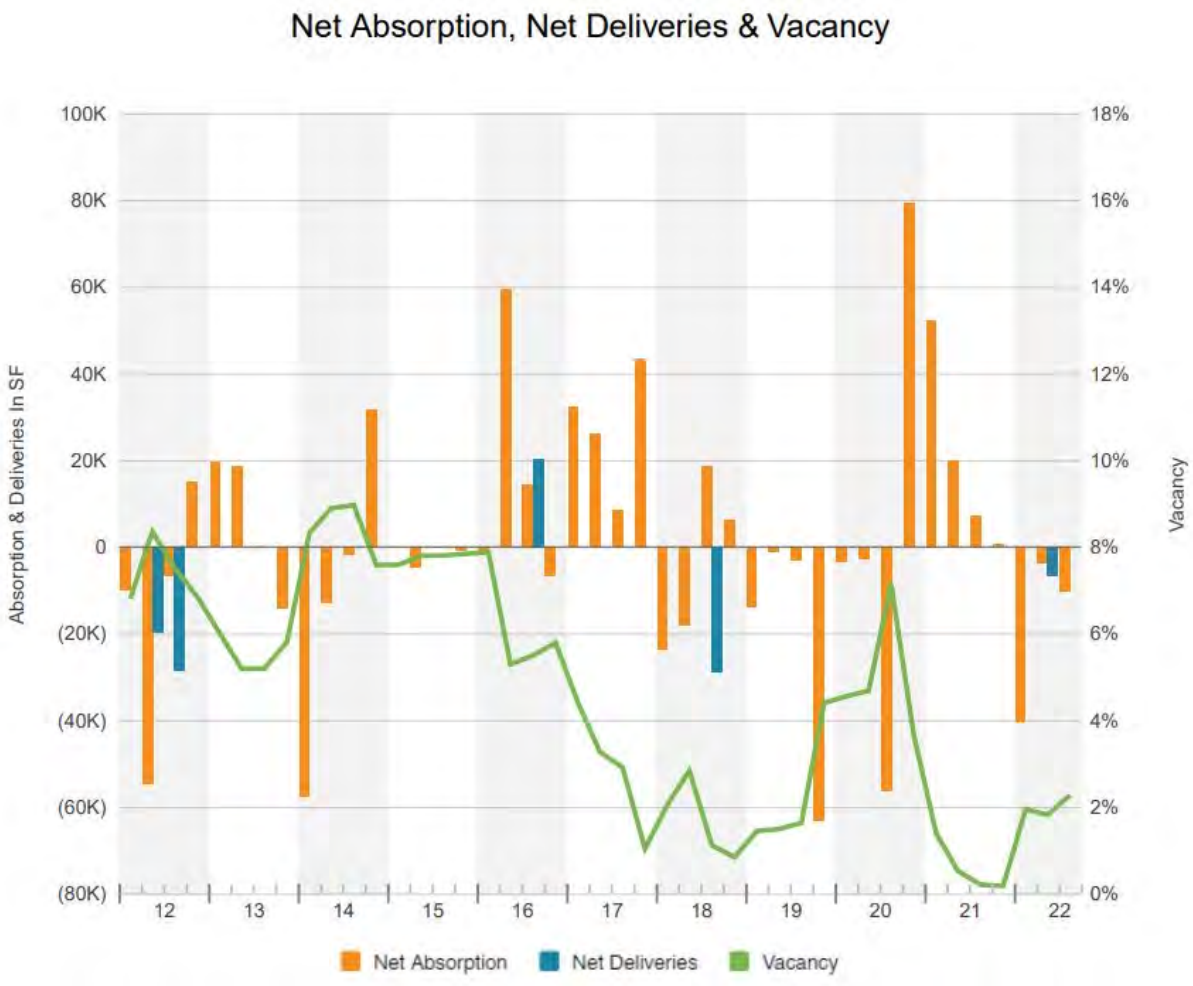
Industrial

As defined by CoStar, the property falls within the boundaries of the Downtown Tucson Industrial Submarket, though, again, the borders for CoStar's submarket extend beyond the CBD boundaries we defined earlier.




The Downtown Tucson Industrial submarket experienced negative absorption of about (10,000) square feet in 2020, and positive absorption of about 40,000 square feet last year. The submarket is relatively small, with 2.3 million square feet of total inventory as of Second Quarter 2022.

Over the past 12 months, CoStar reports total negative absorption in the area at (46,200) square feet. Vacancy amongst this limited product is just 2.1%, up from only 0.4% in the prior quarter. Lease rates are reported at $9.91 per square foot, MG as of Second Quarter of 2022, a moderate increase over $9.33 in the prior quarter.




***Industrial properties may well be the least affected commercial property type during the Covid-19 pandemic. The downtown submarket is one of the smaller markets in terms of inventory and the immediate effects from the virus appear to have been nominal in the industrial sector.***

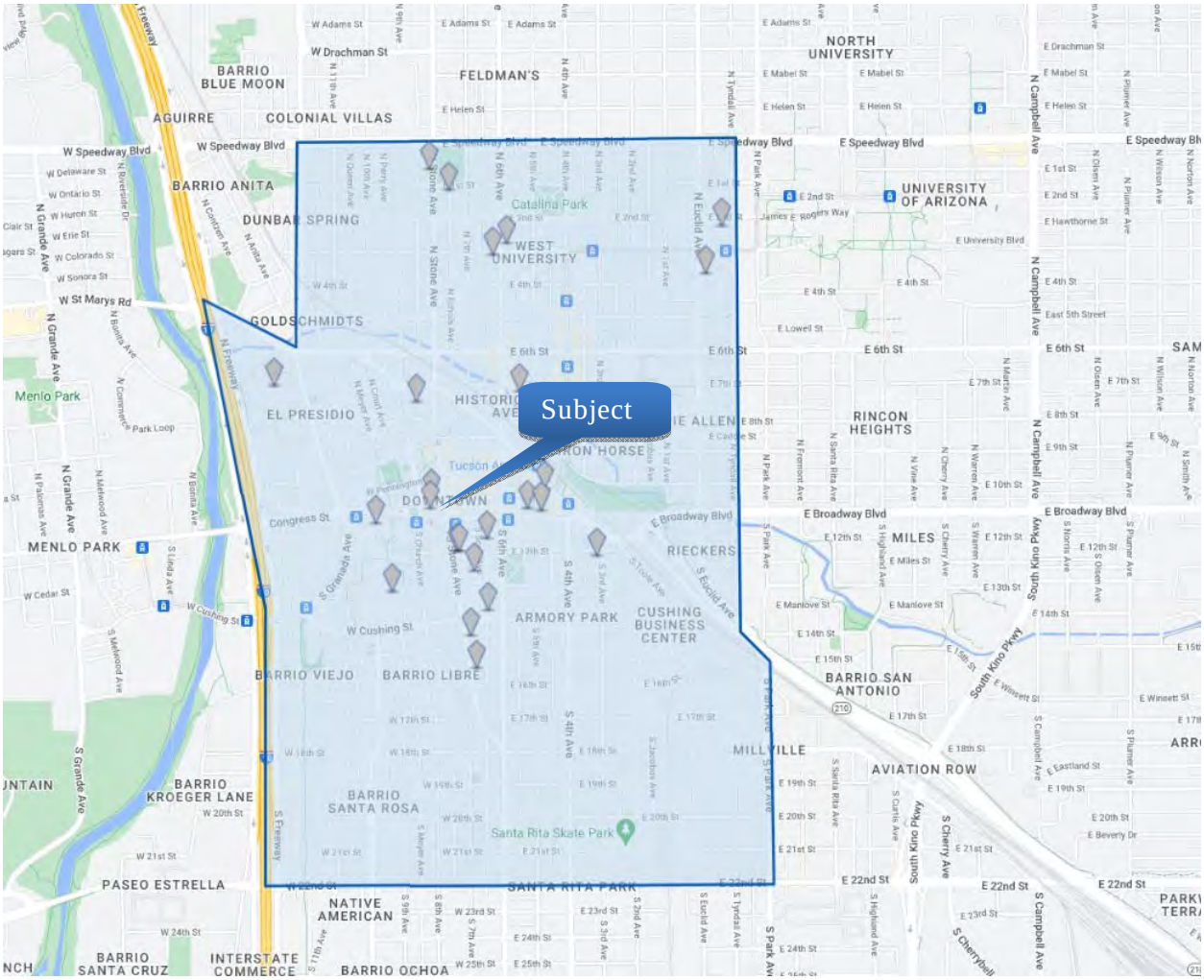
Lodging

Lodging in the CBD and West University neighborhood and immediate surrounding area is abundant, especially along Interstate 10. There are 11 existing hospitality projects tracked by CoStar Analytics in the Downtown Tucson area, with a total of 1,345 rooms.

The largest existing and open property in the area is the Marriott Tucson University on 2nd Street and Tyndall in the West University area. The Hotel Arizona (former Radisson), which is owned by HSL Properties and located adjacent to the Tucson Convention Center includes a total of 307 rooms, is under renovation.

The most recent hospitality project to be opened in the area is the combination Hampton Inn and Home2 Suites project along Stone Avenue between Ochoa and Corral Streets. This six-story project, featuring a total of 199 guest rooms was partially developed under a tax incentive program through the Rio Nuevo Multipurpose Facilities District. Hilton reports this property opened and began taking reservations as of August 2021.

The AC Marriott Hotel located at Broadway and Fifth Avenue near the east end of downtown is one of the newest hospitality properties in the area, with its grand opening on September 21, 2017. The project features 136 guest rooms, a rooftop pool, restaurant and a 200-space public parking garage, as well as approximately 6,000 square feet of ground level retail space. The former Riverpark Inn at 777 W Cushing Street is being renovated and re-branded as a Ramada by Wyndham. The property is being redeveloped in phases under a GPLET agreement with the City of Tucson.




Proposed hotel projects for the downtown area include a 125-room hotel by Caliber Group to be located on the east side of the Tucson Convention Center, and a renovation of the existing Hotel Arizona on Broadway, north of the TCC, which has been closed since 2012 and is under analysis by the City of Tucson to see if it may qualify for tax incentives for the renovation. The owners are proposing a $20 million renovation and re-branding the property as a Hyatt Regency.

In December of 2020, an investment group acquired a 90,000 square foot portion, essentially the first 9 floors, of the 1 S Church office tower to redevelop that portion of the building as a Tribute by Marriott boutique hotel facility. The hotel is planned for 145 rooms, including a 1,500 square foot meeting space and a 4,000 square feet of restaurant and fitness center space on the ground floor. This development is also supported by Rio Nuevo, with a GPLET planned for the development as well as site-specific sales tax revenue sharing.

Additional projects planned in the area include the MOXY Tucson Downtown, proposed for development adjacent to the Rialto Theatre, Tribute, proposed as a redevelopment of the northeast corner of Congress Street and Church Avenue west of the Fox Theatre, the proposed development within the 1 S Church Avenue office tower, and a proposed Residence Inn planned for the corner of Euclid and 4th Street in the West University area.

***The lodging/hospitality industry has been the hardest hit sector of the commercial real estate market nationally because of the Coronavirus pandemic, with several national and international chains facing substantial financial difficulties as average daily occupancies fell to about 20% or lower nationally in 2020. Early in 2022, Average Daily Occupancies have begun to increase as pandemic restrictions have largely been lifted. Hotel development and plans for new construction began to increase over the past approximate 12 to 18 months statewide, as developers are hedging on the impacts of the pandemic being largely mitigated by the time construction is completed on new projects in the coming year.***

**Government and Public Uses**

The neighborhood is under the jurisdiction of the City of Tucson, and is provided with all city services including police and fire protection and sanitary garbage removal. All utilities are available to the neighborhood, including water service by the City of Tucson, sewer service from Pima County Waste Water Management, natural gas from Southwest Gas Corporation, electrical service by Tucson Electric Power Company and telephone service from Century Link Communications. Children in the area attend schools in Tucson Unified School District.

University Physicians Hospital, formerly Kino Community Hospital is just outside the neighborhood, located on Ajo Way, near Interstate 10. UPH/Kino is a 203-bed hospital with emergency services. Carondelet St. Joseph's Hospital, near Wilmot Road and Speedway Boulevard, is a few miles north and east of the subject neighborhood.

The neighborhood contains two parks: Armory Park and El Presidio Park, both small neighborhood parks. Along both banks of the Santa Cruz River (adjacent to I-10) is the Santa Cruz River Park, a linear park for walking and bicycling. Across I-10 is Northwest Park and El Rio Golf Course. There are several larger parks surrounding the neighborhood.

**Life Cycle**

According to the *Appraisal of Real Estate*, 14th Edition, published by the Appraisal Institute, there are four stages in the life of a neighborhood: 1) Growth – a period when a neighborhood gains public favor and acceptance; 2) Stability – a period of equilibrium without marked gains or losses; 3) Decline – a period of diminishing demand; and 4) Revitalization – a period of renewal, redevelopment, modernization, and increasing demand.

The original settlement of Tucson began expanding concentrically as the city grew and the community remained as a small village until the 1940s when major developments began to occur. The neighborhood is well established, both residentially and commercially, and is growing at a moderate pace. The area is nearly fully built up. Few vacant sites remain, and new development often requires that existing older structures be removed.

There has been a recent increase in major revitalization occurring, due in part to several planned Rio Nuevo and City of Tucson GPLET projects, the completion of the modern streetcar, as well as the current and recently completed construction projects noted above. Additional apartment development in particular continues in the downtown area, and the area is in the revitalization stage of its life cycle.

**Summary**

The neighborhood is well established and contains a mix of commercial, residential, and industrial uses. The transportation network is well established and continues to modernize as development occurs. The neighborhood is provided with adequate public uses, such as parks, schools, and recreational facilities. Commercial uses are scattered along major thoroughfares.

Surrounding uses in close proximity to the subject are primarily commercial, with an intensive concentration of office, retail and event facilities in the immediate area.

Since 2014, market conditions have been improving for most property types, led by residential development and retail activity. Industrial uses have seen some improvement as well, while office uses in the downtown area saw a resurgence, with numerous large corporations locating in the area. Overall, with active residential development and increasing demand for supportive commercial uses, the subject neighborhood is considered to be in the growth stage of its life cycle.

***The near-term impacts of the Covid outbreak appear to have had some impact on the local office market with respect to vacancies, although lease rates and owner-user pricing do not appear to have diminished. The effects of the pandemic are beginning to wane, with the advent of multiple vaccines and declining infection rates throughout the state.***

Overall, the subject neighborhood is considered to have a positive long-term affect upon the subject property.

## PROPERTY DESCRIPTION

The subject is comprised of a multi-tenant commercial building. The property is comprised of a single parcel, and the improvements are attached to the adjacent building to the west, the Fox Theatre.




(Subject outlined in blue)

## SITE DESCRIPTION

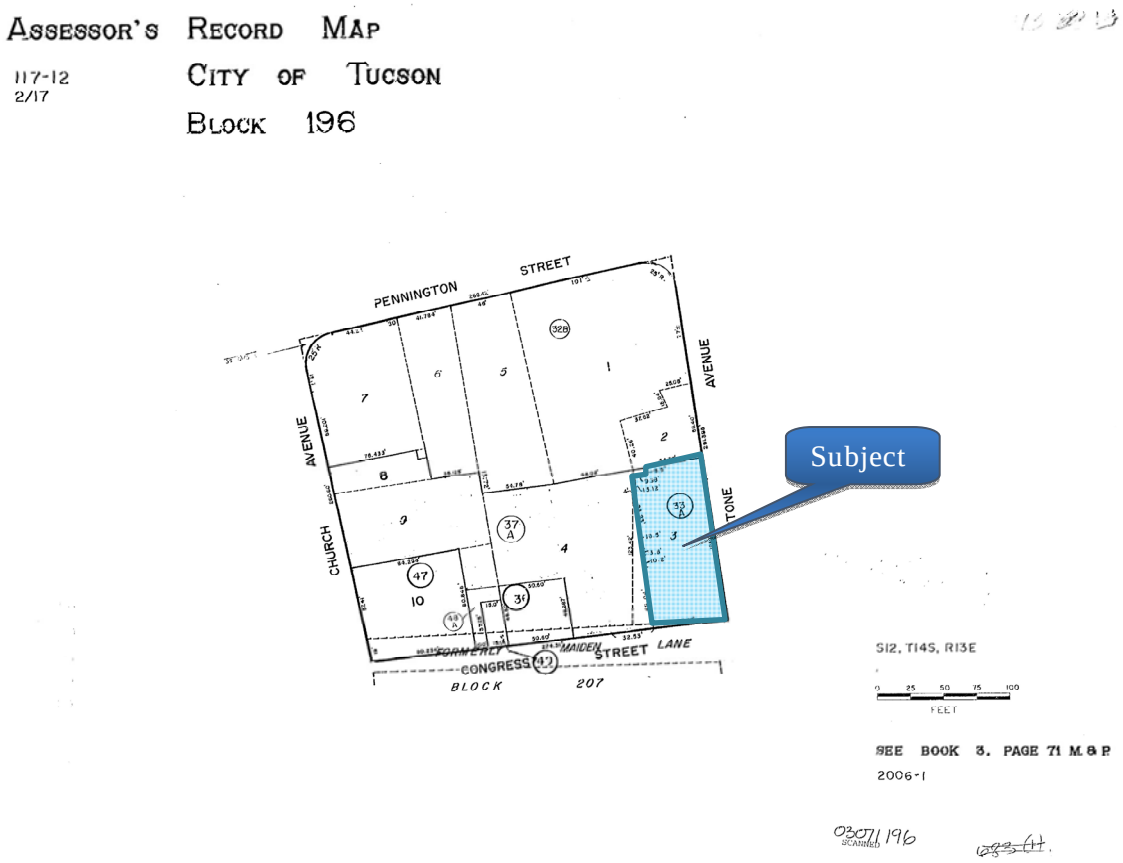
LOCATION: The site is situated at the northwest corner of Congress Street and Stone Avenue, in the central business district of metropolitan Tucson, Pima County, Arizona. The address is 1 W Congress St & 13-27 N Stone Avenue, Tucson, Pima County, Arizona, 85701. The subject is identified as parcel number 117-12-033A.

SIZE: According to the Pima County Assessor, the subject's site is comprised of a single parcel containing a total of 0.19 acres, or 8,147 square feet of site area.

CONFIGURATION: The subject is comprised of a single parcel which is generally rectangular in shape.

DIMENSIONS: The subject has approximately 62' of frontage along the north side of Congress Street and 125' along the west side of Stone Avenue.

PLAT MAP




TOPOGRAPHY: The site is generally level and at grade with the frontage roadways and adjacent uses.

FRONTAGE/ACCESS: The subject is located at the northwest corner of Congress Street and Stone Avenue, in the central business district of metropolitan Tucson, Pima County, Arizona. Pedestrian access to the subject is via both roadways. There is no on-site parking/vehicular access.

Also of note, there are two very nearby stops for Sun Link, Tucson's streetcar system which connects the University of Arizona area with the Downtown and Fourth Avenue retail districts. One is located across the street from the subject at Stone and Congress, the other a block west at Congress and Church:




VISIBILITY: Visibility for the subject site is considered very good, with direct frontage along Congress Street, the main in-bound roadway into the downtown area, and Stone Avenue, a primary north-south corridor; the subject has very good visibility from a signalized corner.

TRAFFIC COUNTS: According to the Pima Association of Governments, traffic counts on Stone Avenue north of Congress Street are about 17,753 vehicles per day, with an additional 14,645 along Congress Street west of the intersection.

UTILITIES: All utilities are in place to the subject including: electric power by Tucson Electric Power, water by City of Tucson, telephone through CenturyLink/Qwest, sewer by Pima County, and natural gas from Southwest Gas.

EASEMENTS: A copy of a current title report was not available to the appraiser. Based on my inspection, the adjacent property to the west, the Fox Theatre, has air-space rights over a portion of the subject parcel, with a portion of their building improvements above the second floor level extending over the western portion of the site. Although not detrimental to the subject's existing improvements, this could present potential building additions and/or redevelopment of the subject.

NATURAL, CULTURAL, RECREATIONAL, OR SCIENTIFIC VALUE: The original portion of the improvements were constructed in 1923. Although the adjacent Fox Theatre, constructed in 1930, has been designated on the National Register of Historic places, the

subject itself has not. However, according to an application to the United States Department of the Interior, National Parks Service, National Register of Historic Places by the City of Tucson, a portion of the subject, 27 N Stone Avenue was originally constructed "pre-1901" with the request indicating that this portion of the subject is a contributing improvement to the Downtown Historic District. The 1 W Congress portion is listed as having been construction in 1905, but noted as a "non-contributor" due to loss of integrity from a 1958 remodel.

***As the subject falls within the Downtown Historic District, and the northern portion of the improvements are pending a request as a contributing improvement, redevelopment or alteration of the building exterior may not be legally permissible.***

ENVIRONMENTAL: My inspection of the subject site did not indicate any potential environmental hazards that were readily observable. A Phase I environmental site survey was not available as of the writing of this report. A review of identified WQARF Sites from the Arizona Department of Environmental Quality (ADEQ) did not indicate any noted active environmental sites in immediate proximity to the subject. It is a fundamental assumption of this appraisal report and the valuation conclusions contained herein that the subject properties are not impacted by any environmental concern, which could affect the value or marketability of the property.

SEISMIC ZONE: The subject is situated in Seismic Zone 2A, reflecting a low to moderate risk of seismic activity that could realistically impact the subject improvements.

CENSUS TRACT: The subject is located within Census Tract Number 1.00.

ENDANGERED SPECIES: No known endangered species or regulated habitat was noted during the inspection of the subject.

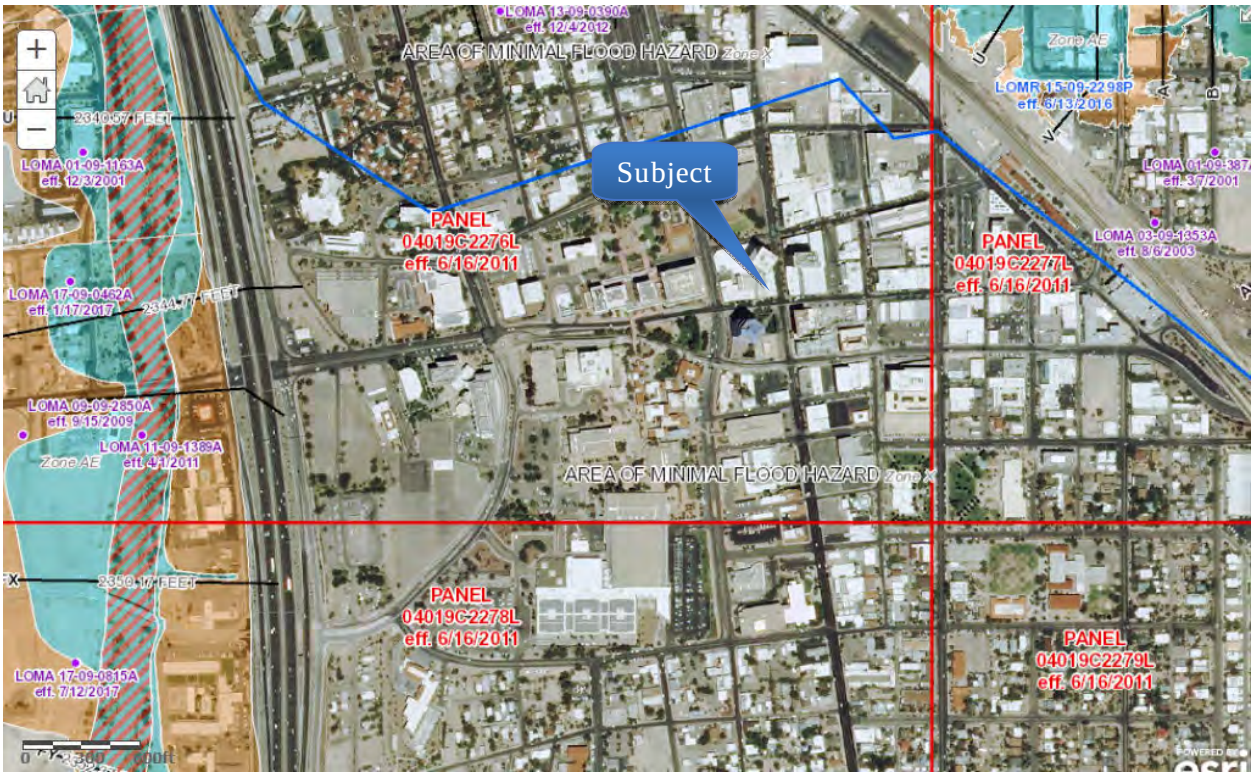
ZONING: The subject site is zoned OCR-2 in accordance with the zoning ordinances of The City of Tucson. This is the most intensive of commercial designations in Tucson and provides for "high-rise development that serves the community and region, located in major activity centers. A mixture of development types is encouraged, including office, commercial and high-density residential uses". The subject's existing multi-tenant commercial building is in conformance with the zoning. A copy of the ordinance is contained within the addenda of the report.




With respect to parking requirements, the subject does not have any on-site parking. The City of Tucson has parking provisions for properties in densely developed areas, particularly those near public transit. As noted, there are two stops for the Modern Streetcar in close proximity to the subject. The subject's current and any reasonably projected commercial uses would not require on-site parking under the current requirements.

SOIL CONDITIONS: As of the date of inspection, there did not appear to be any negative soil or subsoil conditions affecting the subject site. The actual soil conditions are unknown. It is assumed that the subject property is not impacted by any negative soil/subsoil issues.

FLOOD CONDITION: According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 04019C2276L, dated June 16, 2011, the subject site is located within an area identified as zone X, an area outside the designated flood zone. It is unlikely that flood insurance would be required for the subject property.




SURROUNDING USES

NORTH: The Bank of America office building, followed by Pennington Street and the downtown Tucson Public Library campus.

EAST: Stone Avenue, followed by the Pima County Attorney's office tower and miscellaneous commercial uses.

SOUTH: Congress Street, followed by the recently completed RendezVous Urban Flatts apartment complex and the 1 S Church office tower. At the southeast corner of the intersection is the mixed-use Chase Bank and 2 E Congress loft apartment above.

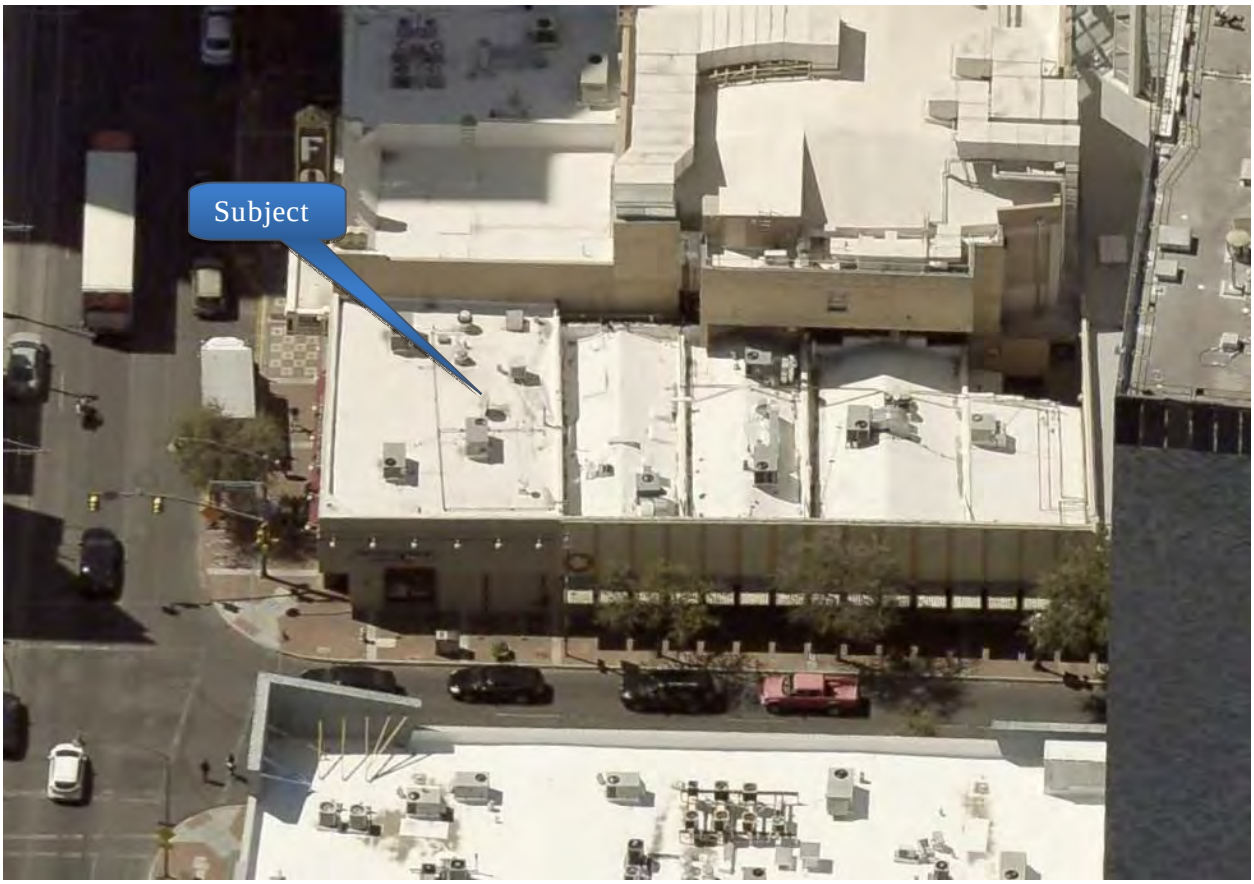
WEST: Immediately adjacent to the subject site is the historic Fox Theater and miscellaneous retail and office uses. The Pima County Court Complex is located just west of the subject at Congress Avenue and Church Street, as well as Tucson City Hall and other governmental offices.

SUMMARY: The subject site is situated at the northwest corner of Congress Street and Stone Avenue, in the central business district of metropolitan Tucson, Pima County, Arizona. The parcel is zoned OCR-2 by The City of Tucson. The property is sited outside a designated flood hazard area. The subject's location at a signalized corner of two major thoroughfares in the core of the downtown area and its high-density zoning make the subject site very attractive for intensive development as a part of the larger downtown area's ongoing revitalization.

## DESCRIPTION OF IMPROVEMENTS

The subject reflects a multi-tenant commercial building located in the CBD of Tucson, AZ. The subject property is largely one story, with a single mezzanine office area and two small storage basements. The site is located at the northwest corner of Congress Street and Stone Avenue, in the central business district of metropolitan Tucson, Pima County, Arizona. The property has very good visibility and vehicular access at the signalized intersection of Stone Avenue and Congress Street and is also located proximate to two modern streetcar line stops, and has very good access to public transportation as well.

For visual representation, please refer to the floor plans reproduced within this section of the report as well as the subject photographs taken at the time of the on-site inspection. A detailed description of these improvements follows.




GENERAL DESCRIPTION: The subject's building improvements consist of an existing multi-tenant commercial building of good to average overall quality.

SQUARE FOOTAGE OF IMPROVEMENTS: According to the recently laser-measured floor plans, the subject has a gross building area of 8,659 square feet, which is just slightly larger than the Assessor's area of 8,647 square feet. As there are no common areas, the leasable area is the same as the gross building area.

TC-DMO-0525-00089



For the purposes of this analysis, the building area of 8,659 square feet will be utilized.

CONFIGURATION:

The improvements are an existing multi-tenant commercial building, configured for use by restaurant, bar and retail users. There are five total spaces, each accessible via a storefront entry from either Congress Street or Stone Avenue. One of the spaces has a small mezzanine office and two have small storage basements.

Please refer to the floor plans for each of the subject's units on the following pages.

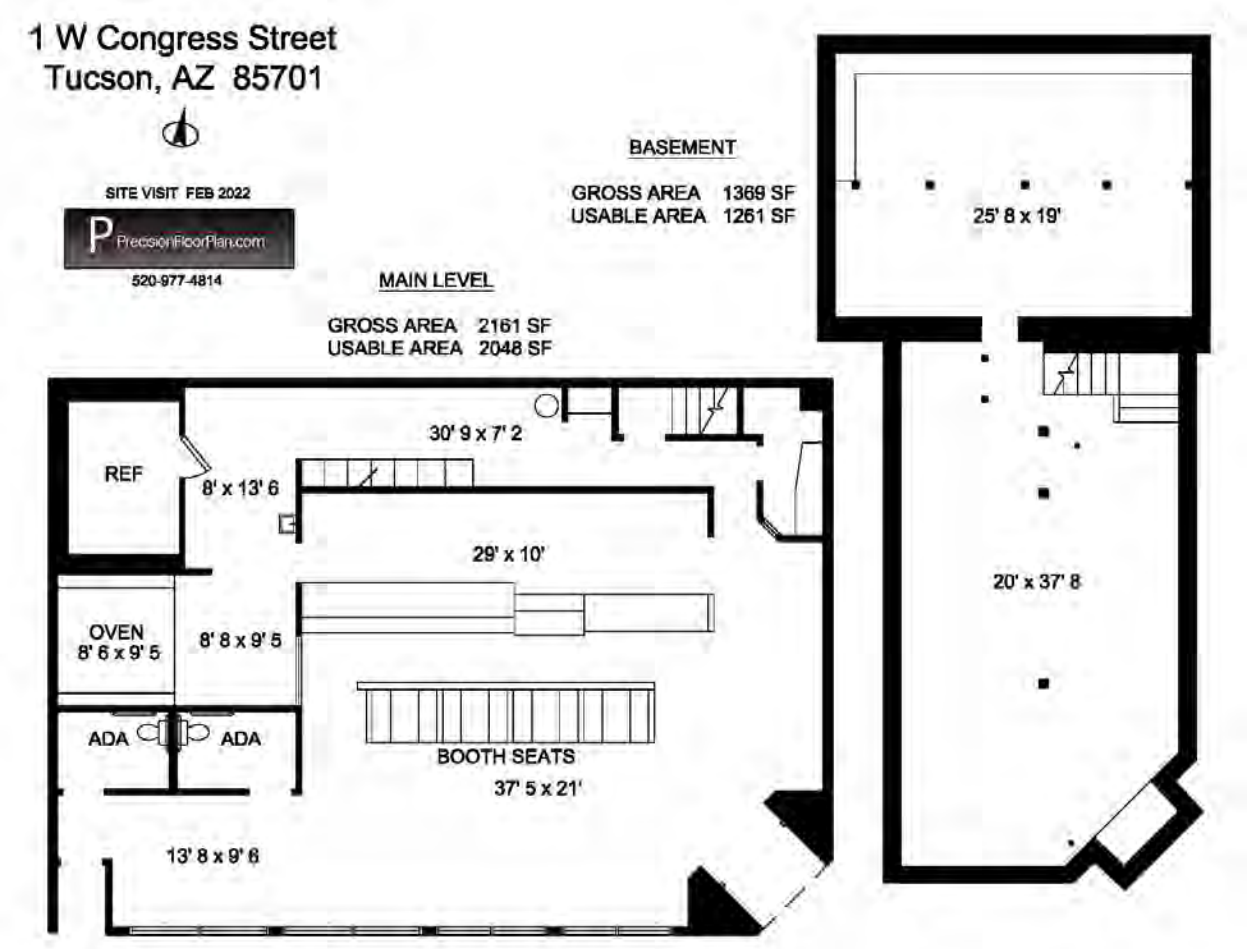


Exhibit # 5b

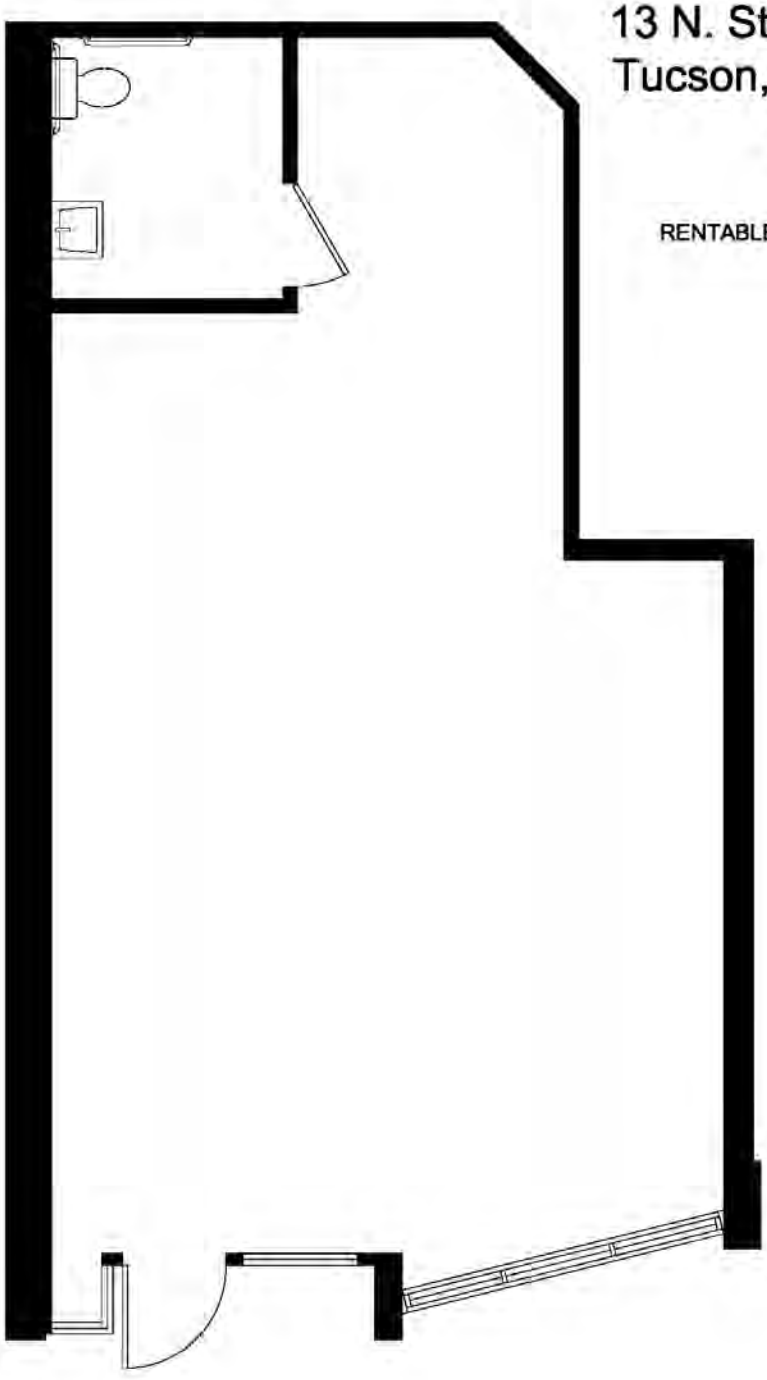
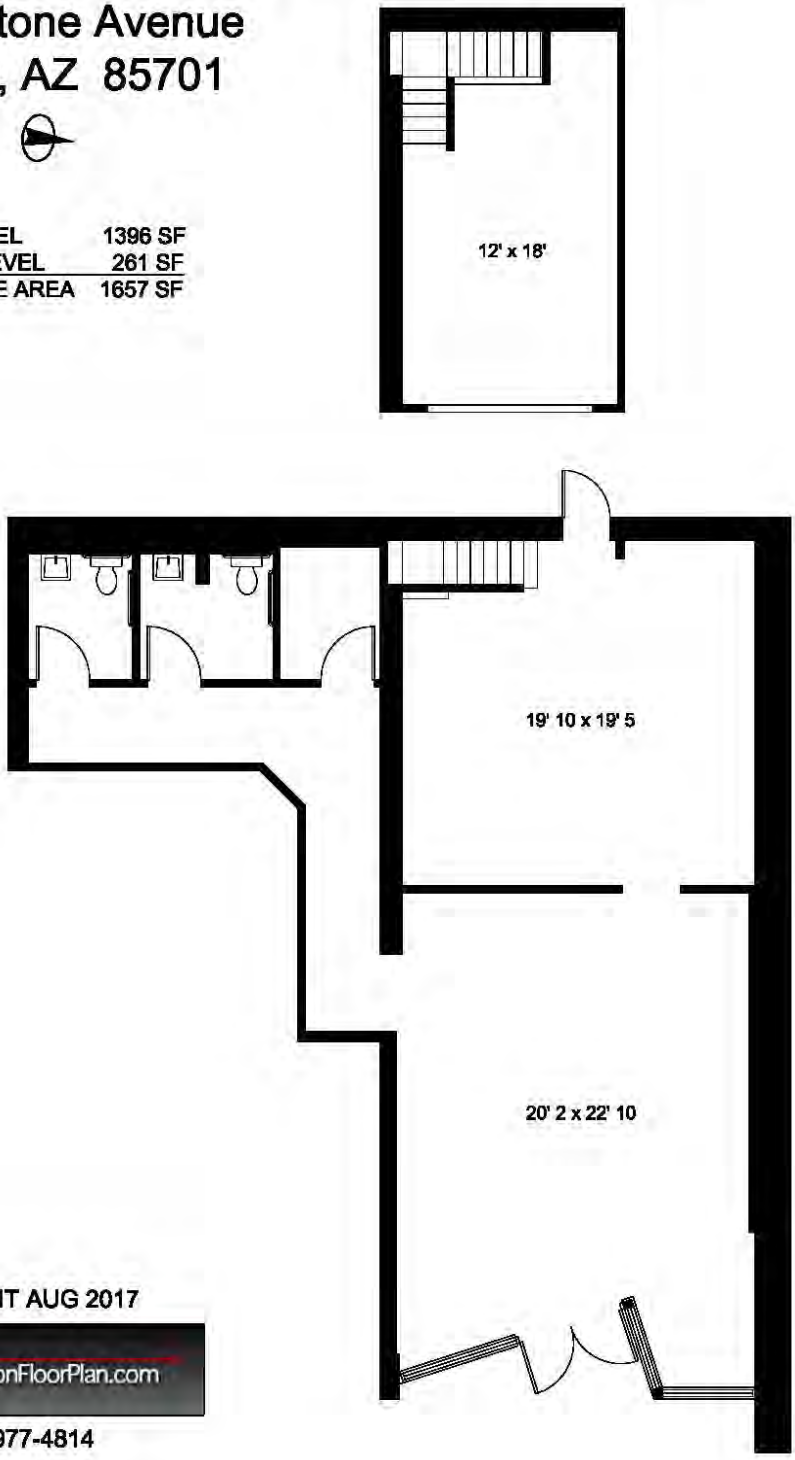


Exhibit # 5b

# 17 N. Stone Avenue
# Tucson, AZ 85701

| | |
|---|---|
| MAIN LEVEL | 1396 SF |
| UPPER LEVEL | 261 SF |
| RENTABLE AREA | 1657 SF |

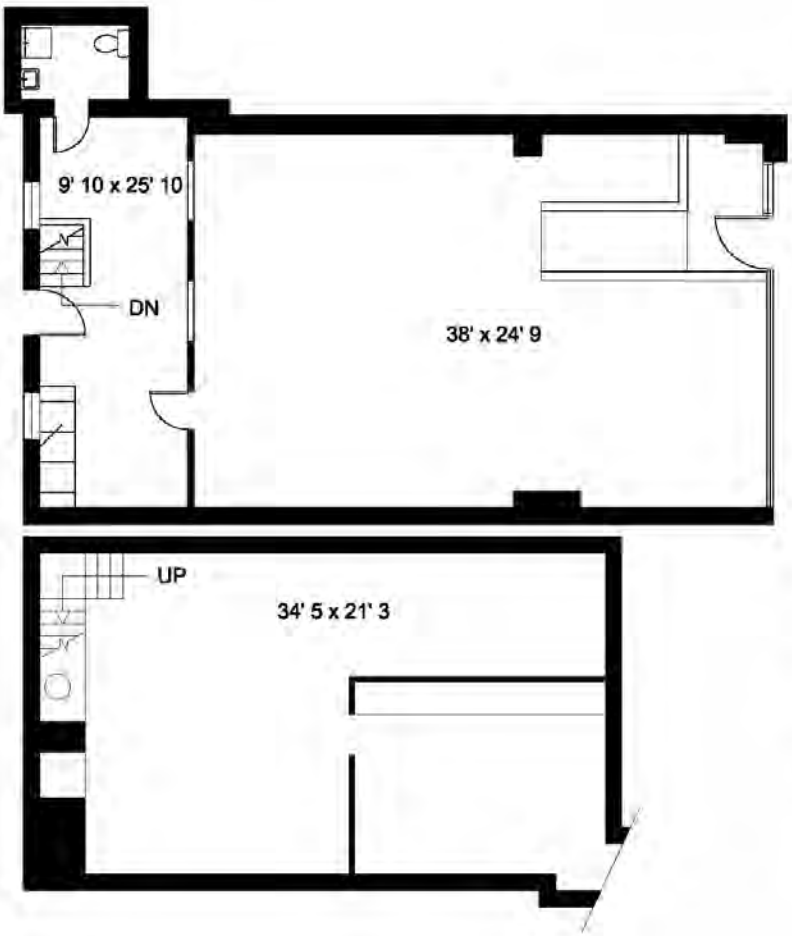



SITE VISIT AUG 2017

PrecisionFloorPlan.com

520-977-4814

Exhibit # 5b




25 N Stone Avenue
Tucson, AZ 85701

MAIN LEVEL

| | |
|---|---|
| GROSS AREA | 1346 SF |
| USABLE AREA | 1229 SF |

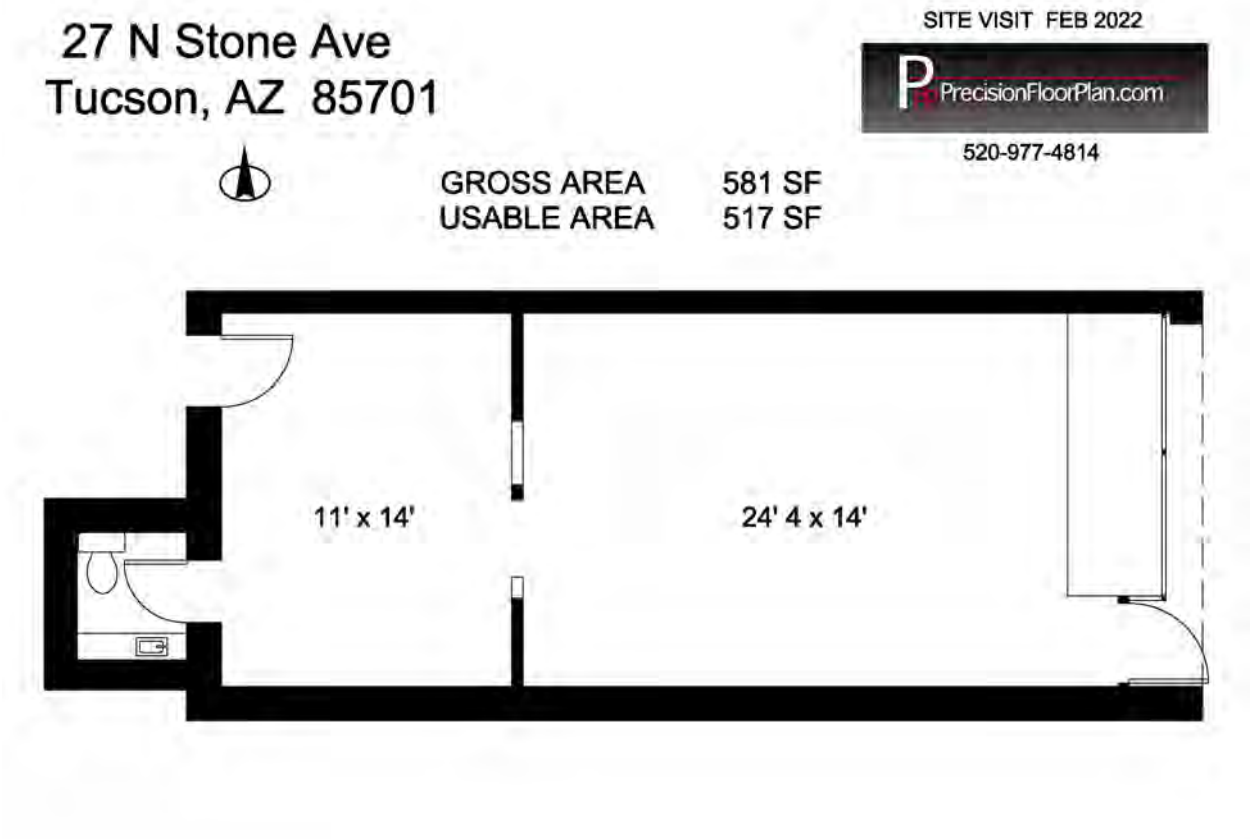
LOWER LEVEL

| | |
|---|---|
| GROSS AREA | 866 SF |
| USABLE AREA | 762 SF |

SITE VISIT FEB 2022

PrecisionFloorPlan.com

520-977-4814




BUILDING ORIENTATION:

The improvements essentially span the parcel in all directions, with a small pedestrian access area to grease traps and the rear of the buildings exiting to Stone Avenue at the north end of the parcel.

BUILDING EXTERIOR CHARACTERISTICS:

The building improvements are of masonry, construction, with concrete foundations. Most suites have slab on grade, while two have small mechanical and storage basement areas.

The building has flat, built-up reflective roofs. Each suite has its own storefront entry from either Congress Street or Stone Avenue. Portions have rolling security shutters covering the entire entry.

The suites are individually metered for electricity and natural gas, with water and sewer commonly metered. All suites are air-conditioned in the customer areas, with kitchen areas having evaporative cooling and space heaters.

| | |
|---|---|
| INTERIOR FINISHES: | Interior finishes vary from suite to suite, with 1 W Congress and 17 N Stone having been built out as restaurants, 13 N Stone built out as a tasting room/bar, and 25 & 27 N Stone having general retail build out. It is noted that 25 N Stone was not inspected in order to not disturb the tenant. |
| FIRE SUPPRESSION: | The subject improvements are not fire sprinklered. |
| PARKING & SITE IMPROVEMENTS: | The subject has no on-site parking. Areas along the front of the entries are entirely brick paver sidewalks. Landscaping is limited to trees along the right of way areas. |
| ENVIRONMENTAL: | An environmental assessment of the existing improvements was not available. As the improvements are well aged, the possibility of environmentally hazardous components within the building materials is a possibility. If this is an area of concern, a Phase I Environmental Assessment should be obtained from qualified personnel. |
| AMERICANS WITH DISABILITIES ACT (ADA): | An ADA compliance analysis was not available, nor am I able to provide expert opinion regarding such matters. The suites each have a grade level entry and all of the inspected units have at lease one ADA compliant restroom.<br><br>It appears that the building and restrooms are accessible to the physically challenged. If this is an area of concern, I suggest that an ADA compliance survey be performed by a qualified contractor experienced in such matters. |
| CONDITION: | The subject improvements are in good to overall condition, with no significant signs of deferred maintenance, although some spaces will need to be updated for new tenants. |
| QUALITY: | The building and interior TIs are of good to average overall quality restaurant, bar and general retail improvements. |
| TOTAL ECONOMIC LIFE: | 55 years (Marshall & Swift Valuation Service). |
| ACTUAL & EFFECTIVE AGE: | The improvements were originally constructed in 1901 thru 1958 and are in good to average overall condition, with an actual age of 64-121 years for the structures.<br><br>In their "as is" condition, the improvements have an effective age of approximately 30 years. |

| | |
|---|---|
| REMAINING ECONOMIC LIFE: | 25 years. |
| COMMENTS: | The subject "as is" is a functional multi-tenant commercial building configured for five restaurant, bar and retail users.<br><br>The improvements are functional for their intended use and have good appeal. The location of the improvements at a signalized corner, proximate to light rail and adjacent to significant office and entertainment uses enhances the property's appear for such uses. |

TC-DMO-0525-00089



## REAL ESTATE TAXES

The Pima County Assessor identifies the subject property as assessed to parcel number 117-12-033A. In Pima County, taxes are due and payable in two equal installments. The first half is due on October 1 (delinquent on November 1) and the second half due on March 1, delinquent on May 1 of the following year.

The Full Cash Assessed Value for 2021 was $734,955, decreasing slightly to $734,909 for 2022 which remains unchanged for the preliminary 2023 tax tear.

Taxes for the subject totaled $12,259.42 in 2021, an increase from $11,897.79 in 2020. The subject's 2021 taxes have been paid in full and there are no prior delinquencies noted.

Based on an assessed building area of 8,647 square feet, the 2021 taxes for the subject are equal to $1.42 per square foot of assessed building area.

The subject's assessment and taxes appear reasonable in comparison with other office properties in the downtown area.

### SPECIAL ASSESSMENTS

There are no reported special assessments which affect the property.

Exhibit # 5b

## SUBJECT PHOTOGRAPHS

**Top photo:** View of improvements from intersection
**Bottom photo:** East elevation of subject from Stone Avenue






Exhibit # 5b

## SUBJECT PHOTOGRAPHS

**Top photo:** South elevation of subject from Congress Street
**Bottom photo:** Rear elevation of subject






Exhibit # 5b

## SUBJECT PHOTOGRAPHS

**Top photo:** Interior of 1 W Congress space
**Bottom photo:** Interior of 1 W Congress space





Exhibit # 5b

## SUBJECT PHOTOGRAPHS

**Top photo:** Interior of 1 W Congress space
**Bottom photo:** Interior of 1 W Congress basement





Exhibit # 5b

## SUBJECT PHOTOGRAPHS

**Top photo:** Looking north along Stone Avenue spaces
**Bottom photo:** Interior of 13 N Stone Avenue





Exhibit # 5b

## SUBJECT PHOTOGRAPHS

**Top photo:** Interior of 17 N Stone space
**Bottom photo:** Interior of 17 N Stone space





Exhibit # 5b

## SUBJECT PHOTOGRAPHS

**Top photo:** 17 N Stone upstairs office area
**Bottom photo:** Interior of 27 N Stone space





Exhibit # 5b

## SUBJECT PHOTOGRAPHS

**Top photo:** Area between subject and adjacent property
**Bottom photo:** Building overhang from adjacent Fox Theater improvements





Exhibit # 5b

## SUBJECT PHOTOGRAPHS

**Top photo:** Looking south on Stone Avenue
**Bottom photo:** Looking north of Stone Avenue

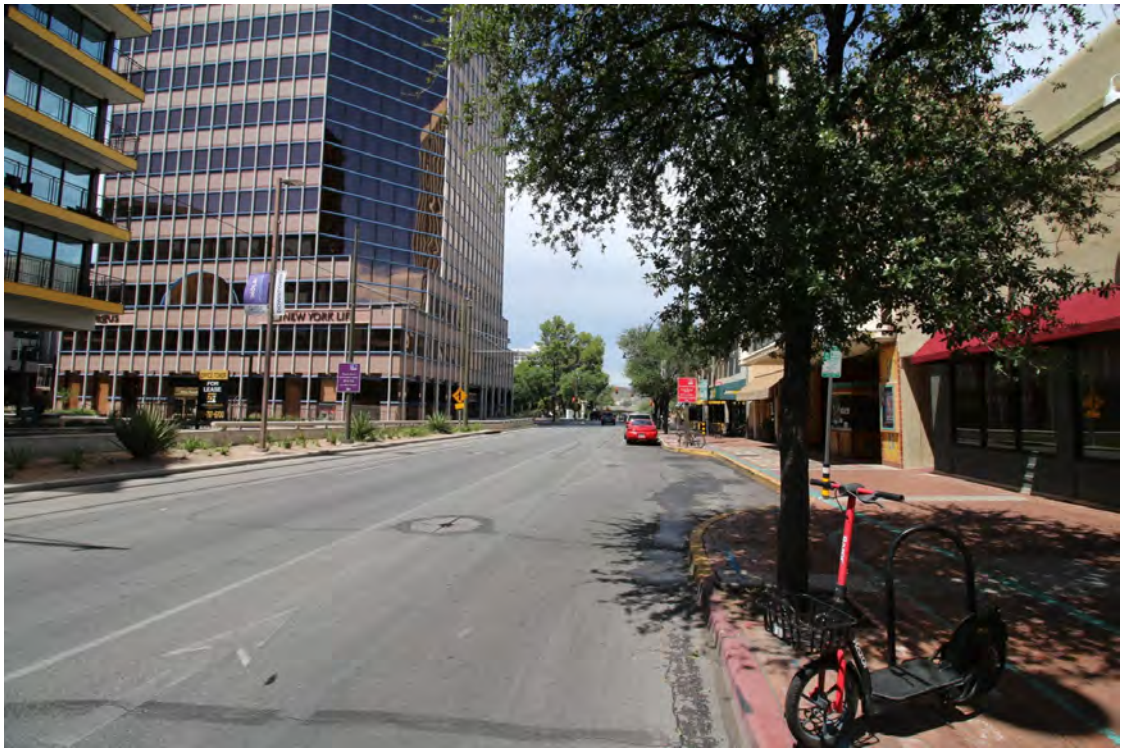




Exhibit # 5b

## SUBJECT PHOTOGRAPHS

**Top photo:** Looking west on Congress Street
**Bottom photo:** Looking east on Congress Street





TC-DMO-0525-00089



## HIGHEST AND BEST USE

Highest and best use is the basic premise of value and, as such, reflects an appraiser's opinion based upon an analysis of prevailing market occurrences. As the use of land can be limited by the presence of improvements, highest and best use is typically analyzed individually, for the land as though vacant and the property as improved.

According to *The Dictionary of Real Estate*; 5th Edition, published by the Appraisal Institute, Highest and Best Use as defined as:

*"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value."*

In estimating the highest and best use of land, as vacant, or a property as improved, there are essentially four stages of analysis:

1) Legally permissible use - the uses of the subject that are permitted by zoning, existing leases and/or deed restrictions;

2) Possible use -the uses of the subject that are physically possible;

3) Feasible use - the uses of the subject which are possible and permissible which will produce a net return to the owner of the subject; and

4) Maximally productive use - the use of the subject site among the feasible uses which produces the highest net return to the subject. This use is essentially the highest and best use of the subject.

The previous stages of highest and best use analysis have been applied to the subject. Here follows a discussion of the estimated highest and best use of the subject.

*AS THOUGH VACANT*

**Legally Permissible**

Parcels 117-12-033A are zoned OCR-2 in accordance with the zoning ordinances of The City of Tucson. The zoning provides for mid and high-rise development of general commercial uses that serve the community and region. Residential and other related uses are permitted.

The subject property falls within the Downtown Tucson Historic District, with the northern portion of the building being considered a contributing structure.

**Physically Possible**

The subject is a 8,147 square foot site consisting of a single parcel located at the northwest corner of Congress Street and Stone Avenue, in the central business district of metropolitan Tucson, Pima County, Arizona. The site has very good access and visibility at a signalized corner of two major roadways in the downtown area. Due to the high-density zoning designation, as well as immediate proximity to two light rail public transportation stops, the property has significantly enhanced attributes to allow for development. Any of the potential legally permissible uses would be physically possible; the only restriction is the size of the site.

**Financially Feasible**

The subject fronts a signalized corner of two primary roadways in the downtown area. The property is sited along Broadway Boulevard just east of Stone Avenue in the center of the Tucson CBD, and proximate to two light rail stops. It is adjacent to the renovated historic Fox Theater, and located nearly adjacent to all three of downtown's largest office towers, and across the street from a recently completed mid-rise apartment complex.

Revitalization efforts within the neighborhood have resulted in numerous sites being developed or redeveloped in recent years, with more redevelopment projects scheduled in the near future.

Permitted uses under the OCR-2 zoning include office, retail, commercial, and residential, with the city encouraging mixed-use developments. The zoning is the highest density zoning allowable and promotes mid and high-rise development.

**Office** uses are permissible under this zoning designation. Office occupancy and rental conditions have improved considerably in the downtown area over the past few years. However, the vast majority of new developments have been user-specific, or have had limited office space in conjunction with other uses. Although the subject is legally permissible and physically possible to be developed with a high-rise office development, speculative development on this scale would not likely be supported in the market. Development with a largely user-specific office use would be a feasible of the property.

**Retail** uses would also be permissible, although traditional retail uses tend to be located away from the downtown area due to traffic and parking issues, with new retail demand/development being limited to first floor areas in recently constructed apartment projects in the area. Although retail

could well be a component of a potential development, this would likely be limited to a first-floor auxiliary use to a larger development.

A **residential** use is also permitted under the subject's zoning classification and the CBD market appears to be underserved for quality market-rent housing. The market-rent apartment market has been growing in recent years with the renovation of two older mid-rise buildings and the development of new projects including The Flin, Rendezvous Urban Flats, and One East and One West Broadway. Lease rates continue to rise in the downtown area, and vacancy remains quite low, with new inventory being quickly absorbed. The submarket may still be underserved.

Based on this analysis, the most financially feasible use of the subject site, "as is vacant" appears to be for an apartment development with possible retail uses on the first floor.

**Maximally Productive**

Given current market conditions and the subject's legal and physical attributes, the maximally productive and Highest and Best Use of the subject property, as though vacant, is considered to be for development with a multi-family residential use. The subject's location, high-density zoning and physical attributes, including being adjacent to two public transit stops, make the site highly desirable for such a use.

***However, given the subject's location within a designated historic district, with the northern portion of the building being considered a contributing structure, demolition and redevelopment, as well as significant renovation altering the exterior of the building, would likely be significantly opposed, if not altogether prohibited.***

*AS IMPROVED*

The subject's existing improvements are a multi-tenant commercial building, which is partially leased.

**Legally Permissible**

The subject's existing improvements and uses appear to be legally permissible with the current zoning.

**Physically Possible**

The site is improved with a multi-tenant commercial building. The building improvements have a total gross building area of 8,647 square feet per the Assessor, with a recently laser-measured leasable area of 8,659 square feet. The improvements have been partially renovated and are in average overall condition.

The improvements are generally functional in design and layout for their intended uses, with restaurant, bar and retail components. Two of the spaces include basement storage areas. The existing improvements are considered to be functional for their intended use.

***Again, the subject property is impacted by a historic district overlay, with a portion of the building being considered a contributing structure. Redevelopment of the property, involving demolition or substantial exterior renovation would be improbable.***

**Financially Feasible**

The subject property is a multi-tenant commercial building. The property is largely vacant, with recent vacancies in some spaces, likely due to a combination of both the landlord and tenants being reticent to renew long-term leases while a sale to an adjacent user is under consideration.

With relatively high demand for retail, restaurant and bar uses in particular, in the downtown area, if the subject were able to be actively marketed without concerns surrounding a potential sale, the subject, due to its very strong location attributes, could reasonably be anticipated to have strong occupancy and demand rents in the upper portion of the range in the downtown area.

**Maximally Productive**

The use of the subject property as a multi-tenant commercial building is legally permissible, physically possible, and potentially financially feasible. The subject is presently operating substantially below stabilization. Given the subject's location, configuration and overall utility, the subject property, if able to be competitively and actively marketed, should be able to perform at a high level, competitive with similar projects in the downtown area.

Therefore, the Highest and Best Use of the subject property is for continued operation as a multi-tenant commercial building, leasing the property back to a stabilized operating condition.

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## INCOME CAPITALIZATION APPROACH

Within this portion of the analysis, I will be considering the subject property via the Income Capitalization Approach to value. The Income or Economic Approach to value recognizes what a prudent purchaser could afford to pay for a property based upon its income-producing capability. The indication of value is predicated upon what an investor would be justified in paying to acquire the right to receive an income stream of a specific amount, with a set duration, stability, and uncertainty of risks.

The process of converting an income stream into value is known as the capitalization process. The result of this method is the present worth of the future benefits to be derived from a property, based on its income-producing ability. This is the amount that a prudent, well-informed buyer would be justified in paying, as of the date of valuation, for the right to receive the forecasted net income stream. In this particular analysis, I will employ direct capitalization using an overall capitalization rate (OAR) derived from market extraction. Direct capitalization provides a reliable measure of value in this analysis. The first step in the income approach is to estimate the subject's potential gross income (PGI), vacancy/collection loss, and expenses to derive the subject's net operating income (NOI).

The subject property is a multi-tenant commercial building, containing 8,659 square feet of leasable building area. The property has excess vacancies, with just one tenant in place in about 26% of the building. As such, this initial portion of the analysis will consider the subject in its prospective "as stabilized" condition, assuming that tenants have been acquired for the vacant spaces and the property has reached stabilization. Costs of stabilization, including lost rent (as partially offset by the remaining rent under the re-negotiated lease) will be considered in the "as is" analysis at the end of the section.

A primary technique to develop an opinion of the market value of a potentially income-producing property such as the subject would be via the Income Approach. Within the Income Approach the Market Abstracted Overall Rate method of analysis has been utilized. Under the assumed stabilized condition of the subject's anticipated income stream, the Market Abstracted Overall Rate method is considered the most meaningful method by which to estimate the value of the subject property.

The Market Abstracted Overall Rate is the direct relationship between Net Operating Income (NOI) to the sales price of the comparable properties which sold in the open market. The overall rate obtained from the market is that fraction of the total investment which must be collected each year, on the average, to service the debt (principal and interest if applicable), yield the required benefits (cash flow and/or equity build-up), and compensate for depreciation or appreciation. These are the three basic ingredients which are included in the overall rate. Per the Definition of Market Value, the value opinion contained in this report is based upon a cash purchase. The capitalization rates abstracted from the market vary, but, after analysis, support a capitalization rate for application to the subject's projected net operating income. The rates abstracted from the market were also cross-checked with published rates of similar types of investment properties in the region and nation, raising the confidence in the value opinion derived via this method of analysis.

The Market Abstracted Overall Rate is considered to provide a reliable indication of the market value of the subject property. Following is the discussion and application of this method of analysis used within the Income Approach.

## POTENTIAL GROSS INCOME

The first step in this analysis is to determine the potential income for the subject property. The subject is leased to multiple tenants, and the lease amounts utilized in this analysis are premised upon contract rents, as supported by market rents.

### *POTENTIAL GROSS INCOME – CONTRACT RENT*

The subject is encumbered by a single lease to Rae's Place, a boutique store on the Stone Avenue frontage. The tenant has been in place since March of 2008, and Is under their third renewal of the lease, running from May 1, 2018 through April 30, 2023. The lease is NNN, with the tenant responsible for separately metered utilities, interior maintenance, and a pro-rata share reimbursement of all common area operating expenses including property management, but excluding reserves. A summary of the subject's reconstructed rent roll is below.

**1 W CONGRESS ST & 13-27 N STONE AVENUE, TUCSON, AZ**
**SUBJECT RENT ROLL - JUNE 2022**

| Suite | Tenant Name | Leasable Area | Lease Start Date | Lease End Date | Rent SF/YR | Monthly Rent | Annual Rent | Incrs. | Comments |
|---|---|---|---|---|---|---|---|---|---|
| 1 W Congress | Vacant | 2,161 | | | | | | | |
| 1 W Basement | Vacant | 1,369 | | | | | | | |
| 13 N Stone | Vacant | 679 | | | | | | | |
| 17 N Stone | Vacant | 1,657 | | | | | | | |
| 25 N Stone | Rae's Place | 1,346 | May-18 | Apr-23 | $23.48 | $2,634 | $31,608 | Set | NNN, no options |
| 25 N Basement | Rae's Place | 866 | May-18 | Apr-23 | | | | | Included at current rate |
| 27 N Stone | Vacant | 581 | | | | | | | |
| TOTALS | | 8,659 | | | | $2,634 | $31,608 | | |

The lease includes a basement storage area at the current base rental amount noted. The most recent renewal does not have a stated option period, and has had scheduled increases over the term of the renewal.

In order to determine if the subject's existing leases are at market levels as well as develop an indication of market rent for the subject's vacant office space, lease terms of other facilities in the Downtown area will be evaluated, as established through analysis of recent comparable leases. As the subject is comprised of smaller and larger office leases as well as a retail suite, separate rent comparables were considered for each space type, as summarized on the following table:

Exhibit # 5b

**SUMMARY OF COMPARABLE LEASES**

| Comp | Tenant/Location | Year Built | SF | Start/ Term | Rent/ SF | Increase | Lease Basis | Confirmation & Comments |
|---|---|---|---|---|---|---|---|---|
| 1 | Vintage<br>44 E Broadway Blvd | 1979 | 720 | Jan-22<br>yr-yr | $25.00 | N/A | NNN | Renovated, 1st floor space in MT office bldg |
| 2 | Forbes Meats<br>747 S 6th Ave | 2022 | 2,660 | Upon Compl<br>5 yrs | $24.00 | 2.5% | NNN | New construction, 1st floor retail in apartment building |
| 3 | Barrio Brewing<br>118 E Congress St. | 1901 | 660 | Apr-20<br>3 yrs | $38.64 | 3% | NNN | Includes private patio<br>Renovated historic building |
| 4 | Ezbachi Izakaya<br>63 E Congress St. | 1948 | 2,800 | Jan-22<br>3 yrs | $28.00 | Set Increases | NNN | Former shushi space in MT bldg at Congres & Scott |
| 5 | Z Beauty Salon<br>350 E Congress St. | 2012 | 1,055 | Jan-21<br>3 yrs | $35.00 | Set Increases | NNN | End cap 1st floor retail former student housing apts |
| 6 | ASKING RENT<br>1 S Church Ave. | 1986 | 1,479 | - | $27.50 | - | NNN | 1st floor suite in hi rise w office & proposed hotel |
| 7 | ASKING RENT<br>20 S Stone Ave. | 2018 | 1,235 | - | $30.00 | - | NNN | Ground floor retail $20 TI<br>In new apartment building |
| 8 | ASKING RENT<br>54 W Congress St. | 1955 | 2,600 | - | $30.00 | - | NNN | In-line store front space in bldg @ Church Ave |

All of the rent comparables are also on a NNN basis, and no adjustments were necessary for lease basis differences.

Exhibit # 5b

# COMPARABLE LEASES MAP

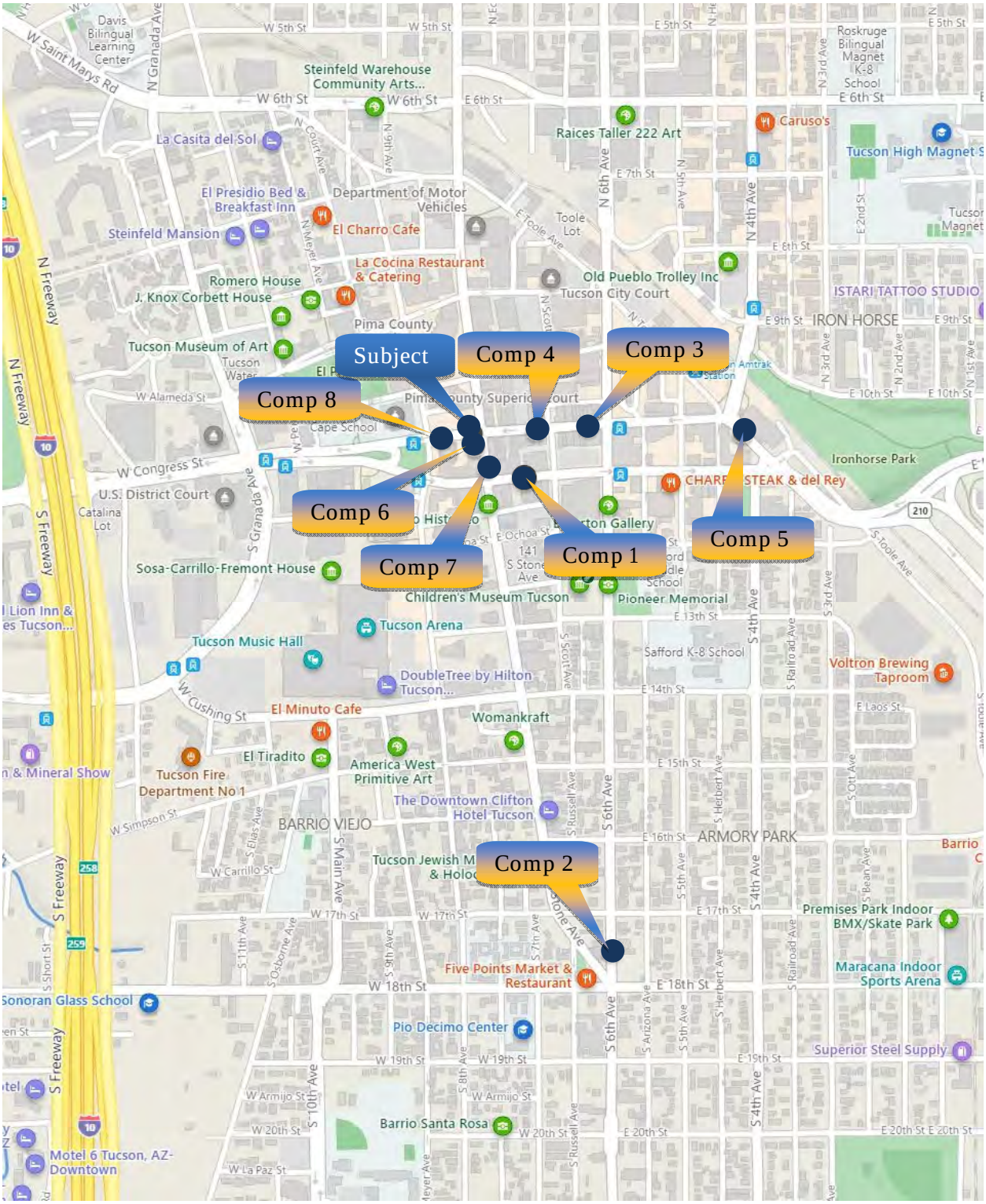


Exhibit # 5b

## Comparable 1 – 44 E Broadway Boulevard



## Comparable 2 – 747 S 6th Avenue



Exhibit # 5b

## Comparable 3 – 118 E Congress Street



## Comparable 4 – 63 E Congress Street



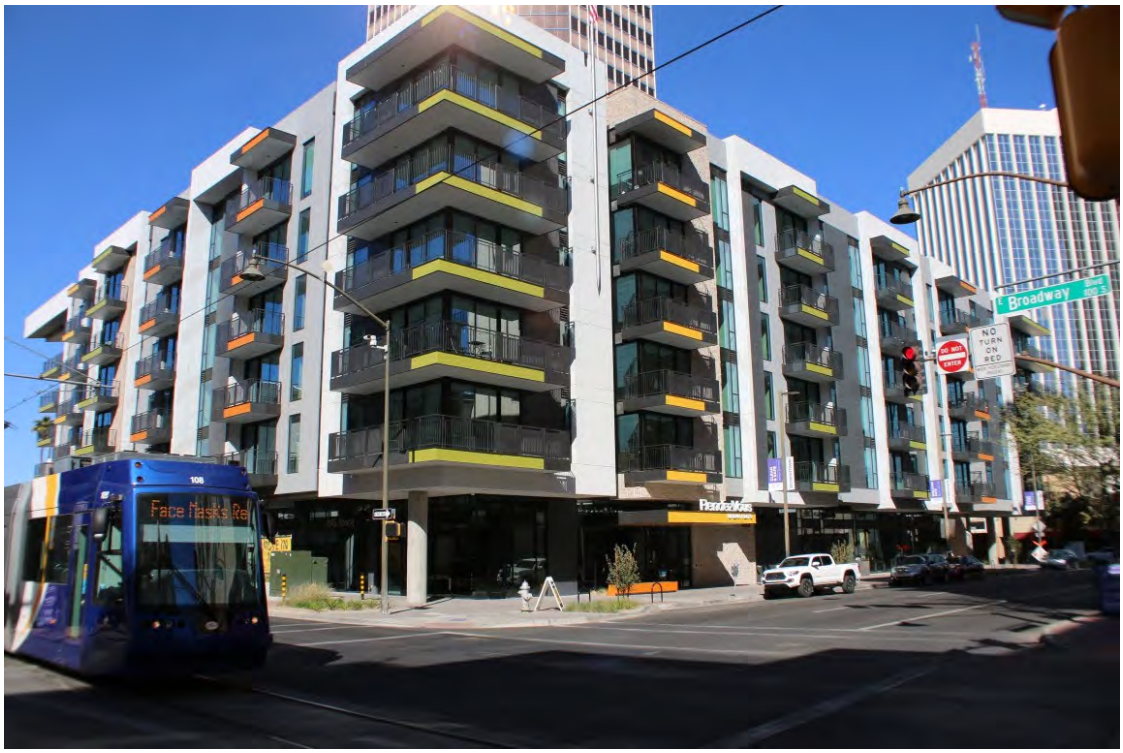
## Comparable 5 – 350 E Congress Street




## Comparable 6 – 1 S Church Avenue



## Comparable 7 – 20 S Stone Avenue




## Comparable 8 – 54 W Congress Street



*Market Rent Conclusions*

The retail comparables indicate a range in market rent for the subject's spaces from $24.00 to $38.64 per square foot. It is noted that the subject's asking rents are not published.

Regarding the subject's corner space at 1 W Congress, the space is a former restaurant space, recently vacated by Bruegger's Bagels. The space is functional as a restaurant with an open dining area, space for a service counter, a kitchen to the rear, and two fairly recently renovated ADA restrooms. This space is located at the immediate corner and would understandably command the highest rent in the property.

Comparable Two is a proposed restaurant space in a new building at the Five Points intersection. Inferior in location and with a relatively small TI allowance, a rent of something over $30 per square foot would be indicated. Comparable Three is slightly inferior in location as it is not at the immediate corner and would also be adjusted upward for the older date of the lease, but with downward adjustments for the much smaller size and the inclusion of the separate beer garden. After adjustments, this comparable would indicate a potential rent for the subject's corner suite for as much as $42 per square foot. Comparable 5 is an end cap in the downstairs retail portion of the former Cadence student housing project. Given its location further removed form the campus, this apartment experienced significant vacancy issues during the pandemic, ultimately failing and being sold and no repositioned as a market rent complex known as Agave 350. The project is at the signalized intersection at the entry to downtown and is similar in location, but superior in age/condition. With upward adjustments for the date of the lease and the less costly build out, this comparable would indicate a market rent for the subject's corner suite of around $40 per square foot.

Based on the available executed leases and asking rents in the area, the comparables would indicate a market rental rate for the subject's corner suite at about $40.00 per square foot. This rental rate would only be applicable to the upper levels. Typically, rental ratees for below grade space in the downtown area are roughly half that of upstairs space, all things being equal. However, as this space has low ceilings and inferior utility and would only be suitable for storage, or potentially brewing equipment of other non-customer uses, a lower rent at one-third the upstairs area, or about $13.33 per square foot would be appropriate.

The subject's 13 N Stone space is a former bar/tasting room space for Series 19, an affiliate of Three Wells. The space is off-corner, but is small with limited build out, but a newer ADA restroom. The rent for this space would likely be in line with that of Comparables 3 and 5, but inferior in to the beer garden associated with Comparable Three. Overall, this space would have a market rent near $35.00 per square foot.

The 17 N Stone space is larger at 1,657 square feet, which includes an upstairs office space of about 261 square feet. Larger, and less desirable with a portion of the square footage being upstairs, this space should command a market rent of around $30 per square foot.

25 N Stone is the subject's leased space, occupied by Rae's Place, with a lease in place through the end of April of next year. The total lease rate is equal to $23.48 per square foot of the main floor only, if no rent were attributable to the storage basement. Based on recent market activity, this

lease appears to be below market and would also likely command a market rent of around $30 per square foot, with some additional modest rent potential for the small basement area. As the space is leased, the contract rent will be used in this analysis.

Lastly, 27 N stone is the subject's northernmost suite. The space was most recently occupied by a Nestle Toll House café, and has an open dining area, eservice counter, a kitchen area to the rear, and a renovated ADA restroom. Like the 13 N Stone suite, the space is small and located on Stone north of Congress. A similar market rent of about $35.00 per square foot would appear reasonable for this space.

Using the contract rent for the existing space and market rent for the vacant spaces, the estimated Gross Potential Rental Income for the subject is $230,111.

**Additional Income**

In addition to the base rents, additional sources of income for the subject include CAM reimbursements under the NNN lease terms. The subject's ownership reported current CAMs of about $5.80 per square foot, which included pro-rata reimbursements for all common area expenses, including water and sewer, as well as property management, but excluding reserves.

As will be detailed in the following analysis, my projected stabilized operating expenses for the subject are quite similar at $5.83 per square foot. Applied to the total leasable area of 8,659 square feet, this results in estimated CAM reimbursements of $50,444.

**Potential Gross Income Conclusion**

Given the above information regarding the subject's contract and market rents and projected CAM reimbursements, the subject's total Potential Gross Income is estimated at $280,555 annually.

## Vacancy and Collection Loss

The subject has had recent vacancies due to lease expirations and closures related to the pandemic. However, although market conditions have largely recovered, due to the potential sale to the adjacent property owner, who plans on either demolishing or re-purposing the entirety of the improvements, the subject's ownership has not been aggressively pursuing new tenants.

Current vacancy amongst retail product downtown is reported at about 4.7%. Given the subject's excellent location attributes at a signalized corner of two primary downtown roadways, in an area of active entertainment and other night life, the subject should readily be able to operate at a similar stabilized operating condition under normal circumstances.

Overall, a stabilized occupancy over a typical holding period can reasonably be estimated to be approximately 5.0%. Use of a 5.0% vacancy rate, inclusive of collection losses, is reasonable, equaling $14,028.

## EFFECTIVE GROSS INCOME

The potential gross income less the vacancy and collection loss yields the effective gross income to the property, equal to $266,528 ($30.78 per square foot) in the case of the subject. From this must be deducted the owner's expenses for operating the property.

### OPERATING EXPENSES

The next step in the Income Approach is to estimate the operating expenses necessary to maintain the property and continue the production of effective gross income over the projection period. The operating expenses are subtracted from the effective gross income, yielding the net operating income of the property.

In order to estimate the operating expenses for the subject property, I have used a combination of actual and market-derived data from similarly operated muti-tenant commercial buildings, as well as my perception of the local market based on discussions with brokers active in the subject area. These expenses include property taxes, insurance, repairs and maintenance, property management, utilities, and reserves for replacements.

The subject reported total operating expenses, excluding capital repairs (reserves) at about $5.80 per square foot. A breakdown was not available, as the property is operated together with an adjacent property under the same ownership with blended expenses.

These operating expenses include:

- The subject's property taxes for 2021 are $12,259, which will be used in this analysis.

- Insurance costs for other retail properties in the Tucson market have generally ranged between $0.25 and $0.40 per square foot in recent years. Given a number of restaurant and bar type spaces and the vintage of the improvements, I have estimated the subject's hazard insurance costs at $0.40 square foot, or about $3,464.

- The subject's utility expenses are unknown. Although the units are separately metered for electric and gas, water and sewer are common, as is refuse removal. I have projected this expense near that of other multi-tenant retail projects in the Tucson market at around $1.25 per square foot, or $10,824.

- Maintenance and repair expenses for the subject property are unknown, but given their older age, would reasonably be anticipated to be above average. Maintenance costs for multi-tenant retail properties in the Tucson area generally approximate $0.75 to around $2.00 per square foot or more. I have estimated repair and maintenance in the upper portion of the range at around $1.75 per square foot, or $15,153.

- Management is responsible for monitoring rent levels in the market, overseeing that the project is adequately maintained, and insuring that rent collection is handled efficiently. Property management has historically been 4% of all gross rents. Excluding reimbursements and accounting for the 5% vacancy rate, the Effective Gross Rental

Income would be $218,606. At 4.0%, this results in an estimated management expense of $8,744.

The total estimated reimbursable operating expenses for the subject, prior to reserves, are $50,444, or $5.83 per square foot.

- The final item of consideration is reserves for replacement. Reserve expenses for retail properties such as the subject are for structural components of the facility, and approximate $0.10/SF to $0.50/SF of building area based on review of PWC/Korpacz Investor Survey information. Due to the age and condition of the subject improvements, I have estimated reserves for the subject in the upper portion of the range, at $0.35 per square foot, or $3,031 annually.

**Summary of Expenses**

The total expenses for the subject are estimated at $53,474 or about $6.18 per square foot of rentable building area.

## NET OPERATING INCOME

When the estimated operating expenses are deducted from the effective gross income estimate, the net operating income for the property results, as summarized in the following table:

| NET OPERATING INCOME ESTIMATE<br>1 W Congress St & 13-27 N Stone Ave, Tucson, Arizona | | | |
|---|---|---|---|
| Tenant/Suite | Area (SF) | Per SF<br>Per Yr | Total |
| 1 W Congress @ Market Rent | 2,161 | $40.00 | $86,440 |
| 1 W Basement @ Market - same tenant | 1,369 | $13.33 | $18,253 |
| 13 N Stone @ Market Rent | 679 | $35.00 | $23,765 |
| 17 N Stone @ Market Rent | 1,657 | $30.00 | $49,710 |
| Rae's Place @ Contract Rent | 1,346 | $23.48 | $31,608 |
| Rae's basement, included in above | 866 | | |
| 27 N Stone @ Market Rent | 581 | $35.00 | $20,335 |
| Rental Income Subtotal | 8,659 | $26.57 | $230,111 |
| **GROSS POTENTIAL RENTAL INCOME** | 8,659 | $26.57 | $230,111 |
| NNN Reimbursments, Potential | | | $50,444 |
| **GROSS POTENTIAL INCOME** | | | **$280,555** |
| Vacancy & Credit Loss | 5.0% | $1.62 | $14,028 |
| **EFFECTIVE GROSS INCOME** | | **$30.78** | **$266,528** |
| **OPERATING EXPENSES** | | | |
| REAL ESTATE TAXES | | $1.42 | $12,259 |
| INSURANCE | | $0.40 | $3,464 |
| COMMON AREA UTILITIES | | $1.25 | $10,824 |
| REPAIRS & MAINTENANCE | | $1.75 | $15,153 |
| PROPERTY MANAGEMENT | 4.0% | $1.01 | $8,744 |
| SUB-TOTAL, REIMBURSABLE EXPENSES | | $5.83 | $50,444 |
| RESERVES | | $0.35 | $3,031 |
| **TOTAL OPERATING EXPENSES** | | **$6.18** | **$53,474** |
| **NET OPERATING INCOME** | | **$24.60** | **$213,053** |

## CAPITALIZATION

The Direct Capitalization method, commonly employed by investors in the market, is used to convert the previously developed income estimate for the subject into a value indication. Two sources of data were considered in this analysis. The first is based on market abstracted overall rates; the second is based on published information.

Comparable Sales Data

*Local Transaction Data*

Two of the five sales in the following Sales Comparison Approach had available capitalization rate data.

Comparable Four, a multi-tenant commercial property with no significant credit, sold at the end of last year. Based on the average rents in place at the time of sale, which are well below market, the property sold at an overall rate of around 8.0% to 8.5%, with some month-month tenancies. A lower overall rate would be likely for the subject.

Comparable Five is a two-tenant building, primarily occupied by a regional office user, with a portion of the first floor leased to a bar operator. The property transacted at an overall rate of 7.2% and provides a reasonable indication for the subject.

Overall, the comparables indicate a likely capitalization rate for the subject of around 7.0%.

For additional support, I have considered all sales of leased retail properties in the Tucson market since 2017, as summarized in the following graph. Sales of single-tenant credit retail, gas stations and fast-food stores were excluded.

Similar to other leased real estate assets, capitalization rates on local retail properties have declined over the past few years, declining sharply in 2021 with a current average of around 5.4%.




With the recent increase in interest rates, capitalization rate surveys are beginning to see the first increases in capitalization rates nationally. RealtyRates.com states in their Second Quarter 2022 Investor Survey that overall rates have increased by an average of 8 basis points over the first quarter, and this was just prior to a second 0.75% rate increase by the Federal Reserve. In their April 2022 forecast Economist's Outlook, the National Association of Realtors projected increases across the board in capitalization rates, with concerns that retail properties could be the most significantly impacted as double-digit inflation has significantly cut into household disposable income. They indicated a 20 basis point increase in the retail sector in April from the beginning of the year, but this was prior to two 0.75% rate increases by the Federal Reserve.

These factors would point to a current capitalization rate of around 5.5%. Thus far, this analysis has considered the subject in its prospective "as stabilized" state, as of a future date of value when stabilization can reasonably be anticipated. As will be discussed in the following "as is" analysis, it is estimated that it would take between 12 and 24 months for the subject to achieve stabilization. During this time, with continued high inflation likely and further increases in lending rates highly probable, I have projected a 25 basis point increase (part of this has already likely occurred due to the most recent rate increase not yet being reflected) to account for the risks of both time an stabilization, resulting in an estimated overall rate as of the date of future stabilization of around 6.00%.

Given the above overall rate conclusion, a reasonable overall rate for the subject property in its prospective "as stabilized" condition of about 6.00% is indicated. Applying this overall rate to the subject's estimated NOI of $213,053 results in an indication of the prospective market value "as stabilized" of $3,550,885, rounded to $3,550,000, or approximately $410 per square foot of leasable area.

### As Is Considerations

To this point in the Income Analysis, the subject has been evaluated in a prospective "as stabilized" condition, assuming that the property has been leased to a stabilized operating condition.

With some 6,447 square feet of vacant space, or 74% of the building area, considerable deductions will be considered for lost rent, CAM reimbursements, leasing commissions, tenant improvement allowances and profit to derive an "as is" value of the property.

With respect to lost rent, the total Gross Potential Ret from the subject's 6,447 square feet of vacant space was estimated at about $198,503 annually, with another $37,558 in annual pro-rata CAMs for the presently vacant space. With some evident slowing in discretionary retail spending due to the high levels of inflation and slow job growth, it would likely take 12 to 24 months to obtain four tenants for the subject's current vacant spaces at market rents, reconciled to the middle of the range at about 18 months. Assuming even lease-up over this period, this would equate to 9 months of rent and CAMs, resulting in total lost revenues over the stabilization period of $177,046.

While some of the spaces are in reasonable condition, typical TI allowances for new occupancies are generally around $20 per square foot, which would total $128,940 for the subject.

Regarding easing commissions, I have projected 3-year terms with 3% annual increases and a 3% leasing commission, equal to $18,407.

The total lost rents, CAM reimbursements, TI allowance and leasing commissions is estimated at $324,393. Given the considerable risk of taking on the endeavor, with nearly ¾ of the building vacant and the lone tenant having under a year remaining on the lease, with potential cost overruns, I have estimated an entrepreneurial incentive of 20% would be sufficient to attract an investor to the project, brining the total of lost revenues, costs, expenses and profit to $389,271.

**Total Cost of Stabilization**

| | | |
|---|---|---|
| Lost Rental Income - Vacant Suites | | $148,878 |
| Lost CAM reimbursements | | $28,168 |
| **TOTAL LOST RENEVUES** | | **$177,046** |
| $20 per SF TI Allowance | | $128,940 |
| Leasing Commissions | | $18,407 |
| **Total** | | **$324,393** |
| **Plus Entrepreneurial Incentive @** | 20% | **$64,879** |
| **Total Costs of Stabilization** | | **$389,271** |

## CONCLUSIONS

The final step in arriving at an "as is" value indication for the subject via the Income Capitalization Approach is to deduct the above losses, expenses and profit from the previously concluded prospective market value "as stabilized" of $3,550,000, resulting in an "as is" value indication of $3,160,729, rounded to $3,160,000

**INDICATION OF THE MARKET VALUE**
**OF THE SUBJECT PROPERTY "AS IS"**
**VIA THE INCOME CAPITALIZATION APPROACH..... $3,160,000**

# SALES COMPARISON APPROACH

The Sales Comparison Approach to value considers market data of similar improved comparable properties. This approach has been utilized to develop an opinion of market value for the subject. This technique is an application of the principle of substitution which affirms that when a property can be replaced, its value tends to be set by the cost of acquisition of an equally desirable substitute property that can be acquired without undue or costly delay.

The subject is a multi-tenant commercial building. The subject has a rentable area of 8,659 square feet. The subject property is located at the northwest corner of Congress Street and Stone Avenue, in the central business district of metropolitan Tucson, Pima County, Arizona.

A search within the downtown area of Tucson was conducted for sales of properties similar in size, design and utility to the subject. Due to the limited amount of such transactions, additional single-user transactions specific to similar vintage properties in the downtown area have also been considered. Five sales of generally similar properties were found.

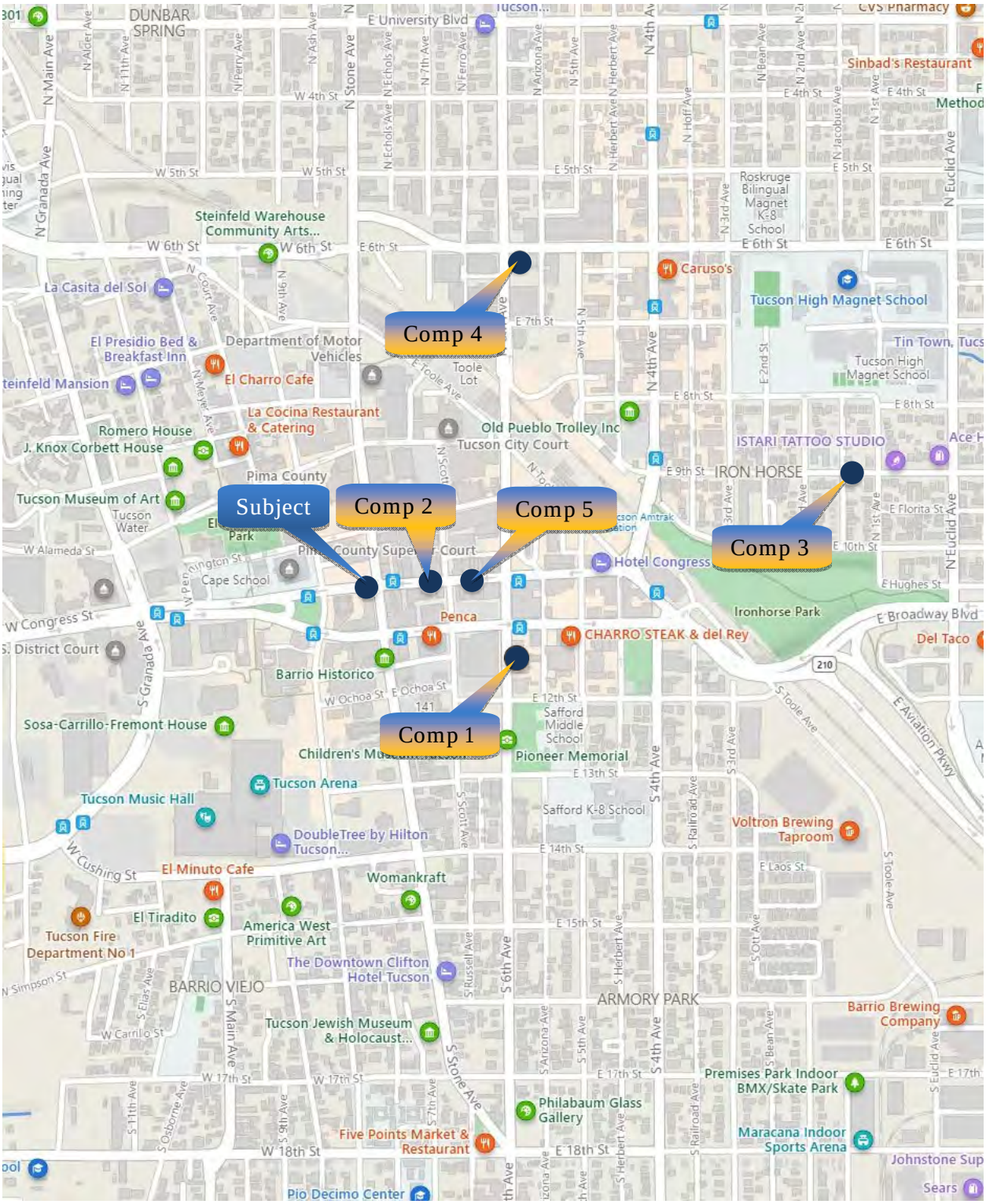
The data utilized are considered to be the best indication for developing an opinion of the subject's market value via the Sales Comparison Approach. Sales price per square foot of building area will be the unit of comparison utilized in this analysis. A tabulation of the pertinent sales data and a map showing the location of the comparables relative to the subject are contained on the following pages.

## COMPARABLE IMPROVED SALES

| **Comparable Number:** | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|
| Sale Date: | Dec-20 | Aug-21 | Sep-21 | Dec-21 | Apr-22 |
| Location: | 135 S 6th Ave | 61 E Congress St | 630 E 9th Street | 412-450 N 6th Ave | 118-120 E Congress St |
| APN: | 117-17-011A | 117-12-022 | 117-06-124B | 117-05-136 | 117-15-004 |
| Zoning: | OCR-2, Tucson | OCR-2, Tucson | C-3, Tucson | C-3, Tucson | OCR-2, Tucson |
| Sales Price | $2,100,000 | $1,600,000 | $1,270,000 | $1,450,000 | $1,900,000 |
| Terms of Sale: | CTS | CTS | All Cash | CTS | CTS |
| Site Size (SF): | 18,465 | 3,470 | 9,583 | 17,600 | 3,999 |
| Site Sz (Acres): | 0.42 | 0.08 | 0.22 | 0.40 | 0.09 |
| Gross Bldg Area (SF): | 14,200 | 5,749 | 4,472 | 11,712 | 7,400 |
| Site Coverage | 77% | 166% | 47% | 67% | 185% |
| Construction Materials | Masonry | Masonry | Masonry | Masonry | Masonry |
| Build Out/Use | Retail/Office | Bar/Nightclub | Retail/Office | MT Retail | Office/Retail |
| Year Built | 1935 | 1920 | 1947 | 1921 | 1893 |
| **Sales Price Per Sq. Ft.** | **$147.89** | **$278.31** | **$283.99** | **$123.80** | **$256.76** |

Exhibit # 5b

# COMPARABLE IMPROVED SALES MAP



## IMPROVED COMPARABLE SALE ONE




| | | | |
|---|---|---|---|
| LOCATION | 135 S 6th Ave | | |
| LEGAL DESCRIPTION | Tucson Resub Military Plaza Lot 8 & Ptn Lot 5, Blk 256 | | |
| TAX CODE NUMBER(S) | 117-17-011A | YEAR BUILT | 1935 |
| SALE DATE | Dec-20 | CONDITION | Good-Avg |
| RECORDS | 20203560828 | ZONING | OCR-2, Tucson |
| OWNERSHIP HISTORY | None in prior 3 years | SITE SIZE | 18,465 |
| SELLER | The Evers/Grygutis Fam Trust | BUILDING SIZE | 14,200 |
| BUYER | Julian Drew Lofts, LLC | SITE COVERAGE RATIO | 77% |
| SALES PRICE | $2,100,000 | CAP RATE / OAR % | N/A |
| TERMS | CTS | SALES PRICE PER SQ FT | $147.89 |
| MARKETING TIME (DAYS) | N/A | FLOODPLAIN | X |
| CONSTRUCTION | Masonry | TOPOGRAPHY | Generally Level |
| FRONTAGE | 6th Avenue | ACCESS & VISIBILITY | Good-Avg |
| USE | Retail/Office | | |

| | |
|---|---|
| CONFIRMED WITH | Buzz Isaacson, broker |
| CONFIRMED BY | Gordon L. Wicker |
| DATE | May-21 |

COMMENTS This is the sale of a two-story historic commercial building in downtown Tucson. The upstairs is occupied by a local gallery. The first floor is built out as restaurant space and has a dining patio. This space, previously occupied as Downtown Kitchen by renowned chef Janos Wilder, was recently closed due to restrictions put in place during the peak of the pandemic, which saw many other restaurants and small shops in the downtown area similarly suffer. The buyer is a local investor who operates numerous vintage commercial projects in the University and Downtown area. The seller was motivated to dispose of the property due to vacancy concerns.

Exhibit # 5b

## IMPROVED COMPARABLE SALE TWO




| | | | |
|---|---|---|---|
| LOCATION | 61 E Congress St | | |
| LEGAL DESCRIPTION | Tucson E 22.68' Lot 15, Blk 195 | | |
| TAX CODE NUMBER(S) | 117-12-022 | YEAR BUILT | 1920 |
| SALE DATE | Aug-21 | CONDITION | Good-Avg |
| RECORDS | 20212280848 | ZONING | OCR-2, Tucson |
| OWNERSHIP HISTORY | None in prior 3 years | SITE SIZE | 3,470 |
| SELLER | Kivel Realty Investments | BUILDING SIZE | 5,749 |
| BUYER | 61 E Congress LLC | SITE COVERAGE RATIO | 166% |
| SALES PRICE | $1,600,000 | CAP RATE / OAR % | N/A |
| TERMS | CTS | SALES PRICE PER SQ FT | $278.31 |
| MARKETING TIME (DAYS) | N/A | FLOODPLAIN | X |
| CONSTRUCTION | Masonry | TOPOGRAPHY | Generally Level |
| FRONTAGE | Congress St. | ACCESS & VISIBILITY | Good-Avg |
| USE | Bar/Nightclub | | |

| | |
|---|---|
| CONFIRMED WITH | Public records, inspection, appraiser's files |
| CONFIRMED BY | Gordon L. Wicker |
| DATE | Oct-21 |

COMMENTS This is the sale of a vacant bar/nightclub property in a mid-block location on Congress Street in downtown Tucson. The prior occupant, Aquadec, had gone under during the pandemic. In addition to the enclosed 2nd floor bar area, there is a rooftop deck, which is not enclosed and not included in the square footage. The buyer owns other property in the downtown area and acquired the property for conversion to a restaurant/bar. The transaction was cash to the seller.

Exhibit # 5b

## IMPROVED COMPARABLE SALE THREE




| | | | |
|---|---|---|---|
| LOCATION | 630 E 9th Street | | |
| LEGAL DESCRIPTION | Ptn Lots 1, 2 & 14, Block 87 City of Tucson | | |
| TAX CODE NUMBER(S) | 117-06-124B | YEAR BUILT | 1947 |
| SALE DATE | Sep-21 | CONDITION | Good |
| RECORDS | 20212650878 | ZONING | C-3, Tucson |
| OWNERSHIP HISTORY | None in prior 3 years | SITE SIZE | 9,583 |
| SELLER | LaFleur Plantscapes | BUILDING SIZE | 4,472 |
| BUYER | Faysel Alrashid | SITE COVERAGE RATIO | 47% |
| SALES PRICE | $1,270,000 | CAP RATE / OAR % | N/A |
| TERMS | All Cash | SALES PRICE PER SQ FT | $283.99 |
| MARKETING TIME (DAYS) | About 3 months | FLOODPLAIN | X |
| CONSTRUCTION | Masonry | TOPOGRAPHY | Generally Level |
| FRONTAGE | 9th Street | ACCESS & VISIBILITY | Avg-Avg |
| USE | Retail/Office | | |

| | |
|---|---|
| CONFIRMED WITH | Buzz Isaacson, listing broker |
| CONFIRMED BY | Gordon L. Wicker |
| DATE | Apr-22 |

COMMENTS This is the sale of a renovated warehouse/office property in the Iron Horse area between the CBD and the university. The property was significantly renovated with all new build out, mechanicals, etc. and functioned as a gallery and bar/night club. The property was listed for sale or lease for about three months, ultimately resulting in a bidding war and selling above the asking price. The buyer will use the building as their photography studio, and the transaction was all cash.

## IMPROVED COMPARABLE SALE FOUR




| | | | |
|---|---|---|---|
| LOCATION | 412-450 N 6th Ave | | |
| LEGAL DESCRIPTION | Tucson Resub of Blk 69, Ptn Lots 2, 3, 29, 30, 31 & 32 | | |
| TAX CODE NUMBER(S) | 117-05-136 | YEAR BUILT | 1921 |
| SALE DATE | Dec-21 | CONDITION | Average |
| RECORDS | 20213371037 | ZONING | C-3, Tucson |
| OWNERSHIP HISTORY | None in prior 3 years | SITE SIZE | 17,600 |
| SELLER | Susan Gamble | BUILDING SIZE | 11,712 |
| BUYER | Franti IV Holdings LLC | SITE COVERAGE RATIO | 67% |
| SALES PRICE | $1,450,000 | CAP RATE / OAR % | 8.50 |
| TERMS | CTS | SALES PRICE PER SQ FT | $123.80 |
| MARKETING TIME (DAYS) | N/A | FLOODPLAIN | X |
| CONSTRUCTION | Masonry | TOPOGRAPHY | Generally Level |
| FRONTAGE | 6th Ave & 6th St | ACCESS & VISIBILITY | Good-Good |
| USE | MT Retail | | |

| | |
|---|---|
| CONFIRMED WITH | Buyer's representative, public records |
| CONFIRMED BY | Gordon L. Wicker |
| DATE | Jun-22 |

COMMENTS This is the sale of a multi-tenant commercial property at the signalized intersection of 6th Avenue and 6th Street in the University area. The corner unit is occupied by The Royal Room, a bar/nightclub. Other tenants included an art gallery, office/counseling services and retail/warehouse uses, with relatively limited build-out overall. The buyer is an investor and the property was leased substantially below market at the time of sale with average rents of around $13/SF NNN. The transaction was cash to the seller.

Exhibit # 5b

## IMPROVED COMPARABLE SALE FIVE



| | | | |
|---|---|---|---|
| LOCATION | 118-120 E Congress St | | |
| LEGAL DESCRIPTION | Ptn Block 248, City of Tucson | | |
| TAX CODE NUMBER(S) | 117-15-004 | YEAR BUILT | 1893 |
| SALE DATE | Apr-22 | CONDITION | Good |
| RECORDS | 20221120691 | ZONING | OCR-2, Tucson |
| OWNERSHIP HISTORY | None in prior 3 years | SITE SIZE | 3,999 |
| SELLER | Morrison Ekre & Bart | BUILDING SIZE | 7,400 |
| BUYER | War & Spece Holdings LLC | SITE COVERAGE RATIO | 185% |
| SALES PRICE | $1,900,000 | CAP RATE / OAR % | 7.20 |
| TERMS | CTS | SALES PRICE PER SQ FT | $256.76 |
| MARKETING TIME (DAYS) | N/A | FLOODPLAIN | X |
| CONSTRUCTION | Masonry | TOPOGRAPHY | Generally Level |
| FRONTAGE | Congress St & Scott Ave | ACCESS & VISIBILITY | Good-Good |
| USE | Office/Retail | | |

| | |
|---|---|
| CONFIRMED WITH | Seller's representative, appraiser's files |
| CONFIRMED BY | Gordon L. Wicker |
| DATE | May-22 |

COMMENTS This is the sale of a renovated historic building on Congress Street in downtown Tucson. The majority of the space was renovated and leased to MEB property management, a statewide operator of apartment properties, with a portion of the first floor leased to a local restaurant/bar operator. The property was in good condition at the time of the sale and was acquired by an investor at an overall rate of 7.2%.

TC-DMO-0525-00089



## VALUATION ANALYSIS

### Sales History

None of the comparables had sold in the three years prior to the transactions in this analysis.

## ADJUSTMENTS

Uniform adjustments to the comparable sales were considered for differences in property interests transferred, terms of sale, sale conditions and timing of sales. Since the examined properties vary physically, adjustments for location, size, quality, age/condition and site utility/zoning are examined on an individual basis. Therefore, two separate portions of the adjustment grid are utilized herein.

### TRANSACTIONAL ADJUSTMENTS

Adjustments to the previously detailed comparable sales were considered for transactional differences such as property rights transferred, terms of sale, sales conditions and market conditions.

### Adjustments for Property Rights

The subject is a multi-tenant commercial building and the interest being considered for the subject is leased fee, assuming market rents to typical, non-credit tenancies. In its "as is" condition, the subject is largely vacant.

Comparables One, Two and Three were fee simple transactions acquired by investors and users. With no significant income in place at the time of the sale, these transactions reflect a similar economic condition as the subject, "as is" and no adjustments were made to these sales.

Comparable Three is a leased, multi-tenant commercial property, with original leases dating back several years and many tenants effectively on a month-month basis at the time of the sale. With average rents of around $13 per square foot, NNN, the current leases are detrimental to the property, presenting considerable upside potential. With rents being less than half of current market rents, a substantial upward adjustment was appropriate for property rights.

Comparable Four is fully leased to two non-credit tenants at market rates and no adjustment was necessary for property rights.

### Adjustments for Terms of Sale

Adjustments for terms of sale have been considered in this analysis. The opinion of market value of the subject assumes a cash equivalent purchase. One requirement of valuation reports written in conformation with the Uniform Standards of Professional Appraisal Practice (USPAP) is that the sale of the subject and the comparable properties be adjusted for cash equivalency. Cash equivalent sales imply those transactions which are financed by third-party lenders such as savings and loan associations or commercial banks. Transactions which are financed by sellers may provide advantages not available from third-party lenders. Typically, seller carry-back financing

includes a lower down payment than what would be available via third-party financing, or simply a financing vehicle when no traditional lending would be available for the transaction. In addition, the interest rate or length of the financing may be favorable to the purchasers.

Each of the comparable sales represented cash equivalent transactions. As such, no adjustments were made for terms of sale to these comparables.

**Adjustments for Condition of Sale**

Inherent in the definition of market value is that *buyer and seller be typically motivated*[4]. I have analyzed the comparables with respect to the motivation of both buyer and seller. Often the conditions of sale impact the final purchase price of the comparable property. For instance, a property owner with a need to expand an existing property through assemblage would typically have a higher degree of motivation to purchase an adjacent property if it were available than would the general public and, therefore, could be inclined to pay more money. Conversely, a seller, who for financial reasons was distressed, might be inclined to sell a property at a level below what the market would typically bear.

Comparable One had recently become fully vacant due to factors resulting from the pandemic, and the ownership was motivated to quickly dispose of the asset. An upward adjustment was made for the seller's motivations.

Comparables Two, Three, Four and Five were typically motivated transactions and were not adjusted.

**Market Conditions**

Analytic data from CoStar and my observations of the market indicate that pricing in the Tucson market began a period of strong recover in 2014, with pricing up steadily since that time. As a multi-tenant retail property, I have examined sales price trends of other multi-tenant retail properties in the Tucson market over the past few years. The average sales price per square foot of these transactions (absent high and low-end outliers) as abstracted from CoStar analytics is summarized in the graph below.

[4] *Federal Register*, vol. 55, no. 163, August 22, 1990, pages 34228 and 34229; also quoted in the introduction to the *Standards of Professional Appraisal Practice of the Appraisal Institute*.




Comparable Sale One occurred in December of 2020, with market pricing and activity improving since that time. An upward adjustment was made to this sale to reflect improvements in market conditions since the date of sale.

All of the remaining sales occurred since August of 2021 under generally similar market conditions and with little to no movement in rent and capitalization rates since that time and no adjustments were made to these sales.

The following tabulation reflects the transactional adjustments made to this point in the analysis:

| **Sales Price Per Sq. Ft.** | **$147.89** | **$278.31** | **$283.99** | **$123.80** | **$256.76** |
|---|---|---|---|---|---|
| *Transactional Adjustments:* | 1 | 2 | 3 | 4 | 5 |
| Property Rights | 0.0%<br>Fee Simple | 0.0%<br>Fee Simple | 0.0%<br>Fee Simple | 100.0%<br>Leased Fee | 0.0%<br>Leased Fee |
| Adjusted Price/SF | $147.89 | $278.31 | $283.99 | $247.61 | $256.76 |
| Terms of Sale | 0.0%<br>CTS | 0.0%<br>CTS | 0.0%<br>All Cash | 0.0%<br>CTS | -5.0%<br>CTS |
| Adjusted Price/SF | $147.89 | $278.31 | $283.99 | $247.61 | $243.92 |
| Sale Conditions | 20.0%<br>Motivated Seller | 0.0%<br>Typical | 0.0%<br>Typical | 0.0%<br>Typical | 0.0%<br>Typical |
| Adjusted Price/SF | $177.46 | $278.31 | $283.99 | $247.61 | $243.92 |
| Market Conditions | 10.0%<br>Inferior | 0.0%<br>Similar | 0.0%<br>Similar | 0.0%<br>Similar | 0.0%<br>Similar |
| **Transactional Adjusted Price Per Sq. Ft.** | **$195.21** | **$278.31** | **$283.99** | **$247.61** | **$243.92** |

## PHYSICAL ADJUSTMENTS

*Location*

In analyzing the comparables, two factors of location are considered – ***general location*** and ***specific location***. General location refers to the general appeal of the surrounding vicinity as well as overall concentrations of compatible and supporting uses. Specific location refers to levels of the property's market exposure /accessibility, and where applicable, proximity to a specific traffic generator(s).

Regarding *general location*, the subject is located at the northwest corner of Congress Street and Stone Avenue, in the central business district of metropolitan Tucson, Pima County, Arizona.

Comparables One, Two and Five are all located in the subject's downtown area. No adjustment was made to these sales.

Comparable Three is located in the Iron Horse neighborhood, east of Downtown Tucson and was adjusted upward for the inferior general commercial appeal and activity in the area.

Similarly, Comparable Four is located north of the Downtown area in a less intensively developed area and was also adjusted upward.

In terms of *specific location*, the subject is located at the northwest corner of Congress Street and Stone Avenue, in the central business district of metropolitan Tucson, Pima County, Arizona. The property is located at the signalized intersection of two of Downtown Tucson's primary commercial roadways, and is also located proximate to two light rail stops.

Comparables One, Two and Four are all located at mid-block or secondary corners along primary commercial corridors in the Downtown area, and each is also sited proximate to a light rail stop. Moderate upward adjustments were made for the subject's superior visibility at the intersection of two primary roadways.

Comparable Three is located along a secondary interior roadway and not near the light rail lines, and a more substantial upward adjustment was appropriate.

Comparable Four is located at the signalized corner of 6th Avenue and 6th Street, but is not proximate to light rail, and a modest upward adjustment was made.

*Building Size*

Typically, a smaller improved property will sell for more on a per square foot basis than a larger one, assuming that all other factors are equal. This is primarily due to the perception that there is less risk associated with the operation of a smaller property and because there are fewer market participants able to afford a larger facility.

The subject's improvements have a leasable area of 8,659 square feet. The comparables range in size from 4,472 to 14,200 square feet in size.

Comparable One is much larger than the subject and was adjusted upward.

Comparables Two and Three are smaller than the subject and reflect single-user type properties with a greater number of potential buyers and downward adjustments were made to these sales.

The remaining sales were sufficiently similar in size to the subject as to not merit adjustment.

*Zoning/Use*

As noted previously, the subject is zoned OCR-2 allowing for intensive commercial and residential uses. The subject is an improved property with little possibility of significantly increasing the building area, with the zoning allowing for the subject's historic and proposed retail, restaurant and bar uses.

Each of the comparables is zoned for and developed with similar uses. As such, none of the comparables requires adjustment for this element of comparison.

*Building Quality/Utility*

The subject is a good to average quality masonry constructed property with a mix of restaurant, bar and general retail build out. The vast majority of the improvements are at street level, with a small mezzanine office and two small basement areas.

Comparables One, Two and Five are all two-story properties with half of the building areas being upstairs, which is less functional and desirable for retail uses. Upward adjustments were made to these sales.

Comparable Three is single story, with no basement areas, but very little build out as a gallery with a small bar area and a moderate upward adjustment was made.

Comparable Four is also single story and includes a bar at the immediate corner. However, much of the remaining space is retail and retail/warehouse space with very little build out and significant portions being unfinished space. A more substantial upward adjustment was made to this sale.

*Building Age/Condition*

The subject improvements were constructed in 1901 thru 1958 and have had moderate renovations to some of the suites over the years, with most having newer ADA restrooms, a costly renovation.

All of the comparables are of similar vintage, and Sales One, and Five had similar levels of renovation and were similar in overall effective age/condition.

Sale Three was somewhat newer construction, and had recently been completely renovated and was superior in condition to the subject. A downward adjustment was made to this sale.

Comparable Four had a single renovated space, with all other areas being dated and in average to below average condition. An upward adjustment was made for its inferior overall condition.

*Operating Condition*

The subject property is largely vacant in its "as is" condition. Comparables One through Three were acquired in vacant or largely vacant states as well and no adjustments were made to these sales.

Comparables Four and Five were fully leased and downward adjustments were made for their superior operating conditions.

*Site Size/Site Coverage Ratio*

The subject has a high overall site coverage at 106%. The property has no on-site parking.

Comparables One, Two and Five are similar in coverage and also have no or very limited parking. No adjustments were necessary to these sales.

Comparable Three has a site coverage of less than half the subject's with ample on-site parking and a downward adjustment was made.

Comparable Four has a lower site coverage and a small parking lot and a lesser downward adjustment was made to this sale.

The following adjustment grid summarizes the adjustments applied to the comparable sales in this analysis.

| **Transactional Adjusted Price Per Sq. Ft.** | **$195.21** | **$278.31** | **$283.99** | **$247.61** | **$243.92** |
|---|---|---|---|---|---|
| *Physical Adjustments:* | 1 | 2 | 3 | 4 | 5 |
| General Location | 0.0%<br>Similar | 0.0%<br>Similar | 10.0%<br>Inferior | 10.0%<br>Inferior | 0.0%<br>Similar |
| Specific Location | 10.0%<br>Inferior | 10.0%<br>Inferior | 25.0%<br>Inferior | 5.0%<br>Inferior | 10.0%<br>Inferior |
| Improvement Size | 10.0%<br>Larger | -5.0%<br>Smaller | -5.0%<br>Smaller | 0.0%<br>Similar | 0.0%<br>Similar |
| Zoning/Use | 0.0%<br>Similar | 0.0%<br>Similar | 0.0%<br>Similar | 0.0%<br>Similar | 0.0%<br>Similar |
| Quality/Utility | 25.0%<br>Inferior | 25.0%<br>Inferior | 10.0%<br>Inferior | 30.0%<br>Inferior | 25.0%<br>Inferior |
| Age/Condition | 0.0%<br>Similar | 0.0%<br>Similar | -10.0%<br>Superior | 20.0%<br>Inferior | 0.0%<br>Similar |
| Operating Condition | 0.0%<br>Similar | 0.0%<br>Similar | 0.0%<br>Similar | -20.0%<br>Superior | -20.0%<br>Superior |
| Site Area/Coverage/Utility | 0.0%<br>Similar | 0.0%<br>Similar | -10.0%<br>Superior | -5.0%<br>Superior | 0.0%<br>Similar |
| Gross Additional Adjustments | 45.0% | 40.0% | 70.0% | 80.0% | 55.0% |
| Net Additional Adjustments | 45.0% | 30.0% | 20.0% | 40.0% | 15.0% |
| **Adjusted Price Per Sq. Ft.** | **$283.06** | **$361.80** | **$340.79** | **$346.65** | **$280.51** |

After adjustments, the comparables indicate a range in value of $281 to $362 per square foot of building area.

### Additional Data

For additional consideration, I searched the subject's area for current listings and pending sales of similar properties, two of which were found. The 5,045 square foot listing of the La Suprema property on Simpson is a former restaurant, completely renovated as co-working space under a master lease agreement. The property, together with a 14,551 square foot adjacent lot with concept plans for a multi-family development is listed at a 6.0% overall rate, equal to and asking price of about $476 per square foot. With developable excess land, a much lower value per square foot would be indicated for the subject.

The second listing is an 11,429 square foot building on Meyer Avenue in Barrio Viejo. This former neighborhood market originally constructed in 1915 was thoroughly renovated in 2009. The multi-tenant property has office and school spaces. The two-story building is elevator served, and there is a solar power system that reportedly supplies all of the project's needed electricity.

11,429 square foot, renovated two-story historic office building at 600 S Meyer at $297 per square foot, and the Udall Foundation offices, adjacent south of the subject at 130 S Scott Avenue. The property is leased to a single tenant, with the tenant vacating at the end of their lease on December 31, 2022. This property is listed at an asking price of $3,700,000 and is under contract for sale, to the subject's ownership, at $3,250,000, or $263 per square foot. This older single-tenant building has not been renovated and is in dated condition. The property has been on the market for about one month, and the subject ownership's interest in the property is for potential renovation, but also for assemblage purposes, as it has a good parking field and is adjacent to the Ochoa parking lot, enhancing the re-development potential of the Ochoa parcel as well. The property has considerable vacancy, like the subject, but is greatly inferior to the subject's location on two side streets and away from light rail, making the property unsuitable for most retail uses and therefore commanding much lower rents. A price for the subject above the $270 per square foot asking price of this property would be indicated for the subject.

**CONCLUSIONS**

None of the comparable stands out as being the most applicable transaction, and all of the sales required fairly significant adjustment.

Based on the adjusted pricing of the closed sales and limited additional consideration to the listings, I have concluded to a market value indication for the subject near the middle of the range at about $330 per square foot, which is also within the range of the current listings.

Application of this amount to the subject's 8,647 square feet of building area results in a value indication of $2,857,470, rounded to $2,860,000 "as is", which is considered to be reasonable in the current market.

**INDICATION OF THE MARKET VALUE**
**OF THE SUBJECT PROPERTY "AS IS"**
**VIA THE SALES COMPARISON APPROACH ..... $2,860,000**

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## RECONCILIATION AND CONCLUSIONS

As stated, the Income Capitalization and Sales Comparison Approaches to value have been completed within this appraisal report in order to develop an opinion of the subject's "as is" market value. The value conclusions reached via these approaches is considered to result in the most reasonable and reliable indication of market value for the subject. The value conclusions reached via each of these methodologies is as follows:

**INCOME CAPITALIZATION APPROACH .....$3,160,000**
**SALES COMPARISON APPROACH .....$2,860,000**

### INCOME CAPITALIZATION APPROACH

The quantity and quality of market information available for analysis via the Income Approach was good, with very similar rent comparables in the subject's specific downtown market niche. The subject property is largely vacant and significant consideration was given to market rental rates. Operating expenses were reasonably well supported and well in line with actual data per the owner's representative.

As the subject is an un-stabilized multi-tenant property, the initial analyses considered the subject in a prospective "as stabilized" operating condition, with considerable adjustments applied for lost rent, reimbursement income, tenant improvement allowances, leasing commissions and profit in order to arrive at an "as is" value indication. As a multi-tenant property, this methodology would be of primary importance to typical investment-oriented purchasers. Accordingly, the Income Capitalization Approach is afforded primary weight in this analysis.

### SALES COMPARISON APPROACH

The quantity and quality of market information available for analysis via the Sales Comparison Approach was considered to be fair/reasonable. The Sales Comparison Approach is important not only as a barometer of a reasonable range in value per square foot, but is also important in the development of overall capitalization rate data. The data used was considered to be reasonable. Therefore, the Sales Comparison Approach is afforded secondary supportive weight to the Income Capitalization Approach.

With primary weight given to the Income Capitalization Approach and lesser, supportive weight to the Sales Comparison Approach, my opinion of the "as is" market value of the subject is $3,160,000.

**OPINION OF THE MARKET VALUE OF THE SUBJECT PROPERTY, "AS IS" AS OF AUGUST 3, 2022..... $3,160,000**

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## ESTIMATED MARKETING AND EXPOSURE PERIOD

The estimated marketing time for the subject is dependent upon a number of variables, yet if the property is priced at a level set forth in this appraisal, it is reasonable to assume that there would be demand to purchase the property within a marketing period of not more than one year.

The improved sales, where available, had marketing times of about 3 months.

Overall, it is reasonable to assume that the subject would indicate demand within the marketplace within a time period of not more than one year based upon the market value opinions set forth in this report.

Exposure time is presumed to precede the effective date of the appraisal, and reflects the estimated length of time the property would have been offered prior to a hypothetical market value sale on the effective date of the appraisal. It is a retrospective estimate based on an analysis of recent past events, assuming a competitive and open market, and assumes adequate marketing time and effort. Based on my analysis of market conditions that have prevailed locally during the last year the subject could have been sold within one year prior to the date of this appraisal.

## APPRAISER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

The statements of fact contained in this appraisal report, which are used as the basis of my analyses, opinions, and conclusions, are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this appraisal report and, further, I have no personal interest with respect to the parties involved. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

It is noted that I have not performed prior appraisal or other professional services on the subject property in the three years preceding this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the current edition of the *Uniform Standards of Professional Appraisal Practice*, as published by the Appraisal Foundation.

I have made a personal inspection of the property that is the subject of this report, and have the appropriate knowledge and experience required to complete the assignment competently.

No one provided significant real property appraisal assistance to the signer of this certification.

The reported analysis, opinions, and conclusions were developed, and this report has been, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

The data gathered in this appraisal process (except data furnished by the client) and the appraisal report itself remain the property of Quality Valuation, Inc. With respect to data provided by the client, I shall not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to me.

*Appraisers' Certification (continued)*

This appraisal report shall not be quoted or referred to in any report or financial statement of the client or in any documents filed with any governmental agency without my prior written consent. Neither all nor any part of the contents of this report (especially the conclusions as to value, the identity of the appraisers, or references to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or other public means of communication without my prior written consent and approval.

As of the date of this report, I have completed the Standards and Ethics Education Requirement for Members of the Appraisal Institute.

Based upon the data and discussions contained within the attached report, my opinion of the market value of the subject property "as is" is as follows:

**OPINION OF THE MARKET VALUE**
**OF THE SUBJECT PROPERTY, "AS IS"**
**AS OF AUGUST 3, 2022..... $3,160,000**

*The subject is presently largely vacant. Portions of this analysis require consideration of the prospective "as stabilized" operating condition for analytical purposes, with numerous deductions made for lost rent, tenant improvements, etc. in order to arrive at the "as is" value estimate. It is an* ***Extraordinary Assumption*** *of this report that the market-based assumptions used in this regard have a reasonable probability of occurrence under current and reasonably projected market conditions. Use of this assumption may have an effect on the conclusions reached herein.*

***Special Comment:*** *As of this date, COVID-19 has been declared a pandemic with a national state of emergency in place. The pandemic has created substantial turmoil in various financial markets and due to the developing situation, it is difficult to determine the future impact of COVID-19 on local commercial and residential real estate markets. The impact COVID-19 will have on national, regional, and local real estate markets, and the subject's sub-market, will largely depend on both the scale and longevity of the outbreak. Values under current market conditions may change more rapidly and significantly than during typical market conditions. The value opinion contained in this appraisal is based on findings of an analysis of market data available to the appraiser at the time of the assignment.*

*The above indication of market value is premised upon an exposure time of not more than 12 months. Similarly, the marketing time, premised on the indication of market value, would also be 12 months or less.*



GORDON L. WICKER, MAI
President, Quality Valuation, Inc.
Certified General Real Estate Appraiser,
Arizona Certificate: 30922

Exhibit # 5b

# QUALIFICATIONS OF GORDON L. WICKER, MAI

*4500 E. Speedway Blvd, Suite 25, Tucson, AZ 85712 520-209-2880 gwicker@qualityvaluationinc.com*

**State of Arizona Certified General Real Estate Appraiser, Certificate #30922**

## PROFESSIONAL EXPERIENCE

- July 2011 to present
  *President*
  **Quality Valuation, Inc.**

- August 1993 to July 2005
  *Chief Operations Officer/Senior Reviewer*
  July 2005 - July 2011
  *Commercial Appraiser*
  **KBCA, Inc., dba AXIA Real Estate Appraisers (formerly KB Real Estate Appraisers).**

- July 1991 to August 1993
  *Commercial & Residential Appraiser*
  **Dietrich & Hawkins, Ltd.**

- July 1990 to July 1991
  *Commercial Appraiser*
  **Burke Hansen, Inc.**

## PROFESSIONAL AFFILIATIONS & MEMBERSHIPS

- **Member of the Appraisal Institute**

- **Southern Arizona Chapter of the Appraisal Institute**
  *Government Relations Liaison, 2020, President 2018,* Vice President 2017, Secretary 2016, *Treasurer 2015, Vice President 2014, Director 2008-2013*

## FORMAL EDUCATION

Bachelor of Science in Business Administration, **University of Arizona**, Tucson, Arizona, with *Majors in Finance and Real Estate – May, 1989*

## PROFESSIONAL EDUCATION

- Finance 261 - successful completion of Arizona Licensing
- Business Law
- Real Estate Law
- Arizona Real Estate Law by Hogan School of Real Estate, Tucson, Arizona
- Finance 361 - Principles of Real Estate Appraisal
- 1A1 Real Estate Appraisal Principles
- 1A2 Basic Valuation Principles
- 1B1 Capitalization Theory & Techniques Part A
- 1BB Capitalization Theory & Techniques Part B
- Geography and Urban Development
- Finance 465 - Capitalization Theory and Techniques
- Standards of Professional Practice Part A
- Standards of Professional Practice Part B
- Standards of Professional Practice Part C
- Advanced Sales Comparison & Cost Approaches
- Highest & Best Use & Market Analysis

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**Qualifications of Gordon L. Wicker (continued)**

## SEMINARS/CONTINUING EDUCATION

2020
- Fundamentals of Uniform Standards for Federal Land Acquisitions

2019
- 7 Hour 2020-2021 USPAP Update Course
- Business Practices & Ethics

2018
- Housing & Land Market Perspective

2017
- Introduction to Green Buildings
- Practical Applications in Appraising Green Commercial Properties

2016
- Residential & Commercial Valuation of Solar
- The Nuts & Bolts of Green Building for Appraisers
- 7 Hour 2016-2017 USPAP Update Course

2015
- Appraiser Supervisor-Trainee Course for Arizona

2014
- CCIM Pima County Commercial Real Estate Forecast (Panelist – Industrial Sector)
- 7 Hour 2012-2013 USPAP Update Course

2013
- CCIM Pima County Commercial Real Estate Forecast (Winner – Appraisal Category)
- Housing and Land: Market Perspective
- Discounted Cash Flow Model: Concepts, Issues and Apps

2012
- CCIM Pima County Commercial Real Estate Forecast (Winner – Appraisal Category)
- Appraising the Appraisal
- 7 Hour 2012-2013 USPAP Update Course

## APPRAISAL EXPERIENCE/SCOPE OF PRACTICE

- Clientele includes financial institutions, private individuals, attorneys, corporate and non-profit organizations, and governmental agencies.
- Appraisal assignments include industrial properties, office and retail buildings, improved and vacant land, large and small residential income properties, hotel and motel properties, detached single-family residences, townhouses, as well as numerous special use properties.
- Experienced in the valuation, analysis, and feasibility of Photovoltaic (solar) Power systems and other "green" building concepts as a component of real estate.
- Collaborated on appraisal education and licensing reciprocity with the Director of International Education and additional members of the Secretariat of Public Education, Sonora, Mexico
- Experience in preparation of reports for conventional lending, SBA, expert witness and litigation support, eminent domain, environmental impact analysis, consultations and appraisal reviews.
- Appraisal assignments and/or reviews throughout the state of Arizona.

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## Qualifications of Gordon L. Wicker (continued)

### COMPLETED WORK/APPROVED APPRAISER FOR

1st Bank Yuma
Accion
AEA Federal Credit Union
Allstate Life Insurance Company
American Family Financial Services
Andante Law
Arizona Multi Bank/Clearinghouse CDFI
Arizona State Credit Union
Artesia Mortgage Capital
BNC National Bank
Bank of America
Bank of the West
Borrego Springs Bank
Business Development Finance Corporation
CIT Small Business Lending
CNL Commercial Finance
California Bank & Trust
Canyon Community Bank
Church of Latter Day Saints
Churchill Commercial Capital
City of Nogales, Arizona
Citibank
City of Tucson
Columbia State Bank
Commerce Bank of Arizona
DeRito Partners
DOWL/HKM
East-West Bank
Equitable Life Insurance/AXA
Farmers Insurance
First Community Bank
Fleet Mortgage
Foothills Bank, a Division of Glacier Bank
Gadarian & Cacy, PLLC
G.E. Capital
G.E. Commercial Finance
Glacier Bancorp
Global Solar Energy, Inc.
GMAC Commercial Mortgage
Graystone Development
Great Western Bank
Hecker, Phillips & Zeeb, Attys., PLC
Hilton Financial
Holualoa, Arizona
HUD
ISI Professional Services
Imation/3M
Irwin Union Bank
JPMorgan Chase Bank
Jones, Lang, LaSalle, Inc.
Karp & Weiss, PC
Keig Financial
Keybank Real Estate
Keystone Capital
Larsen Baker
Lehman Brothers Bank
M&I Marshall & Ilsley Bank
Marshall Foundation
Merrill Lynch
Mesch, Clark & Rothschild, P.C.
National Bank of Arizona
Navajo Nation
Nevada Commerce Bank
Northern Trust Bank
Pacific Premier Bank
PCV / Murcor
PGP Valuation, Inc.
PICOR Commercial Real Estate Services
Pima County Assessor's Office
Pima Federal Credit Union
Poli & Ball, PLC
Quarles & Brady, LLP
Raytheon
Renaud, Cook, Drury, Mesaros, PA
Ryley, Carlock & Applewhite
Sacks Tierney, PA
Santa Cruz County
Sterling Savings Bank
Sundt Companies
Sunnyside Unified School District
Texas Instruments
Tierra Right of Way
Torrey Pines Bank
Tucson Airport Authority
Tucson Federal Credit Union
Tucson Medical Center
Tucson Unified School District
U of A Foundation
University of Arizona
US Bank
US Small Business Administration
US Government, Dept of Veterans Affairs
Vantage West Credit Union
Washington Federal
Wells Fargo Bank, N.A.
Western Alliance Bank

Exhibit # 5b

# ADDENDA

ENGAGEMENT LETTER
ZONING
APPRAISER'S STATE CERTIFICATION

Exhibit # 5b

# ENGAGEMENT LETTER

Exhibit # 5b

Quality Valuation, Inc.

June 18, 2022

Erik Chapman, VP
Chapman Management Group
33 W Congress St, Suite 205
Tucson, AZ 85701

via email: echapman@chapmanmanagementgroup.com

**RE: Appraisal report of the multi—tenant commercial property located at 1 W Congress Street & 17-27 N Stone Avenue, Tucson, AZ 85701**

Dear Mr. Chapman:

In accordance with your request, we will be pleased to provide appraisal services for the above referenced property. You are advised that all appraisal services performed will be in conformance with the Code of Professional Ethics of the Uniform Standards of Professional Appraisal Practice (USPAP) as published by the Appraisal Standards Board. You are also advised that the Appraisal Institute has a legal right to review our files for any appraisal-related services rendered. The report and analyses will be completed based upon the following criteria:

| | |
|---|---|
| *CLIENT:* | *Swain & Erik Chapman, Chapman Management Group* |
| *PURPOSE:* | *Valuation for potential sale and IRS charitable contribution disparity consideration purposes* |
| *INTENDED USE:* | *Determine market value of the property "as is" for potential sales purposes* |
| *INTENDED USERS OF THE REPORT:* | *Swain & Erik Chapman, Chapman Management Group* |
| *INTEREST APPRAISED:* | *Leased Fee* |
| *FORMAT OF REPORT:* | *Appraisal Report* |
| *SCOPE OF WORK:* | *Income Capitalization & Sales Comparison Approaches* |
| *EFFECTIVE DATE OF THE APPRAISAL:* | *TBD – Date of inspection* |

***Based on the above noted criteria, the fee for the appraisal will be $3,500.*** The Appraisal will be completed within approximately 6 weeks of engagement. As is typical of such an assignment, a retainer equal to 50% of the fee and receipt of a signed copy of this letter shall constitute engagement for this assignment. The balance of the fee is due upon completion of the report. Per USPAP, fees cannot be contingent upon the closing of a loan, or the outcome of the appraisal. Fees are due upon receipt of the invoice. Fees not paid within thirty (30) days of the invoice date will accrue interest at a rate of 1.5% per month on the unpaid balance.

The report will be delivered in electronic format only. Physical copies of the report are $200 for the first copy and $50 per additional copy.

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In the event that it should be necessary to employ an attorney or agency to collect any delinquent funds under this assignment, you will be responsible for the following: the initial invoice which will be doubled, all finance charges and all reasonable costs of collection, plus attorney's fees.

***It should be noted that the appraisal report and the valuation conclusions reached therein will be reflective of the subject's real estate only.***

If these terms are acceptable to you, you may authorize us to begin this assignment by signing and returning this letter.

I look forward to continuing to be of service to you. If you have any questions, or require any additional information, please do not hesitate to contact me at either the number below, or via email at gwicker@qualityvaluationinc.com.

Respectfully submitted,

Gordon L. Wicker, MAI
*State of Arizona Certified*
*General Real Estate Appraiser*
*Certificate #30922*

*ACCEPTED AND APPROVED:*

*On behalf of Chapman Management Serivces*

*By:*_____ *Date:* July 5, 2022

# ZONING

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Exhibit # 5b

## 2.6.2 "OCR-2" OFFICE/COMMERCIAL/RESIDENTIAL ZONE.

2.6.2.1 Purpose. The purpose of this zone is to provide for high-rise development, that serves the community and region, located in major activity centers. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

2.6.2.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.

A. Commercial Services Use Group, Sec. 6.3.5

1. Administrative and Professional Office "36"
2. Alcoholic Beverage Service "36", subject to: Sec. 3.5.4.19.C
3. Communications "36", subject to: Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
4. Day Care "36"
5. Entertainment "36", subject to: Sec. 3.5.4.4.A, .B, .C, and .D and Sec. 3.5.4.19.C
6. Financial Service "36" subject to: Sec. 3.5.4.5.C (Ord. No. 10252, §1, 2/28/06)
7. Food Service "36", subject to: Sec. 3.5.4.6.C
8. Medical Service - Extended Health Care "36", subject to: Sec. 3.5.13.5 (Ord. No. 9138, §1, 10/5/98)
9. Medical Service - Major "36" (Ord. No. 9138, §1, 10/5/98)
10. Medical Service - Outpatient "36", subject to: Sec. 3.5.4.8.B (Ord. No. 9138, §1, 10/5/98)
11. Parking "36"
12. Personal Service "36"
13. Technical Service "36"
14. Transportation Service, Land Carrier, "36"
15. Travelers' Accommodation, Lodging, "36"

(Ord. No. 9138, §1, 10/5/98)

B. Retail Trade Use Group, Sec. 6.3.10

1. Food and Beverage Sales "36"
2. General Merchandise Sales "36", subject to: Sec. 3.5.9.2.A

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3. Vehicle Rental and Sales "36", subject to: Sec. 3.5.9.5.A and .B (Ord. No. 8653, §1, 2/26/96)

C. Civic Use Group, Sec. 6.3.4

1. Civic Assembly "36"

2. Correctional Use: Supervision Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.a, .8, and .10

3. Cultural Use "36"

4. Educational Use: Elementary and Secondary Schools "36", subject to: Sec. 3.5.3.7 (Ord. No. 9075, §1, 6/15/98)

5. Educational Use: Postsecondary Institution and Instructional School "36" (Ord. No. 9075, §1, 6/15/98)

6. Membership Organization "36"

7. Postal Service "36"

8. Protective Service "36"

9. Religious Use "36"

(Ord. No. 9075, §1, 6/15/98)

D. Recreation Use Group, Sec. 6.3.7

1. Recreation "36"

E. Residential Use Group, Sec. 6.3.8

1. Family Dwelling "X"

2. Group Dwelling "36"

3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "36", subject to: Sec. 3.5.7.8.C.4 and .D

4. Residential Care Services: Rehabilitation Service - children's facilities "36", subject to: Sec. 3.5.7.8.A, .C.1, and .D

5. Residential Care Services: Shelter Care - victims of domestic violence "36", subject to: Sec. 3.5.7.8.A, .C.3, and .D

F. Restricted Adult Activities Use Group, Sec. 6.3.9, subject to: Sec. 3.5.8.1

1. Adult Commercial Services "36"

2. Adult Recreation "36"

3. Adult Retail Trade "36"

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G. Storage Use Group, Sec. 6.3.11

1. Commercial Storage "36", subject to: Sec. 3.5.10.1

2. Personal Storage "36", subject to: Sec. 3.5.10.3.C and .F (Ord. No. 8653, §1, 2/26/96; Ord. No. 9631, §1, 12/10/01)

H. Utilities Use Group, Sec. 6.3.12

1. Distribution System "36", subject to: Sec. 3.5.11.1.A, .E, and .I

2. Renewable Energy Generation "38", subject to: Sec. 3.5.11.2.A., B., C., D., and E. (Ord. No. 10818, §1, 07/07/2010)

I. Industrial Use Group, Sec. 6.3.6

1. Salvaging and Recycling, limited to household goods donation center, "36", subject to: Sec. 3.5.5.6.B, .F, .G, .H, .I, .J, and .K; Sec. 3.5.13.3; and Sec. 3.5.13.4

(Ord. No. 9915, §5, 11/24/03)

2.6.2.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Retail Trade Use Group, Sec. 6.3.10

1. Swap Meets and Auctions "36", subject to: Sec. 3.5.9.4 and approval through a Limited Notice Procedure, Sec. 23A-40 (Ord. No. 9967, §2, 7/1/04)

2. Food and Beverage Sales - Large Retail Establishment "36", subject to: Sec. 3.5.9.7 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 9293, §1, 9/27/99; Ord. No. 9967, §2, 7/1/04)

3. General Merchandise Sales - Large Retail Establishment "36", subject to: Sec. 3.5.9.7 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 9293, §1, 9/27/99; Ord. No. 9967, §2, 7/1/04)

B. Residential Use Group, Sec. 6.3.8

1. Residential Care Services: Rehabilitation Service or Shelter Care "31", subject to: Sec. 3.5.7.8.A, .C.4, .D, and .H (no minimum lot size) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

C. Civic Use Group, Sec. 6.3.4

1. Correctional Use: Custodial Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 9967, §2, 7/1/04)

2. Educational Use: Elementary and Secondary Schools "36", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9075, §1, 6/15/98; Ord. No. 9967, §2, 7/1/04)

TC-DMO-0525-00089


Exhibit # 5b

D. Commercial Services Use Group, Sec. 6.3.5

1. Alcoholic Beverage Service - Large Bar "36", subject to: Sec. 3.5.4.19.B and approval through Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 9967, §2, 7/1/04)

2. Communications "36", subject to: Sec. 3.5.4.20.B, .C, and .E.1, or Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.2, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)

3. Entertainment - Dance Hall "36", subject to: Sec. 3.5.4.19.B and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 9967, §2, 7/1/04)

4. Food Service, limited to a soup kitchen, "36", subject to: Sec. 3.5.4.6.D and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 9967, §2, 7/1/04)

5. Medical Service - Outpatient, limited to a blood donor center, "36", subject to: Sec. 3.5.4.8.C and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 8582, §1, 9/25/95; Ord. No. 9967, §2, 7/1/04)

E. Utilities Use Group, Sec. 6.3.12

1. Renewable Energy Generation “38” , and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1 7/7/10)

(Ord. No. 8813, §1, 3/3/97)

2.6.2.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. 3.5.7.2

B. The following are permitted as Secondary Land Uses to the Commercial Services, Retail Trade, or Wholesaling Use Groups, limited to fifty (50) percent of the gross floor area. More than fifty (50) percent of the gross floor area may be allocated to the permitted Secondary Land Use if the criteria in Sec. 3.5.5 are met.

1. Industrial Use Group, Sec. 6.3.6

a. General Manufacturing

b. Heavy Equipment Manufacturing

c. Perishable Goods Manufacturing, limited to: Baked goods and confectionery products manufacturing only (Ord. No. 9138, §1, 10/5/98)

TC-DMO-0525-00089



Exhibit # 5b

C. The following are permitted as Secondary Land Uses to Religious Use.

1. Civic Use Group, Sec. 6.3.4

a. Cemetery, subject to: Sec. 3.5.3.1.D

2. Industrial Use Group, Sec. 6.3.6

a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §5, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.3.

E. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups and to Educational Use.

1. Industrial Use Group, Sec. 6.3.6

a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §5, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

F. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.

1. Industrial Use Group, Sec. 6.3.6

a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

2.6.2.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

Exhibit # 5b

# APPRAISER'S STATE CERTIFICATION

# Department of Insurance and Financial Institutions

## State of Arizona

**CGA - 30922**

This document is evidence that: **GORDON L WICKER** has complied with the provisions of Arizona Revised Statutes, relating to the establishment and operation of a:

**Certified General Real Estate Appraiser**

and that the Deputy Director of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

**Certified General Real Estate Appraiser**

**GORDON L WICKER**

This license is subject to the laws of Arizona and will remain in full force and effect until expired, surrendered, revoked or suspended as provided by law.

Expiration Date : **April 30, 2024**

22000 Quality Valuation, Inc. Amanda D-03-a-06

TC-DMO-0525-00089 Exhibit # 56

swaim
ASSOCIATES LTD
ARCHITECTS AIA

**EXHIBIT D-03-a-07**
**Recent Listing of Sale of the Property**

The property was not listed when purchased by the Fox and had not been listed prior to the purchase.

The Fox Theater Foundation has no desire to sell the property at this time,

Michael Becherer, AIA
Principal
Swaim Associates Architects

7350 E SPEEDWAY 210
TUCSON, ARIZONA 85710
(520) 326-3700 FAX 326-1148

swaim
ASSOCIATES LTD
ARCHITECTS AIA

**EXHIBIT D-03-a-08**
**CONSIDERATION FOR PROFITABLE ADAPTIVE USES**

As noted in the executive summary, it was never the intent of the Fox Theatre to continue to use the property as commercial, leasable real estate. In order for the Fox Theatre to adapt to current use patterns and the needs of contemporary audiences, expansion of several of their central functions is necessary to maintain the Theatre's ability to compete in the performance venue market in Downtown Tucson.

A key component of the expansion plan is the addition of a small 400 seat flexible event space that can host both smaller local artists and other events, expanding the Fox's ability to serve the community and to provide additional revenue for the ongoing operations and maintenance of the Fox Theater.

Beginning at the end of 2022 and through 2023, the design team considered several scenarios to maintain the existing buildings in one fashion or another to both fulfill the needs of the Fox Theatre expansion and to meet the requirements of the Secretary of Interior standards for Historic Preservation.

Several configurations were considered and in 2023 the team fully investigated an option to maintain the Stone Ave Facades while providing the configuration and space allocation necessary to meet the programmatic requirement of the expansion plan. While technically feasible this solution, and any solution that retained the existing structure, fell short of meeting the programmatic, financial, and mission driven needs of the facility, eventually leading the team to seriously consider and ultimately request full demolition of the existing properties.

These considerations include, but are not limited to

1. Programmatic Needs
   The aspirations for the expansion of the Fox Theatre are to create the Fox Theatre Performing Arts Center, accentuating the Fox's historic role as a focal point of the Performing Arts community in Tucson. To achieve this goal, the program for the project includes the addition of patron services on the ground floor to enhance the overall experience of the Fox Theatre. This includes the addition of a second entrance, additional lobby space, concessions spaces and restrooms. These amenities will help the Fox to meet the expectations of contemporary audiences and support the kind of artists and events that our community has come to expect from the Fox.

7350 E SPEEDWAY 210
TUCSON, ARIZONA 85710
(520) 326-3700 FAX 326-1148

2. Accessibility
   Fundamental to the conception of the project was the need to increase accessibility throughout the site. In its current condition, there is no safe way for a venue patron to be dropped off at the existing entrance to the Fox Theatre or to the proposed second entrance given the building configuration and sidewalks. Through our investigations, it has become clear that to provide an accessible drop off area and simultaneously not impact the Historic Fox Theatre Entrance, this feature will need to be located on Stone Ave. The requirements of the UDC for a pedestrian oriented streetscape indicate that a fully accessible drop-off cannot be accommodated on Stone Ave within the existing ROW. Complete replacement of the Stone Façade accommodating the new accessible streetscape feature is the only viable option to solve this critical issues.

3. Logistical
   In considering the retention of the Stone Ave façade, the condition of the existing construction creates challenges and complications that are not easily overcome. The foundation system of the historic building ranges from laid stone to rubble foundations with partial basements under some of the structure. While typical for the era, they are not adequate given the new uses and adjacent new construction. Removing the existing basements and the extensive replacement of the existing foundation, just to preserve the facades, involves placement of drilled pier and cantilever grade beams extended under the existing façade to provide support. While technically feasible the risk and expense cannot be justified to make this modification, particularly when considering the other project goals and objectives that would be compromised.

   The construction of the façade itself has structural challenges. These facades were added to the original 1900's unreinforced masonry construction in the mid 1960's. The connections of the shade canopy's do not conform to current structural design criteria and clearly show signs of degradation.

   Finally, the staging and rigging challenges to construct the new facility are severely impacted by the configuration and location of the existing facades. This will impact the safety of the construction team, create a much larger and longer impact to downtown traffic on both Stone and Congress, and further increase the overall construction cost.

4. Financial
   As mentioned above, the preservation of the existing facades will significantly increase the overall construction cost of the expansion. The Fox Theatre Foundations, acting as stewards of public funds, ranging from City, State (RN), local foundations, and private donors, it is clear that the mission is to deliver on the goals and objective of the expansion project and secure the financial future of the Fox Theatre by

investing these funding for the highest and best use. At this time there is no capacity to increase the current project budget, therefor the priority for the team has been to maximize the public benefit within our current financial constraints. Retention of the façade would require the project to compromise on the overall artist and patron experience and prevent the facility from achieving many of the core goals of the project, including expanding universal accessibility across the site to the greatest extent possible.

In considering all the project criteria, in 2024 the team decided a request for full demolition would be necessary to deliver a successful project. In considering UDC section 5.8.10.E.2, it is clear that the intent of the code is that under certain circumstances a property owner can ask the community, through Mayor and Council, if the public good proposed by a project would justify the demolition of a historic structure.

The Fox Theatre Expansion team, after two years of investigation, has come to the conclusion that this is one of those circumstances that deserves consideration.

Michael Becherer, AIA
Principal
Swaim Associates Architects

VOLK COMPANY

**To:** Michael Becherer
Swaim Associates Ltd.
7350 E. Speedway Blvd, Suite 210
Tucson, AZ 85710

Bonnie Schock, MFA
Executive Director
Fox Tucson Theatre
30 N. Church Ave.
Tucson, AZ 85701

**Date:** April 21, 2025

**RE:** Comparable Sales Report/Executive Summary

Dear Michael and Bonnie:

We have identified 5 downtown Tucson sales as being comparable to the 13, 17, 25 and 27 N. Stone Avenue properties (together, the "Subject Properties"), indicative of the Subject Properties' potential value if sold. These 'Comparable Sales" represent bona-fide, arm's length sales transactions by independent parties and indicate Market Value as determined by independent buyers and sellers in the Tucson marketplace.

Detailed information on the sales of each of the following 5 Comparable Sales properties is attached in the attached Comparable Sales Report, with average sales values as well as detailed information on each.

This report also makes reference to the property condition report prepared by Sundt Corporation, attached separately, detailing the estimated cost to restore the Properties to marketable condition. This is relevant as each of the 5 comparable properties referenced in this report were generally in better condition than the Subject Properties, and to be considered comparable in value, the cost of many of the repairs referenced in the property condition report would need to be invested into the Subject Properties.

A standard valuation methodology provides for the adjustment of the sales prices to account for any differential in condition between the Subject and Comparable Properties. Prior to individual adjustments, the Comparable Properties sold for an average of $113 per square foot, applied to the ground floor only (unimproved basements and subterranean storage are not generally valued in commercial settings). The ground floor of the subject properties is indicated at 3,266 rentable square feet.

If the Subject Properties were in a similar condition to the Comparable Properties, this would indicate a market value of $369,058.

The process of adjusting each of the 5 Comparable Properties for equivalent conditions in the Subject Properties to bring the Subject Properties into the same general condition of the Comparable Properties calls for making individual assumptions on the costs involved to bring each comparable site into alignment, and then applying the adjusted value on a per-square-foot basis. When applied to the Subject Property, this process yields the following value per rentable square foot:

| Address | Sales Price | Square Footage | Year Built | Unadjusted Sale Price Per Foot | Adjustment for Condition | Adjusted Comparable Sale per Foot |
|---|---|---|---|---|---|---|
| 40 S ARIZONA AVE | $300,000 | 2,638 | 1917 | $114 | $56 | $58 |
| 111 S SIXTH AVE | $360,000 | 2,660 | 1974 | $135 | $64 | $71 |
| 125 E CONGRESS ST | $425,000 | 2,364 | 1917 | $180 | $68 | $112 |
| 1219 S 6TH AVE | $450,000 | 6,960 | 1943 | $65 | $42 | $23 |
| 15 E PENNINGTON ST/100 N. STONE AVE | $3,792,500 | 101,211 | 1929 | $37 | $61 | ($24) |
| | | | | | **Average/RSF:** | **$48** |

Adjusting for the square footage of the Subject Properties, 3,266 rsf multiplied by the adjusted value would indicate a current market value of $156,768 if the Subject Property was sold in "as-is" condition.

It should be noted that the information contained herein was obtained by third-party sources, the accuracy of which is not guaranteed. This report is not meant to be utilized as an appraisal or binding indication of value, but only an opinion of market value. All information contained herein should be verified prior to making any final determination of market value for the Subject Properties.

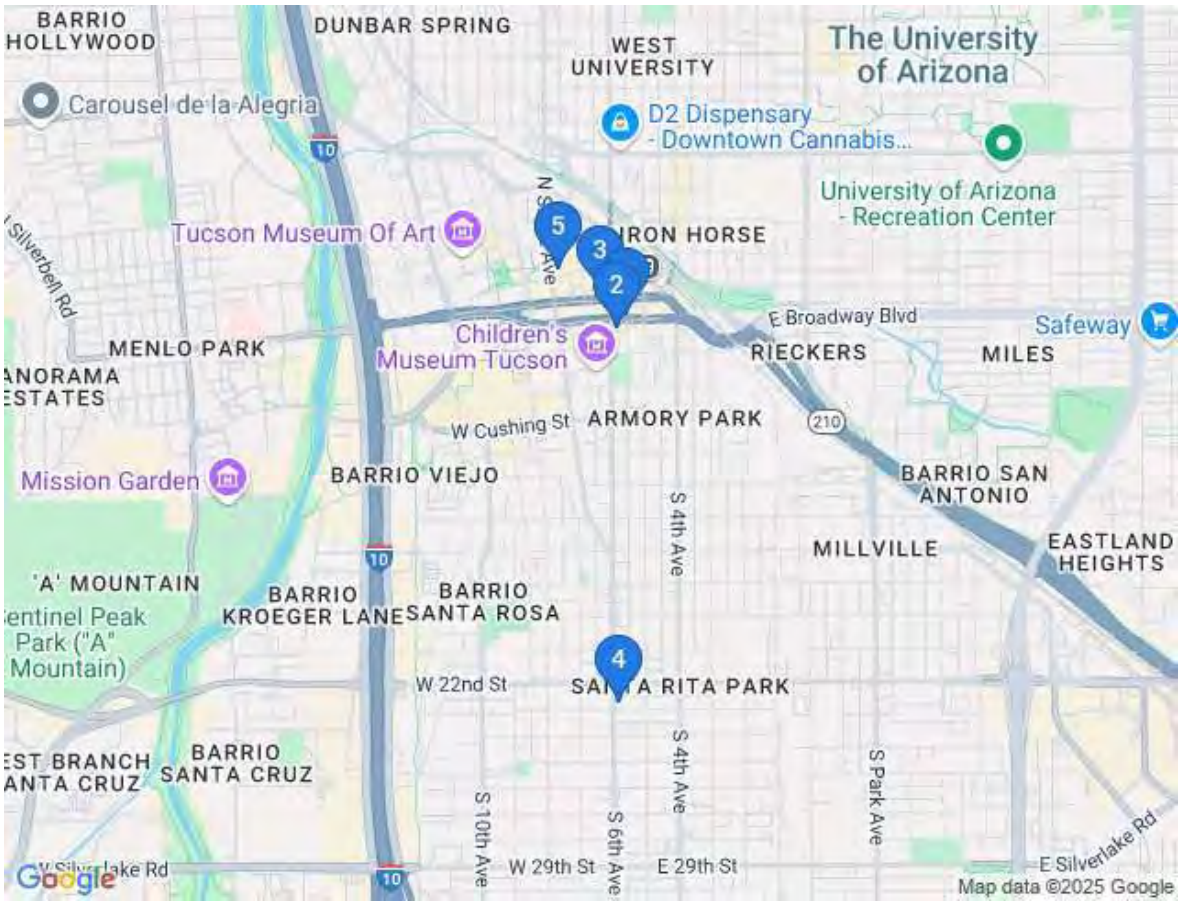
(NOTE: The attached report does contain an error in the square footage of the Pioneer Building at 100 N. Stone Avenue, which has been corrected in the above table.)

We hope the information contained herein is helpful and look forward to answering any further questions generated by its contents.

Sincerely,



Dave Volk
520-235-3000




| Type | Address | Property Type |
|---|---|---|
| Sale Comp | 40 S ARIZONA AV Tucson AZ 85701 | Mixed Use |
| Sale Comp | 111 S 6TH AVE Tucson AZ 85701-2045 | Mixed Use |
| Sale Comp | 125 E CONGRESS ST Tucson AZ 85701-1707 | Mixed Use |
| Sale Comp Lease Data | 1219 S SIXTH AVE Tucson AZ 85713-1502 | Retail |
| Sale Comp Lease Data | 15 E PENNINGTON ST Tucson AZ 85701-1533 | Mixed Use |

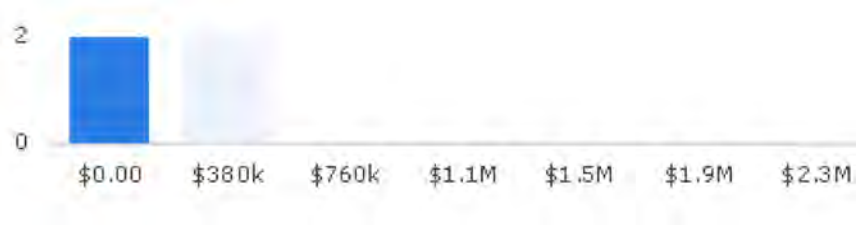
# Sales Comp Insights

Data based on 5 records

## Sold Price

**$425k**
Median Price

**$5.3M**
Total




## We don't currently have any Acreage insights for your specified search.

Try zooming out on the map, or adjust your search filters.

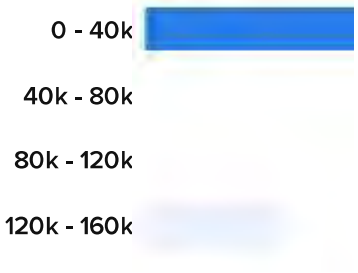
## We don't currently have any Sold Price / Acre insights for your specified search.

Try zooming out on the map, or adjust your search filters.

## Square Footage

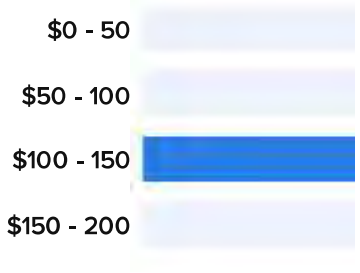
**2,660**
Median SqFt

**172k**
Total SqFt




## Sold Price / SqFt

**$113**
Median Price / SqFt




## We don't currently have any Cap Rate insights for your specified search.

Try zooming out on the map, or adjust your search filters.

## Year Built

**1929**
Median Year Built

| 1974 | 1917 |
|---|---|
| High | Low |

## Days On Market

**--**
Median DOM

| -- | -- |
|---|---|
| High | Low |

## Units

**--**
Median Units

| -- | -- |
|---|---|
| High | Low |

### Sold Price / Unit

| -- | -- | -- |
|---|---|---|
| Median Sold Price / Unit | High | Low |

# Lease Data Insights

Data based on 0 records

### We don't currently have any Rate / SqFt insights for your specified search.

Try zooming out on the map, or adjust your search filters.

### We don't currently have any Days On Market insights for your specified search.

Try zooming out on the map, or adjust your search filters.

### We don't currently have any Lease Term Yearly insights for your specified search.

Try zooming out on the map, or adjust your search filters.

### We don't currently have any Square Footage insights for your specified search.

Try zooming out on the map, or adjust your search filters.

# Demographic Insights

Showing results based on current map view

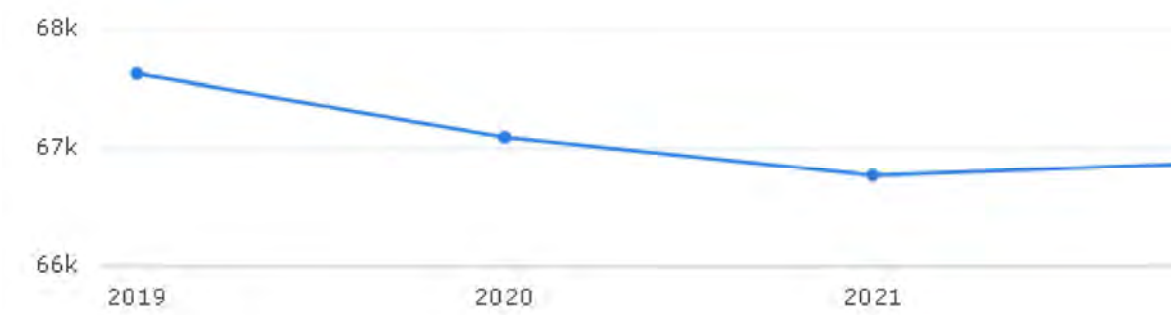
Graph | Table

## Population

**66.8k**

0%
Compared to 66.9k in 2022

↓ 1%
Compared to 67.6k in 2019

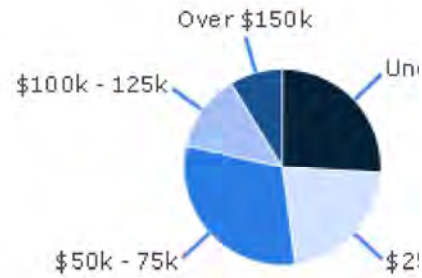



## Household Income

**$52.3k**
Median Income

$62.7k
2028 Estimate

↑ 20%
Growth Rate

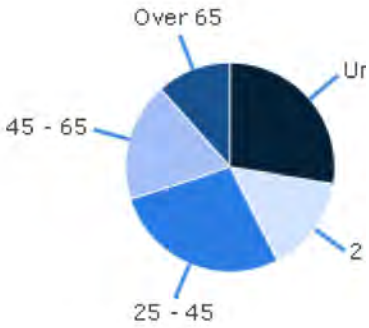



## Age Demographics

**30**
Median Age

33
2028 Estimate

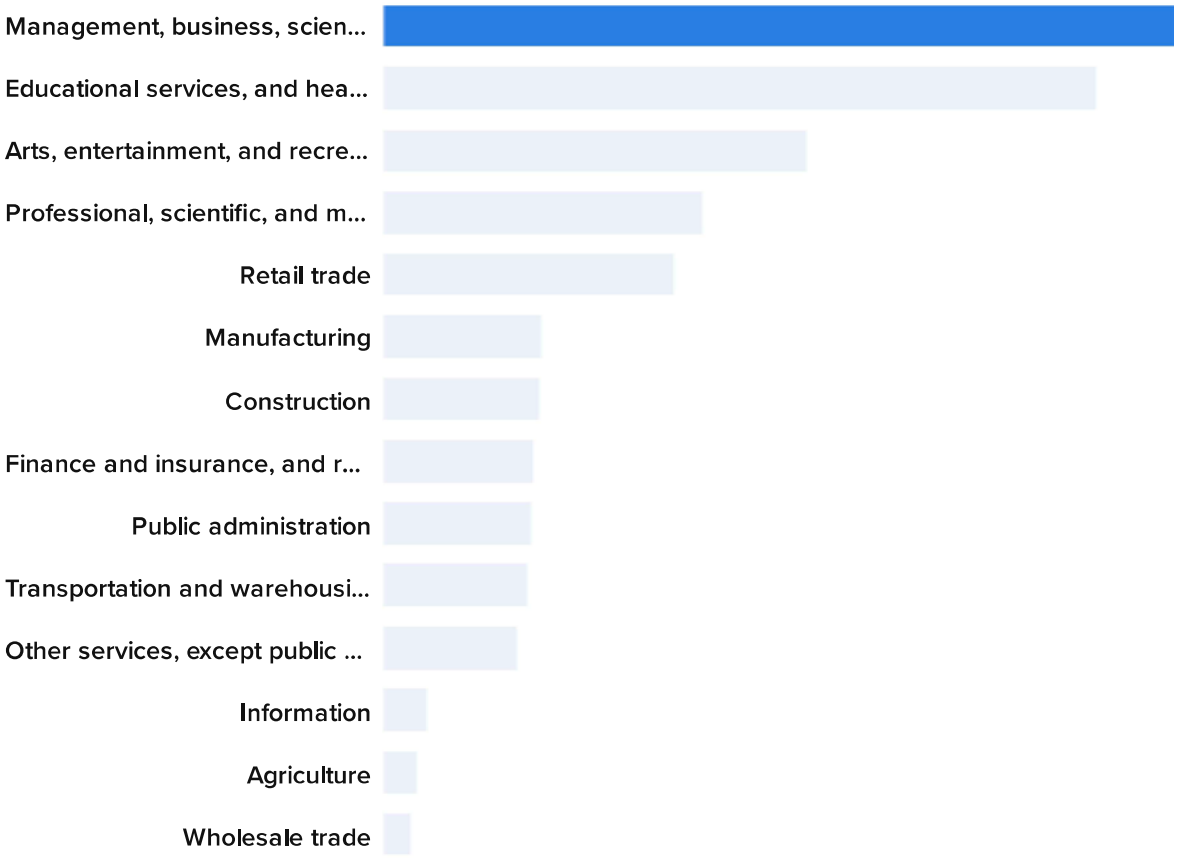
↑ 8%
Growth Rate



## Number of Employees

**57.1k**

Top Employment Categories




## Housing Occupancy Ratio

**7:1**

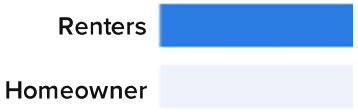
11:1 predicted by 2028




## Renter to Homeowner Ratio

**1:1**

1:1 predicted by 2028





## 40 S ARIZONA AV Tucson AZ 85701
## APN: 11706194A

| | |
|---|---|
| **Property Type** | Mixed Use |
| **Building SqFt** | 2,638 |
| **Acreage** | 0.068 |
| **Zoning Code** | OCR-2 |
| **Year Built** | 1917 |

# Property History

| Source | Event | Event Date | Price |
|---|---|---|---|
| Public Record | Sold | 08/27/2024 | $300,000 |

### Property Details

| | |
|---|---|
| SOURCE | Public Record |
| SALE DATE | 08/22/2024 |
| SOLD PRICE | $300,000 |
| MORTGAGE AMOUNT | $180,000 |
| BUYER BORROWER 1 CORP INDICATOR | Y |
| BUYER BORROWER 1 NAME | BROADWAY DOWNTOWN LLC |
| BUYER BORROWER 1 OWNERSHIP RIGHTS CODE | Limited Liability Partnership |

| | |
|---|---|
| MORTGAGE RECORDING DATE | 08/27/2024 |
| DOCUMENT NUMBER | 2024.240.139 |
| DOCUMENT TYPE | Special Warranty Deed |
| MORTGAGE TERM | 30 years |
| MORTGAGE INTEREST RATE ⓘ | 6.89 |
| MORTGAGE LOAN TYPE | Seller take-back |
| MORTGAGE LENDER NAME | RSVP FRANKLIN PARTNERS LLC |
| MORTGAGE DOCUMENT DATE | 08/22/2024 |
| MORTGAGE DOCUMENT NUMBER | 2024.240.140 |
| RESALE FLAG | Y |
| MORTGAGE ESTIMATED INTEREST RATE INDICATOR | E |
| SALES PRICE CODE | Sales price computed from Transfer Tax. |
| SELLER 1 CORP INDICATOR | Y |
| TRANSACTION TYPE | Arms-length Residential transactions (Purchase/Resales) |
| MORTGAGE LOAN TRANS TYPE | NEW RESIDENTIAL PURCHASE MONEY LOANS - Subset of TRANSACTION TYPE 3 |
| SELLER 1 NAME | RSVP FRANKLIN PARTNERS LLC |
| TRANSFER TAX | 300 |
| MORTGAGE SELLER CARRY BACK FLAG | Y |
| SOLD BY | RSVP FRANKLIN PARTNERS LLC |
| SOLD TO | BROADWAY DOWNTOWN LLC |

| | | | | |
|---|---|---|---|---|
| Public Record | Sold | 08/04/1997 | $16,000 | ⌄ |

# Mortgage History

| | | | | |
|---|---|---|---|---|
| ACTIVE MORTGAGES | 1 | TOTAL AMOUNT | $180,000 | ⌃ |

**Mortgage 1** Active

| | |
|---|---|
| MORTGAGE AMOUNT | $180,000 |
| MORTGAGE RECORDING DATE | 08/27/2024 |
| MORTGAGE TERM | 30 years |
| MORTGAGE INTEREST RATE ⓘ | 6.89 |
| MORTGAGE LOAN TYPE | Seller take-back |
| MORTGAGE LENDER NAME | RSVP FRANKLIN PARTNERS LLC |
| MORTGAGE DOCUMENT DATE | 08/22/2024 |
| MORTGAGE DOCUMENT NUMBER | 2024.240.140 |
| MORTGAGE ESTIMATED INTEREST RATE INDICATOR | E |
| MORTGAGE LOAN TRANS TYPE | NEW RESIDENTIAL PURCHASE MONEY LOANS - Subset of TRANSACTION TYPE 3 |
| MORTGAGE SELLER CARRY BACK FLAG | Y |

# Tax History

| YEAR | LAND | + | ADDITIONS | = | ASSESSED VALUE | |
|---|---|---|---|---|---|---|
| 2025 | | | | | $170,335.00 | ⌄ |
| 2024 | | | | | $141,555.00 | ⌄ |
| 2022 | | | | | $103,145.00 | ⌄ |
| 2021 | | | | | $18,582.00 | ⌄ |

# Building Overview

**Key Details** ⌃

| | |
|---|---|
| BUILDING SQFT | 2638 |

# Property Details

## Lot Details

| | |
|---|---|
| APN | 11706194A |
| PARCEL USE DESCRIPTION | Mixed Use |
| ZONING CODE | OCR-2 |
| CALCULATED PARCEL SQ FT | 2,956 |
| CALCULATED ACRES | 0.06780999898910522 |
| FEDERAL QUALIFIED OPPORTUNITY ZONE | Yes |
| QUALIFIED OPPORTUNITY ZONE TRACT NUMBER | 04019940900 |
| COUNTY LAND USE CODE | 3010 |
| LAND USE CODE | Industrial (General) |
| USE DESCRIPTION | MULTIUSE OR MISCELLANEOUS INDUSTRIAL |

## Building Details

## Location Details

## Additional Details

# Contact Information

480/500 credits remaining this month. The cycle will renew on 05/01/2025.

View Contact Information

# Ownership Information

## BROADWAY DOWNTOWN LLC

| | |
|---|---|
| MAILING CARRIER CODE | C029 |
| MAILING DIRECTION LEFT | N |
| OWNER NAME | BROADWAY DOWNTOWN LLC |
| OWNER 1 CORP INDICATOR | True |
| OWNER 1 OWNERSHIP RIGHTS | LL |
| MAILING ADDRESS | 218 N MELROSE AVE TUCSON AZ 85745 |

# Climate Risk for 85701

**Flood Risk** ⓘ

1/10 Minimal FLOOD FACTOR™

This property has a minimal Flood Factor™.

**Fire Risk** ⓘ

5/10 Major FIRE FACTOR™

This property has a major Fire Factor™. Within the next 30 years, this property has a 4.40% chance of being in a wildfire and

View more in-depth climate risk data on First Street Technology, Inc (https://firststreet.org/property/121-e-broadway-blvd-tucson-az-85701/41872705_fsid#flood?utm_source=crexi)

its risk of wildfire is increasing as conditions become hotter and drier.

View more in-depth climate risk data on First Street Technology, Inc (https://firststreet.org/property/121-e-broadway-blvd-tucson-az-85701/41872705_fsid#fire?utm_source=crexi)

# Valuation Calculator

Purchase Price *

Enter an Amount

Net Operating Income *

Enter an Amount

Down Payment

$0

100%

Interest Rate *

0% - 100%

Term (years) *

Enter a Value

Loan Amount

**$--**

Annual Debt Service

**$--**

**$--**

Annual Cash Flow

**$--**

**$--**

## Valuation Metrics

| 0 | -- | -- |
|---|---|---|
| DSCR | Cap Rate | ROI |



## 111 S 6TH AVE Tucson AZ 85701-2045 APN: 11717007B

| | |
|---|---|
| **Property Type** | Mixed Use |
| **Building SqFt** | 2,660 |
| **Acreage** | 0.065 |
| **Zoning Code** | OCR-2 |
| **Year Built** | 1974 |

# Property History

| Source | Event | Event Date | Price |
|---|---|---|---|
| Public Record | Sold | 12/07/2022 | $360,000 |

### Property Details

| | |
|---|---|
| SOURCE | Public Record |
| SALE DATE | 12/06/2022 |
| SOLD PRICE | $360,000 |
| BUYER BORROWER 1 CORP INDICATOR | Y |
| BUYER BORROWER 1 NAME | JULIAN DREW LOFTS LLC |
| BUYER BORROWER 1 OWNERSHIP RIGHTS CODE | Limited Liability Partnership |
| DOCUMENT NUMBER | 2022.341.539 |

TC-DMO-0525-00089

| | |
|---|---|
| DOCUMENT TYPE | Special Warranty Deed |
| RESALE FLAG | Y |
| SALES PRICE CODE | Sales price computed from Transfer Tax. |
| SELLER 1 CORP INDICATOR | Y |
| TRANSACTION TYPE | Arms-length Residential transactions (Purchase/Resales) |
| SELLER 1 NAME | WAVELAB DOWNTOWN LLC |
| TRANSFER TAX | 360 |
| SOLD BY | WAVELAB DOWNTOWN LLC |
| SOLD TO | JULIAN DREW LOFTS LLC |

| | | | |
|---|---|---|---|
| Public Record | Sold | 09/26/2012 | $350,000 |

# Mortgage History

ACTIVE MORTGAGES 0 TOTAL AMOUNT $0

**Mortgage 1** Inactive

| | |
|---|---|
| MORTGAGE AMOUNT | $175,000 |
| MORTGAGE RECORDING DATE | 09/26/2012 |
| MORTGAGE TERM | 30 years |
| MORTGAGE INTEREST RATE | 3.59 |
| MORTGAGE LOAN TYPE | Future Advance Clause / Open End Mortgage |
| MORTGAGE LENDER NAME | BANK OF TUCSON |
| MORTGAGE DOCUMENT NUMBER | 2012.948 |

# Tax History

| YEAR | LAND | + | ADDITIONS | = | ASSESSED VALUE |
|---|---|---|---|---|---|
| 2025 | | | | | $270,495.00 |
| 2024 | | | | | $34,934.00 |
| 2023 | | | | | $34,934.00 |
| 2022 | | | | | $34,170.00 |

# Building Overview

## Key Details

| | |
|---|---|
| BUILDING SQFT | 2660 |

# Property Details

## Lot Details

| | |
|---|---|
| APN | 11717007B |
| PARCEL USE DESCRIPTION | Mixed Use |
| ZONING CODE | OCR-2 |
| CALCULATED PARCEL SQ FT | 2,847 |
| CALCULATED ACRES | 0.06530000269412994 |
| FEDERAL QUALIFIED OPPORTUNITY ZONE | Yes |

| | |
|---|---|
| QUALIFIED OPPORTUNITY ZONE TRACT NUMBER | 04019940900 |
| COUNTY LAND USE CODE | 1210 |
| LAND USE CODE | Commercial (General) |
| STATE LAND USE CODE | 1210 |
| USE DESCRIPTION | MISC COMMERCIAL |

**Building Details**

**Location Details**

**Additional Details**

# Contact Information

480/500 credits remaining this month. The cycle will renew on 05/01/2025.

View Contact Information

**JULIAN DREW LOFTS LLC**

| | |
|---|---|
| MAILING CARRIER CODE | C064 |
| MAILING DIRECTION LEFT | N |
| OWNER NAME | JULIAN DREW LOFTS LLC |
| OWNER 1 CORP INDICATOR | True |

| | |
|---|---|
| OWNER 1 OWNERSHIP RIGHTS | LL |
| MAILING ADDRESS | 6340 N CAMPBELL AVE STE 170 TUCSON AZ 85718 |

# Climate Risk for 85701-2045

**Flood Risk** ⓘ




This property has a minimal Flood Factor™.

View more in-depth climate risk data on First Street Technology, Inc (https://firststreet.org/property/111-s-6th-ave-tucson-az-85701/41872713_fsid#flood?utm_source=crexi)

**Fire Risk** ⓘ




This property has a major Fire Factor™. Within the next 30 years, this property has a 4.55% chance of being in a wildfire and its risk of wildfire is increasing as conditions become hotter and drier.

View more in-depth climate risk data on First Street Technology, Inc (https://firststreet.org/property/111-s-6th-ave-tucson-az-85701/41872713_fsid#fire?utm_source=crexi)

# Valuation Calculator

Purchase Price *

Enter an Amount

Net Operating Income *

Enter an Amount

Down Payment

$0 | 100%

Interest Rate *

0% - 100%

Term (years) *

Enter a Value

Loan Amount ⓘ

**$--**

Annual Debt Service ⓘ

**$--**

**$--**

Annual Cash Flow ⓘ

**$--**

**$--**

## Valuation Metrics

| DSCR ⓘ | Cap Rate ⓘ | ROI ⓘ |
|---|---|---|
| 0 | -- | -- |



## 125 E CONGRESS ST Tucson AZ 85701-1707 APN: 117121260

| | |
|---|---|
| **Property Type** | Mixed Use |
| **Building SqFt** | 2,364 |
| **Acreage** | 0.062 |
| **Zoning Code** | OCR-2 |
| **Year Built** | 1917 |

# Property History

| Source | Event | Event Date | Price |
|---|---|---|---|
| Public Record | Sold | 06/11/2021 | $425,000 |

### Property Details

| | |
|---|---|
| SOURCE | Public Record |
| SALE DATE | 06/09/2021 |
| SOLD PRICE | $425,000 |
| MORTGAGE AMOUNT | $353,500 |
| BUYER BORROWER 1 CORP INDICATOR | Y |
| BUYER BORROWER 1 NAME | 125 E CONGRESS LLC |
| BUYER BORROWER 1 RELATIONSHIP TYPE | Limited Liability Company |

| | |
|---|---|
| MORTGAGE RECORDING DATE | 06/11/2021 |
| DOCUMENT NUMBER | 2021.162.759 |
| DOCUMENT TYPE | Special Warranty Deed |
| MORTGAGE TERM | 30 years |
| MORTGAGE INTEREST RATE ⓘ | 2.9 |
| MORTGAGE LOAN TYPE | Seller take-back |
| MORTGAGE LENDER NAME | THE REED TRUST |
| MORTGAGE DOCUMENT DATE | 06/09/2021 |
| MORTGAGE DOCUMENT NUMBER | 2021.760 |
| RESALE FLAG | Y |
| MORTGAGE ESTIMATED INTEREST RATE INDICATOR | E |
| SALES PRICE CODE | From recorded Affidavit of Value or Verified. |
| TRANSACTION TYPE | Arms-length Residential transactions (Purchase/Resales) |
| MORTGAGE LOAN TRANS TYPE | These are the HELOCS - both Purchase Money and Non-Purchase Money HELOCS |
| SELLER 1 NAME | REED CAROLINE |
| SELLER 2 CORP INDICATOR | Y |
| SELLER 2 NAME | REED TRUST |
| MORTGAGE SELLER CARRY BACK FLAG | Y |
| SOLD BY | REED CAROLINE |
| SOLD TO | 125 E CONGRESS LLC |

| | | | | |
|---|---|---|---|---|
| Public Record | Sold | 02/09/1998 | $74,387 | ⌄ |

# Mortgage History

| | | | | |
|---|---|---|---|---|
| ACTIVE MORTGAGES | 1 | TOTAL AMOUNT | $353,500 | ⌃ |

| Mortgage 1 | Active |
|---|---|
| MORTGAGE AMOUNT | $353,500 |
| MORTGAGE RECORDING DATE | 06/11/2021 |
| MORTGAGE TERM | 30 years |
| MORTGAGE INTEREST RATE | 2.9 |
| MORTGAGE LOAN TYPE | Seller take-back |
| MORTGAGE LENDER NAME | THE REED TRUST |
| MORTGAGE DOCUMENT DATE | 06/09/2021 |
| MORTGAGE DOCUMENT NUMBER | 2021.760 |
| MORTGAGE ESTIMATED INTEREST RATE INDICATOR | E |
| MORTGAGE LOAN TRANS TYPE | These are the HELOCS - both Purchase Money and Non-Purchase Money HELOCS |
| MORTGAGE SELLER CARRY BACK FLAG | Y |

# Tax History

| YEAR | LAND | + | ADDITIONS | = | ASSESSED VALUE |
|---|---|---|---|---|---|
| 2025 | | | | | $354,600.00 |
| 2024 | | | | | $24,461.00 |
| 2023 | | | | | $24,461.00 |
| 2022 | | | | | $224,556.00 |

# Building Overview

**Key Details**

| | |
|---|---|
| BUILDING SQFT | 2364 |

# Property Details

## Lot Details

| | |
|---|---|
| APN | 117121260 |
| PARCEL USE DESCRIPTION | Mixed Use |
| ZONING CODE | OCR-2 |
| CALCULATED PARCEL SQ FT | 2,689 |
| CALCULATED ACRES | 0.061810001730918884 |
| FEDERAL QUALIFIED OPPORTUNITY ZONE | Yes |
| QUALIFIED OPPORTUNITY ZONE TRACT NUMBER | 04019940900 |
| COUNTY LAND USE CODE | 1120 |
| LAND USE CODE | Store (multi-story) |
| STATE LAND USE CODE | 1120 |
| USE DESCRIPTION | STORE FRONT COMMERCIAL BLDG |

## Building Details

## Location Details

## Additional Details

# Contact Information

480/500 credits remaining this month. The cycle will renew on 05/01/2025.

View Contact Information

## 125 E CONGRESS LLC

| | |
|---|---|
| MAILING CARRIER CODE | R070 |
| MAILING DIRECTION LEFT | S |
| OWNER NAME | 125 E CONGRESS LLC |
| OWNER 1 CORP INDICATOR | True |
| MAILING ADDRESS | 7317 S VIA CABANA TUCSON AZ 85756 |

# Climate Risk for 85701-1707

### Flood Risk

1/10 Minimal FLOOD FACTOR™

This property has a minimal Flood Factor™.

View more in-depth climate risk data on First Street Technology, Inc (https://firststreet.org/property/125-e-congress-st-tucson-az-85701/41872200_fsid#flood?utm_source=crexi)

### Fire Risk

5/10 Major FIRE FACTOR™

This property has a major Fire Factor™. Within the next 30 years, this property has a 4.55% chance of being in a wildfire and its risk of wildfire is increasing as conditions become hotter and drier.

View more in-depth climate risk data on First Street Technology, Inc (https://firststreet.org/property/125-e-congress-st-tucson-az-85701/41872200_fsid#fire?utm_source=crexi)

# Valuation Calculator

Purchase Price *

Enter an Amount

Net Operating Income *

Enter an Amount

Down Payment

$0

100%

Interest Rate *

0% - 100%

Term (years) *

Enter a Value

Loan Amount

**$--**

Annual Debt Service

**$--**

**$--**

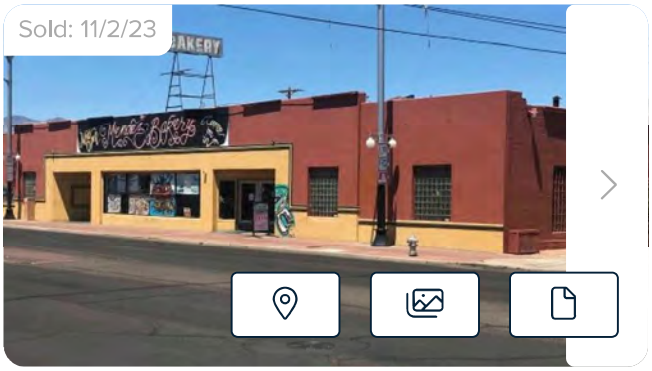
Annual Cash Flow

**$--**

**$--**

## Valuation Metrics

| DSCR | Cap Rate | ROI |
|---|---|---|
| 0 | -- | -- |




## 1219 S SIXTH AVE Tucson AZ 85713-1502 APN: 118120740

| | |
|---|---|
| **Property Type** | Retail |
| **Sub type** | Storefront |
| **Building SqFt** | 6,960 |
| **Acreage** | 0.169 |
| **Zoning Code** | C-3 |

# Property History

| Source | Event | Event Date | Price |
|---|---|---|---|
| Public Record | Sold | 10/31/2023 | $450,000 |

### Property Details

| | |
|---|---|
| SOURCE | Public Record |
| SALE DATE | 10/30/2023 |
| SOLD PRICE | $450,000 |
| MORTGAGE AMOUNT | $412,300 |
| BUYER BORROWER 1 CORP INDICATOR | Y |
| BUYER BORROWER 1 NAME | MENDEZ HOLDINGS LLC |
| BUYER BORROWER 1 OWNERSHIP RIGHTS CODE | Limited Liability Partnership |

| | |
|---|---|
| MORTGAGE RECORDING DATE | 10/31/2023 |
| DOCUMENT NUMBER | 2023.304.549 |
| DOCUMENT TYPE | Special Warranty Deed |
| MORTGAGE TERM | 30 years |
| MORTGAGE INTEREST RATE ⓘ | 7.18 |
| MORTGAGE LOAN TYPE | New Conventional |
| MORTGAGE LENDER NAME | MEADOWS BANK |
| MORTGAGE ADJUSTABLE RATE RIDER | Y |
| MORTGAGE DOCUMENT DATE | 10/30/2023 |
| MORTGAGE DOCUMENT NUMBER | 2023.304.550 |
| RESALE FLAG | Y |
| MORTGAGE ESTIMATED INTEREST RATE INDICATOR | E |
| SALES PRICE CODE | Sales price computed from Transfer Tax. |
| MORTGAGE INTEREST RATE TYPE | Adjustable Rate |
| SELLER 1 CORP INDICATOR | Y |
| TRANSACTION TYPE | Arms-length Residential transactions (Purchase/Resales) |
| MORTGAGE LOAN TRANS TYPE | NEW RESIDENTIAL PURCHASE MONEY LOANS - Subset of TRANSACTION TYPE 3 |
| SELLER 1 NAME | SECOND ANGEL FUND I LLC |
| TRANSFER TAX | 450 |
| SELLER 2 CORP INDICATOR | Y |
| SELLER 2 NAME | HOMESTEAD MORTGAGE INCOME FUND LLC |
| SOLD BY | SECOND ANGEL FUND I LLC |
| SOLD TO | MENDEZ HOLDINGS LLC |

| | | | |
|---|---|---|---|
| Broker Reported | Sold | 11/02/2023 | ⌄ |

| | | | |
|---|---|---|---|
| Public Record | Sold | 11/01/2017 | $200,000 |
| Public Record | Sold | 07/07/2015 | $230,000 |

# Mortgage History

| ACTIVE MORTGAGES | 1 | TOTAL AMOUNT | $412,300 |
|---|---|---|---|

**Mortgage 1** Active

| | |
|---|---|
| MORTGAGE AMOUNT | $412,300 |
| MORTGAGE RECORDING DATE | 10/31/2023 |
| MORTGAGE TERM | 30 years |
| MORTGAGE INTEREST RATE | 7.18 |
| MORTGAGE LOAN TYPE | New Conventional |
| MORTGAGE LENDER NAME | MEADOWS BANK |
| MORTGAGE ADJUSTABLE RATE RIDER | Y |
| MORTGAGE DOCUMENT DATE | 10/30/2023 |
| MORTGAGE DOCUMENT NUMBER | 2023.304.550 |
| MORTGAGE ESTIMATED INTEREST RATE INDICATOR | E |
| MORTGAGE INTEREST RATE TYPE | Adjustable Rate |
| MORTGAGE LOAN TRANS TYPE | NEW RESIDENTIAL PURCHASE MONEY LOANS - Subset of TRANSACTION TYPE 3 |

# Tax History

| YEAR | LAND | + | ADDITIONS | = | ASSESSED VALUE |
|---|---|---|---|---|---|
| 2025 | | | | | $388,020.00 |
| 2024 | | | | | $44,732.00 |

| | |
|---|---|
| 2023 | $44,732.00 |
| 2022 | $245,896.00 |

# Sale Data Contacts



Rob Tomlinson
PRO
LIC: AZ BR116953000
Phone Number: Call
Contact

# Building Overview

## Key Details

| | |
|---|---|
| TENANCY | Single |
| BUILDING SQFT | 6960 |

# Space History

Rate: Yearly Monthly

| Source | Date | Rate | Sq Ft |
|---|---|---|---|
| Broker Reported | 06/18/2021 | | |

### Timeline

**Update: 06/18/2021**

| | |
|---|---|
| LEASE TYPE | NN |
| LEASE TERM | 3 |

# Lease Data Contacts



Ralph Perrone
LIC:
Phone Number: Call
Contact

# Property Details

## Lot Details

| | |
|---|---|
| APN | 118120740 |
| PARCEL USE DESCRIPTION | Retail |
| ZONING CODE | C-3 |
| CALCULATED PARCEL SQ FT | 7,376 |
| CALCULATED ACRES | 0.16917000710964203 |
| FEDERAL QUALIFIED OPPORTUNITY ZONE | No |
| COUNTY LAND USE CODE | 3040 |
| LAND USE CODE | Food Processing |
| PROPERTY SUB TYPE | Storefront |
| STATE LAND USE CODE | 3040 |
| USE DESCRIPTION | MANUFACTURE FOOD PRODUCTS |

## Building Details

## Location Details

## Additional Details

# Contact Information

480/500 credits remaining this month. The cycle will renew on 05/01/2025.

View Contact Information

## MENDEZ HOLDINGS LLC

| | |
|---|---|
| MAILING CARRIER CODE | C021 |
| MAILING DIRECTION LEFT | S |
| OWNER NAME | MENDEZ HOLDINGS LLC |
| OWNER 1 CORP INDICATOR | True |
| OWNER 1 OWNERSHIP RIGHTS | LL |
| MAILING ADDRESS | 1219 S 6TH AVE TUCSON AZ 85713 |

# Climate Risk for 85713-1502

### Flood Risk




This property has a moderate Flood Factor™. This property's risk of flooding is constant over the next 30 years.

View more in-depth climate risk data on First Street Technology, Inc (https://firststreet.org/property/1219-s-6th-ave-tucson-az-85713/41886257_fsid#flood?utm_source=crexi)

### Fire Risk




This property has a major Fire Factor™. Within the next 30 years, this property has a 4.40% chance of being in a wildfire and its risk of wildfire is increasing as conditions become hotter and drier.

View more in-depth climate risk data on First Street Technology, Inc (https://firststreet.org/property/1219-s-6th-

ave-tucson-az-85713/41886257_fsid#fire?utm_source=crexi)

# Valuation Calculator

Purchase Price *

Enter an Amount

Net Operating Income *

Enter an Amount

Down Payment

$0

100%

Interest Rate *

0% - 100%

Term (years) *

Enter a Value

Loan Amount

**$--**

Annual Debt Service

**$--**

**$--**

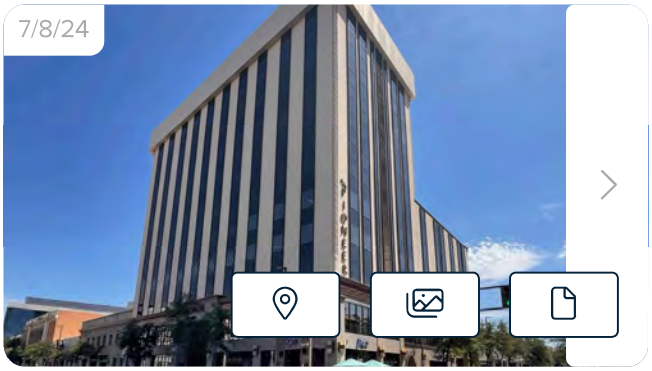
Annual Cash Flow

**$--**

**$--**

## Valuation Metrics

| DSCR | Cap Rate | ROI |
|---|---|---|
| 0 | -- | -- |




## 15 E PENNINGTON ST Tucson AZ 85701-1533 APN: 117-11-096D

| | |
|---|---|
| **Property Type** | Mixed Use |
| **Building SqFt** | 157,344 |
| **Acreage** | 0.447 |
| **Zoning Code** | OCR2 |
| **Year Built** | 1929 |

# Property History

| Source | Event | Event Date | Price |
|---|---|---|---|
| Public Record | Mortgage Update | 01/01/2025 | |

### Property Details

| | |
|---|---|
| SOURCE | Public Record |
| MORTGAGE AMOUNT | $2,400,000 |
| BUYER BORROWER 1 CORP INDICATOR | Y |
| BUYER BORROWER 1 OWNERSHIP RIGHTS CODE | Limited Liability Partnership |
| BUYER BORROWER 2 OWNERSHIP RIGHTS CODE | Limited Liability Partnership |
| MORTGAGE RECORDING DATE | 01/02/2025 |
| DOCUMENT NUMBER | 2025.002.347 |

| | |
|---|---|
| DOCUMENT TYPE | Stand Alone Mortgage |
| MORTGAGE INTEREST RATE | 6.84 |
| MORTGAGE LOAN TYPE | Credit Line (Revolving) |
| MORTGAGE LENDER NAME | FOOTHILLS BK |
| MORTGAGE ADJUSTABLE RATE RIDER | Y |
| MORTGAGE DOCUMENT DATE | 12/23/2024 |
| MORTGAGE DOCUMENT NUMBER | 2025.002.347 |
| MORTGAGE EQUITY FLAG | Y |
| MORTGAGE ESTIMATED INTEREST RATE INDICATOR | E |
| MORTGAGE HELOC FLAG | Y |
| TITLE COMPANY NAME | FIRST AMERICAN TITLE |
| TRANSACTION TYPE | HELOCS - both Purchase Money and Non-Purchase Money HELOCS |
| SOLD TO | PIONEER TUCSON LLC |

| | | | |
|---|---|---|---|
| Public Record | Sold | 05/31/2024 | $3,792,500 |
| Public Record | Sold | 12/10/2004 | $7,800,000 |

# Mortgage History

ACTIVE MORTGAGES 1 TOTAL AMOUNT $2,400,000

**Mortgage 1** Active

| | |
|---|---|
| MORTGAGE AMOUNT | $2,400,000 |
| MORTGAGE RECORDING DATE | 01/02/2025 |
| MORTGAGE INTEREST RATE | 6.84 |
| MORTGAGE LOAN TYPE | Credit Line (Revolving) |
| MORTGAGE LENDER NAME | FOOTHILLS BK |
| MORTGAGE ADJUSTABLE RATE RIDER | Y |

| | |
|---|---|
| MORTGAGE DOCUMENT DATE | 12/23/2024 |
| MORTGAGE DOCUMENT NUMBER | 2025.002.347 |
| MORTGAGE EQUITY FLAG | Y |
| MORTGAGE ESTIMATED INTEREST RATE INDICATOR | E |
| MORTGAGE HELOC FLAG | Y |

# Tax History

| YEAR | LAND | + | ADDITIONS | = | ASSESSED VALUE |
|---|---|---|---|---|---|
| 2025 | | | | | $4,200,000.00 |
| 2024 | | | | | $16,004,379.00 |
| 2022 | | | | | $13,398,597.00 |
| 2021 | | | | | $789,383.00 |

# Building Overview

**Key Details**

| | |
|---|---|
| BUILDING SQFT | 157344 |

# Space History

**Rate:** ☑ Yearly ☐ Monthly

| Source | Date | Rate | Sq Ft |
|---|---|---|---|
| Broker Reported | 07/08/2024 | $19.50/SF/YR | 500 - 6,500 |

**Marketing Description**

Outstanding location in the heart of Downtown Tucson. This landmark building has been completely renovated with new elevators, HVAC and mechanical. Ike's Coffee& Tea and a convenient lunch spot are located in the lobby. Free use of common conference rooms and bike room (including lockers, bike racks and private shower rooms).

### Timeline

**No Longer For Lease: 07/08/2024**

**Listed For Lease: 02/11/2022**

| | |
|---|---|
| ASKING RATE MONTHLY | $1.63/SF/MO |
| ASKING RATE YEARLY | $19.50/SF/YR |
| LEASE TYPE | Full Service |
| RENTABLE SQUARE FEET | 500 sq ft - 6,500 sq ft |
| ACTIVATED ON | 02/11/2022 |
| LAST UPDATED | 07/22/2024 |

## Lease Data Contacts



Bruce Suppes
LIC: AZ AZ SA543260000
Phone Number: Call
Contact

CBRE

## Property Details

### Lot Details

| | |
|---|---|
| APN | 117-11-096D |
| PARCEL USE DESCRIPTION | Mixed Use |
| ZONING CODE | OCR2 |

| | |
|---|---|
| CALCULATED PARCEL SQ FT | 19,469 |
| CALCULATED ACRES | 0.44655999541282654 |
| FEDERAL QUALIFIED OPPORTUNITY ZONE | Yes |
| QUALIFIED OPPORTUNITY ZONE TRACT NUMBER | 04019940900 |
| COUNTY LAND USE CODE | 1514 |
| LAND USE CODE | Commercial Office (General) |
| LOT CODE | More than one lot |
| USE DESCRIPTION | OFFICE BUILDING 4 OR MORE STORY |

**Building Details**

**Location Details**

**Additional Details**

# Contact Information

480/500 credits remaining this month. The cycle will renew on 05/01/2025.

# Ownership Information

**PIONEER TUCSON LLC**

| | |
|---|---|
| MAILING CARRIER CODE | C077 |
| OWNER NAME | PIONEER TUCSON LLC |
| OWNER 1 CORP INDICATOR | True |
| OWNER 1 OWNERSHIP RIGHTS | LL |
| MAILING ADDRESS | 9454 WILSHIRE BLVD STE 920 BEVERLY HILLS CA 90212 |

# Climate Risk for 85701-1533

**Flood Risk** ⓘ




This property has a minimal Flood Factor™.

View more in-depth climate risk data on First Street Technology, Inc (https://firststreet.org/property/100-n-stone-ave-tucson-az-85701/41872151_fsid#flood?utm_source=crexi)

**Fire Risk** ⓘ




This property has a major Fire Factor™. Within the next 30 years, this property has a 5.28% chance of being in a wildfire and its risk of wildfire is increasing as conditions become hotter and drier.

View more in-depth climate risk data on First Street Technology, Inc (https://firststreet.org/property/100-n-stone-ave-tucson-az-85701/41872151_fsid#fire?utm_source=crexi)

# Valuation Calculator

Purchase Price *

Enter an Amount

Net Operating Income *

Enter an Amount

Down Payment

$0

100%

Interest Rate *

0% - 100%

Term (years) *

Enter a Value

Loan Amount

**$--**

Annual Debt Service

**$--**

**$--**

Annual Cash Flow

**$--**

**$--**

## Valuation Metrics

| DSCR | Cap Rate | ROI |
|---|---|---|
| 0 | -- | -- |

swaim
ASSOCIATES LTD
ARCHITECTS AIA

**EXHIBIT D-03-a-10**
**Cost to Rehabilitate and return to Commercial use**

In conjunction with section D-01, the team engaged Sundt Construction to determine the l probably cost for a full renovation of the existing structures to bring them up to current code compliance and into a similar condition to other commercial properties in downtown Tucson. The intent of this analysis is to determine that the financial implication would be if the Fox Theatre were to decide to operate the properties and income producing leasable commercial real estate.

There are several primary components to the rehabilitation of a commercial property,

1. Base line improvements – Includes the restoration of the building shell and upgrades to the interior provide a minimum level of finish necessary to execute a commercial lease, given the market standards
2. The Tenant Improvement allowance provided by the Landlord to the Tenant to make additional improvements as necessary for the Tenants actual use.

Our analysis has found that from a purely economic perspective, it is difficult to justify the preservation of the existing building shell, given the market conditions. The economic analysis is as follows

1. Restoration – per the attached Sundt Construction statement of probable cost the restoration of the shell and needed baseline interior improvement come to an average of $130/sf
2. Tenant Improvement allowance – per section D-01 this costs averages $55/sf in the downtown market
3. Commissions for the leasing agent – per section D-01 averages $6/sf

In total, the cost to improve the property in order to lease them in the highly competitive environment of downtown would be in the range of $191/sf

The realistic market rate for leasing this property would be in the range of $12-$14/sf (annual per section D-01) creating a minimum of a 13 ½ year pay back, not considering ongoing maintenance and operations costs.

Again, from a purely economic perspective, renovation of the existing building as commercial leasable space is not an economically viable option given this property and the current market conditions.

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TC-DMO-0525-00089

**FOX THEATRE ADDITION**
**TI BUDGET ESTIMATE**
**Tuesday, April 15, 2025**

SUNDT

| Description | | 01. 1 W Congress (Brueggers) 1,233 L.S. | | | 02. 13 N Stone (Series 19) 850 S.F. | | | 03. 17 N Stone (Cookie Shop) 1,300 S.F. | | | 04. 25 N Stone (Rays Market) 1,400 S.F. | | | 05. 27 N Stone (Vacant) 680 S.F. | | | Project Total 5,463 L.S. | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Total | % | $/L.S. | Total | % | $/S.F. | Total | % | $/S.F. | Total | % | $/S.F. | Total | % | $/S.F. | Total | % | $/S.F. |
| **DIRECT COST** | | | | | | | | | | | | | | | | | | | |
| **0100 General Requirements** | | $3,169 | 1.93% | $2.57 | $2,108 | 1.89% | $2.48 | $3,146 | 1.88% | $2.42 | $3,444 | 1.88% | $2.46 | $1,748 | 1.95% | $2.57 | $13,614 | 1.90% | $2.49 |
| **0200 Sitework** | | $4,932 | 3.01% | $4.00 | $3,400 | 3.05% | $4.00 | $5,200 | 3.11% | $4.00 | $5,600 | 3.06% | $4.00 | $2,720 | 3.03% | $4.00 | $21,852 | 3.05% | $4.00 |
| **0400 Superstructure** | | $6,165 | 3.76% | $5.00 | $4,250 | 3.81% | $5.00 | $6,500 | 3.88% | $5.00 | $7,000 | 3.82% | $5.00 | $3,400 | 3.79% | $5.00 | $27,315 | 3.82% | $5.00 |
| **0500 Exterior Closure** | | $9,900 | 6.04% | $8.03 | $5,808 | 5.21% | $6.83 | $6,600 | 3.94% | $5.08 | $9,240 | 5.04% | $6.60 | $4,950 | 5.52% | $7.28 | $36,498 | 5.10% | $6.68 |
| **0700 Roofing** | | $9,864 | 6.02% | $8.00 | $6,800 | 6.10% | $8.00 | $10,400 | 6.21% | $8.00 | $11,200 | 6.11% | $8.00 | $5,440 | 6.07% | $8.00 | $43,704 | 6.11% | $8.00 |
| **0950 Interior Finishes** | | $20,961 | 12.79% | $17.00 | $14,450 | 12.96% | $17.00 | $22,100 | 13.20% | $17.00 | $23,800 | 12.99% | $17.00 | $11,560 | 12.89% | $17.00 | $92,871 | 12.98% | $17.00 |
| **1530 Fire Protection** | | $4,316 | 2.63% | $3.50 | $2,975 | 2.67% | $3.50 | $4,550 | 2.72% | $3.50 | $4,900 | 2.67% | $3.50 | $2,380 | 2.65% | $3.50 | $19,121 | 2.67% | $3.50 |
| **1540 Plumbing** | | $4,747 | 2.90% | $3.85 | $3,273 | 2.93% | $3.85 | $5,005 | 2.99% | $3.85 | $5,390 | 2.94% | $3.85 | $2,618 | 2.92% | $3.85 | $21,033 | 2.94% | $3.85 |
| **1580 HVAC** | | $36,990 | 22.58% | $30.00 | $25,500 | 22.87% | $30.00 | $39,000 | 23.30% | $30.00 | $42,000 | 22.93% | $30.00 | $20,400 | 22.75% | $30.00 | $163,890 | 22.90% | $30.00 |
| **1600 Electrical** | | $22,194 | 13.55% | $18.00 | $15,300 | 13.72% | $18.00 | $23,400 | 13.98% | $18.00 | $25,200 | 13.76% | $18.00 | $12,240 | 13.65% | $18.00 | $98,334 | 13.74% | $18.00 |
| **SUBTOTAL DIRECT COST** | | **$123,237** | **75.21%** | **$99.95** | **$83,864** | **75.21%** | **$98.66** | **$125,901** | **75.21%** | **$96.85** | **$137,774** | **75.21%** | **$98.41** | **$67,456** | **75.21%** | **$99.20** | **$538,231** | **75.21%** | **$98.52** |
| Permit Costs | 0.00% | $0 | 0.00% | $0.00 | $0 | 0.00% | $0.00 | $0 | 0.00% | $0.00 | $0 | 0.00% | $0.00 | $0 | 0.00% | $0.00 | $0 | 0.00% | $0.00 |
| Design Fees | 0.00% | $0 | 0.00% | $0.00 | $0 | 0.00% | $0.00 | $0 | 0.00% | $0.00 | $0 | 0.00% | $0.00 | $0 | 0.00% | $0.00 | $0 | 0.00% | $0.00 |
| Material & Labor Escalation | 3.00% | $3,697 | 2.26% | $3.00 | $2,516 | 2.26% | $2.96 | $3,777 | 2.26% | $2.91 | $4,133 | 2.26% | $2.95 | $2,024 | 2.26% | $2.98 | $16,147 | 2.26% | $2.96 |
| Design Contingency | 2.00% | $2,465 | 1.50% | $2.00 | $1,677 | 1.50% | $1.97 | $2,518 | 1.50% | $1.94 | $2,755 | 1.50% | $1.97 | $1,349 | 1.50% | $1.98 | $10,765 | 1.50% | $1.97 |
| Contractors Contingency | 3.75% | $4,621 | 2.82% | $3.75 | $3,145 | 2.82% | $3.70 | $4,721 | 2.82% | $3.63 | $5,167 | 2.82% | $3.69 | $2,530 | 2.82% | $3.72 | $20,184 | 2.82% | $3.69 |
| Sales / Gross Receipts Tax | 5.35% | $8,770 | 5.35% | $7.11 | $5,968 | 5.35% | $7.02 | $8,959 | 5.35% | $6.89 | $9,804 | 5.35% | $7.00 | $4,800 | 5.35% | $7.06 | $38,302 | 5.35% | $7.01 |
| **TOTAL DIRECT COST** | | **$142,791** | **87.15%** | **$115.81** | **$97,170** | **87.15%** | **$114.32** | **$145,877** | **87.15%** | **$112.21** | **$159,634** | **87.15%** | **$114.02** | **$78,158** | **87.15%** | **$114.94** | **$623,629** | **87.15%** | **$114.16** |
| **INDIRECT COSTS** | | | | | | | | | | | | | | | | | | | |
| General Conditions | | $9,617 | 5.87% | $7.80 | $6,544 | 5.87% | $7.70 | $9,824 | 5.87% | $7.56 | $10,751 | 5.87% | $7.68 | $5,264 | 5.87% | $7.74 | $42,000 | 5.87% | $7.69 |
| PL & PD Insurance | 0.75% | $1,229 | 0.75% | $1.00 | $836 | 0.75% | $0.98 | $1,255 | 0.75% | $0.97 | $1,374 | 0.75% | $0.98 | $673 | 0.75% | $0.99 | $5,367 | 0.75% | $0.98 |
| Builder's Risk | 0.04% | $57 | 0.04% | $0.05 | $39 | 0.04% | $0.05 | $59 | 0.04% | $0.05 | $64 | 0.04% | $0.05 | $31 | 0.04% | $0.05 | $250 | 0.04% | $0.05 |
| G.C. Bond | 0.54% | $885 | 0.54% | $0.72 | $602 | 0.54% | $0.71 | $904 | 0.54% | $0.70 | $989 | 0.54% | $0.71 | $484 | 0.54% | $0.71 | $3,864 | 0.54% | $0.71 |
| Contractors Fee (OH&P) | 6.00% | $9,275 | 5.66% | $7.52 | $6,311 | 5.66% | $7.43 | $9,475 | 5.66% | $7.29 | $10,369 | 5.66% | $7.41 | $5,077 | 5.66% | $7.47 | $40,507 | 5.66% | $7.41 |
| **SUBTOTAL INDIRECT COSTS** | | **$21,062** | **12.85%** | **$17.08** | **$14,333** | **12.85%** | **$16.86** | **$21,518** | **12.85%** | **$16.55** | **$23,547** | **12.85%** | **$16.82** | **$11,529** | **12.85%** | **$16.95** | **$91,989** | 12.85% | $16.84 |
| **OWNERS CONTINGENCY** | | $0 | 0.00% | $0.00 | $0 | 0.00% | $0.00 | $0 | 0.00% | $0.00 | $0 | 0.00% | $0.00 | $0 | 0.00% | $0.00 | $0 | 0.00% | $0.00 |
| **TOTAL PROJECT CONSTRUCTION COSTS** | | **$163,853** | 100.00% | $132.89 | **$111,503** | 100.00% | $131.18 | **$167,394** | 100.00% | $128.76 | **$183,180** | 100.00% | $130.84 | **$89,687** | 100.00% | $131.89 | **$715,617** | 100.00% | $130.99 |

Notes:
Evaluation does not include any basement work as it is not considered leasable space.
Excludes Design & Permitting Costs

**Exhibit D-03-b- 1 thru 4**

## Annual Gross Income

The properties of 1 W Congress Street, north along Stone to 27 N Stone Ave (parcel 117-12-033A) were purchased by the Fox Tucson Theatre Foundation on 12/28/2022.

The properties were vacant at the time of purchase, with the exception of one suite with 4 months remaining on the lease. Because the properties were purchased for the purpose of redevelopment, they have not been placed on market for lease. The only lease income in 2023-2024 was the final months on the one occupied suite in 2023.

## Operating & Maintenance Costs

The properties of 1 W Congress Street, north along Stone to 27 N Stone Ave (parcel 117-12-033A) were purchased by the Fox Tucson Theatre Foundation on 12/28/2022.

The properties were purchased with the intent to redevelop them, expanding the historic Fox into a performing arts center. During the multi-year process of redevelopment, expenses are related to basic maintenance to retain property integrity and value, ensure safety, debt service and business improvement district taxes, and to provide street level awareness of the future plans for the corner.

## Annual Property Cash Flow

The following chart shows the operating gross revenue, operating expenses, and annual net profit/loss for the properties for the years 2023 and 2024.

| | 1/1/23 – 12/31/23 | 1/1/24 – 12/31/24 | 2 YR TOTAL |
|---|---|---|---|
| **Property Operating Income** | | | |
| 2023 4 month lease 1 suite | **$13,269** | **$0** | **$13,269** |
| **Property Operating & Maint Expenses** | | | |
| Utilities | $9,588 | $5,695 | $15,283 |
| Repairs & Maintenance | $12,730 | $9,630 | $22,360 |
| Financing Costs | $103,977 | $94,169 | $198,146 |
| Professional Fees – Legal, Acct, Misc | $19,287 | $6,750 | $26,037 |
| Insurance & Taxes | $11,217 | $12,919 | $24,136 |
| **Operating Expense TOTAL** | **$156,799** | **$129,163** | **$285,962** |
| **Net Operating Profit/Loss** | **$143,530** | **$129,163** | **$272,693** |

## Efforts to Obtain Reasonable Return on Investment

As noted above, the properties were purchased for redevelopment, chosen due to their immediate proximity to the historic Fox Tucson Theatre.

Return on investment for this project is principally measured in the eventual financial and mission-based outcomes of what will be an expanded Fox Tucson Theatre facility. Toward this end, the Fox has engaged in thoughtful, multi-faceted, robust due diligence. For example in 2022, prior to purchase of the property, Fox leadership engaged a national consultant (Johnson Consulting) with expertise in market analysis to complete an operating proforma on the proposed expansion project. The study revealed significant opportunity to grow arts activity and also generate expanded financial returns through redevelopment of the site. This study was further updated in 2024 to reflect the final program plan adopted by Fox leadership for the proposed redevelopment.

The updated proforma projects the following returns:

- New facillity will add 151 days of use for the Fox Tucson Theatre overall, doubling the days the theatre is open and driving traffic downtown from current 153 to 304
- Generate new/increased event attendance of 59,000 people annually, adding 66% to current Fox annual attendance for a combined total of 149,000
- Generate $2,572,000 in gross profit and $1,794,000 in net profit just from expanded activities that are possible due to the redeveloped site
- Grow the Fox Tucson Theatre's total estimated annual economic impact in Tucson to $18.7 million in total direct and indirect spending, generating $1.74 million in annual sales tax

The Fox Board of Director also considers the positive community-based impact when assessing the overall return on investment for these specific properties. No other property anywhere in Tucson can serve the purpose of growing the historic Fox and investing in its relevance for the next generation of Tucsonans. Mission-based return will be generated through expanded arts activities serving our growing community, and through a necessary long-term investment in the sustainable future of one of Tucson's most beloved historic, cultural assets.

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FOX TUCSON THEATRE

# SECTION E
## RNA CRDC Replacement Plan Concept



# SPECIAL DISTRICTS APPLICATION FORM

*Special Districts Review Process Overview*: A project may be subject to various reviews and criteria depending on the scope of work, location and relevant sections of the Unified Development Code (UDC). Please note that your projects may not be subject to review by all review authorities used in the table below. The Special Districts review processes at Planning and Development Services Department (PDSD) include:

| Review Process | Review Authorities | PDSD Planning Contact |
|---|---|---|
| Rio Nuevo Area [UDC Section 5.12.7] | 1. Tucson-Pima County Historical Commission Plans Review Subcommittee (PRS)<br>2. Design Review Board (DRB) | María Gayosso – (520) 837-6972<br>Michael Taku – (520) 837-4963 |
| Historic Preservation Zone (HPZ) [UDC Section 5.8] | 1. Neighborhood Historic Advisory Board<br>2. Tucson-Pima County Historical Commission Plans Review Subcommittee (PRS) | Michael Taku – (520) 837-4963<br>Jodie Brown – (520) 837-6968 |
| Infill Incentive District (IID) [UDC Section 5.12] | 1. Design Professional<br>2. Neighborhood Historic Advisory Board<br>3. Tucson-Pima County Historical Commission Plans Review Subcommittee (PRS)<br>4. Design Review Committee (IID-DRC) | María Gayosso – (520) 837-6972<br>Nick Ross – (520) 837-4029<br>Koren Manning – (520) 837-4028 |
| Main Gate District (MGD) Design [MGD Ordinance] | 1. Neighborhood Historic Advisory Board<br>2. Tucson-Pima County Historical Commission Plans Review Subcommittee (PRS)<br>3. Main Gate District Design Review Committee (MGD-DRC) | María Gayosso – (520) 837-6972<br>Koren Manning – (520) 837-4028 |
| Neighborhood Preservation Zone (NPZ) [UDC Section 5.10] | 1. Design Professional | Nick Ross – (520) 837-4029<br>María Gayosso – (520) 837-6972 |
| Grant Road Investment District (GRID) Urban Overlay [GRID Ordinance] | 1. Design Review Board | María Gayosso – (520) 837-6972<br>Nick Ross – (520) 837-4029 |
| Individual Parking Plan (IPP) [UDC Section 7.4.5.A] | 1. Planning and Development Services, Tucson Department of Transportation, and other agencies as needed | Mark Castro – (520) 837-4979 |

## INSTRUCTIONS:

1. Complete Application form and compile submittal requirements
2. Submit pdf of all materials to specialdistricts@tucsonaz.gov
3. Staff will schedule your pre-application meeting (if needed, typically required for major reviews)
4. At the pre-application meeting, staff will advise applicants on any additional UDC requirements to complete the application package to initiate the review process

# SPECIAL DISTRICTS APPLICATION

Application Stage: ☐ Pre-application ☑ Application

Permit Activity Number DP19-0312 Case Number DRB-19-16 Date Accepted: _____

## PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): Fox Theatre Expansion

Property Address: 17 W Congress St

Pima County Tax Parcel Number/s: 117200280

Current Zoning: PAD-5

Applicable Overlay/ Special Districts:
- ☐ Infill Incentive District
- ☑ Rio Nuevo Area
- ☐ Main Gate Overlay District
- ☐ Grant Road Overlay District
- ☐ Neighborhood Preservation Zone
- ☐ Historic Preservation Zone

Neighborhood Association (if any):

PROJECT TYPE (check all that apply):
- ☐ Change of use to existing building
- ☐ New building on vacant land
- ☐ New building on developed land
- ☐ New addition to existing building
- ☑ Other Restoration of existing bldg

Description of Proposed Use: Lobby expansion, 300 seat theatre, and Rooftop event space

Number of Buildings and Stories/Height of Proposed Structure(s): 1 building 3 stories

Site Area (sq ft): Area of Proposed Building (sq ft):

## HISTORIC STATUS

Site is within a:
- ☐ Historic Preservation Zone Please List: _____
- ☑ National Register District Please List: Downtown

Site is/includes:
- ☑ A contributing structure
- ☑ Non-contributing structure
- ☑ Is adjacent to a contributing structure
- ☐ Vacant

## APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: Michael Becherer

ROLE: ☐ Property owner ☑ Architect ☐ Engineer ☐ Attorney ☐ Developer

Other: _____

EMAIL: mbecherer@swaimaia.com PHONE: 520-326-3700

ADDRESS: 7350 E Speedway Suite 210, Tucson AZ 85710

PROPERTY OWNER NAME(S) (If ownership in escrow, please note): Fox Tucson Theatre Foundation

PHONE: (520) 624-1515

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT* xx/xx/xx

*If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization Date

# SPECIAL DISTRICTS APPLICATION CHECKLIST REQUIREMENTS

*PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:*

| | |
|---|---|
| | 1. Application form (signed by the Property Owner or Authorized Agent, include letter of authorization signed by property owner if needed). |
| | 2. Project statement outlining project scope which describes how the project meets applicable design guidelines and outlines any requested modifications/exemptions |
| | 3. Pima County assessor's record parcel detail and record map |
| | 4. Zoning review comments issued by PDSD staff on development package or other submittal* |
| N/A | 5. Documentation of neighborhood meeting to include invitation, affidavit of mailing, sign-in sheet, agenda/materials and meeting notes (if applicable)* |
| | 6. Color aerial photograph of subject property |
| | 7. Color, labeled photographs of project site existing conditions (north, south, east and west elevations of all structures on the property) |
| | 8. Color, labeled photographs of the surrounding area |
| | 9. Color photographs of precedent examples in surrounding area, labeled with property addresses and keyed on the aerial photograph (if applicable) |
| | 10. Site plan (landscape plan and floor plans if applicable) drawn to scale at 11"x17", prepared in accordance to Section 2-06.0.0, in the Administrative Manual |
| | 11. Elevations (and contextual elevations if applicable) drawn to scale at 11"x17", with dimensions and proposed materials noted (if applicable) prepared in accordance to Section 2-06.0.0. |
| | 12. Shade study (for projects within the Rio Nuevo Area) |
| | 13. Renderings depicting various views from the street level and birds eye view (recommended for major projects) |
| | 14. Samples of proposed materials, if applicable, to include cut sheets and/or photographs of the type, color and texture of the proposed materials. |
| | 15. Applicable fees (confirm with PDSD staff)* |
| | |
| | IF HISTORIC REVIEW REQUIRED |
| | 16. Aerial photograph depicting the property's Development Zone. All building footprints within the development zone must be shown and labeled to indicate contributing/non-contributing status. |
| | 17. Arizona Historic Property Inventory form (if available) |
| | |
| | IF REQUESTING INDIVIDUAL PARKING PLAN |
| | 18. Parking narrative addressing items listed in UDC 7.4.5.A.4, sealed by a design professional licensed by the State of Arizona. |

*Required for final application only

Refer to Supplemental Information for additional instructions for these items. Additional application materials may be required based on scope of project.

Submitting your Application: Once you have completed the Application Form and compiled the Submittal Requirements, submit a pdf of all materials to specialdistricts@tucsonaz.gov. For the final application, two hard copies of the application are also required. Please note, additional hard copies may be required by review bodies.

swaim
ASSOCIATES LTD
ARCHITECTS AIA

# CDRC – Project Statement

Project: Fox Theatre Expansion
17 W Congress Street

**Project Description:**

A. The proposed project is...

B. Existing Zoning:

   a. PAD-5

C. Address/Parcel # - 17 W Congress Street, parcel #117200280

**Building Design Standards:**

Development within the RNA is required to comply with the following building design standards.

1. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale pursuant to the Transition Standards in Section 5.12.8.B. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long-range plans should be consulted for guidance as to appropriate heights. Proposed replacement plan respects the historic hierarchy of Congress St and Stone Ave. On Congress the expansion height is lower than the primary height of the Fox Theatre building (not Marquis) and the same as the adjacent building to the West. Additional height is needed for the added theatre space and set back nearly to the location of the historic house. The Stone Ave treatment is similar, with the building mass stepping down on the street scape, carrying the same max elevation that is expressed on Congress throughout.

2. All new construction must be consistent with the prevailing setback existing within its development zone except that the PDSD Director may approve a different setback than the prevailing setback upon a finding that a different setback is warranted by site conditions or applicable development design goals consistent with Section 5.12.1, Purpose, and the proposed setback will not be incompatible with adjacent properties, as defined in Section 11.4.2.A. Setbacks in the downtown area are 0'-0"

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3. All new construction shall provide scale-defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies. The proposed replacement plan compiles by providing transparency into the first floor lobby and bar on both Stone and Congress. In addition the natural rhythms expressed in the historic downtown architecture are reflected in the building mass breakdown.

4. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features. Replacement plan complies.

5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades. Replacement plan complies.

6. Building façade design shall include pedestrian-scaled, down-shielded, and glare-controlled exterior building and window lighting. Final design will comply

7. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies. Replacement plan complies.

8. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade. No changes are proposed for the historic Fox Theatre

9. Buildings shall be designed to shield adjacent buildings and public rights-of way from reflected heat and glare. Several shading elements are integrated into the façade to minimize any potential glare, primary building materials will be stone or stucco further reducing the opportunity for reflected light and glare on the streetscape

10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided. Site currently has no parking on site, a Individual Parking Plan will be submitted with the final design package. The project is proposing to provide a fully accessible patron drop-off/loading area on Stone Ave to increase both accessibility and safe site access.

11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City of Tucson. The building will shade significant portions of the Stone streetscape along with awning on the Congress St façade to match the form of the awnings on the historic building to the west of the Fox. The streetscape will fully integrate trees and appropriate landscape

12. Colors may conform to the overall color palette and context of the Downtown area, or may be used expressively to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal. Proposed colors were selected to integrate the expansion with the historic Fox theatre while using form and detailing to provide differentiation from the historic material.

13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area. Replacement plan complies.

14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building. The proposed replacement plan provides visibility and accessibility to the additional Fox entry, lobby, and bar.

15. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas. Replacement plan complies.

**Site Design Standards:**

1. Vehicular Circulation
    a. All parking area access lanes (PAALs) adjacent to buildings shall have pedestrian circulation paths between the PAAL and the building, with a minimum width of six feet. N/A, There are no PAALs associated with the project.
    b. The locations of all points of vehicular ingress and egress shall be perpendicular to the intersecting street. Points of ingress and egress points shall be designed to minimize vehicular/pedestrian and vehicular/bicycle conflicts. Adequate storage for vehicular queuing at parking facilities shall be contained on site. Right turn bays are strongly discouraged. Points of ingress and egress shall be minimized wherever possible. Additional temporary

ingress and egress locations may be permitted for parking structures when occasional high peak period traffic flows (i.e., parking facilities for event venues) are anticipated. There are point of ingress or egress onto the site associated with the project.

c.

**2.** Parking

a. General Parking standards are listed in the Section 7.4. Some properties in the RNA may also be located in the Downtown Parking District, which allows a reduction in the number of parking spaces as provided in Section 7.4.5.B. Individual Parking Plan will be submitted with the final design submittal

b. Screening of Parking All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of pedestrian arcades, occupied space, or display space. There is no on site parking associated with the project.

c. Employee Parking Employee parking for all uses should be provided at remote locations in order to maximize the availability of space for development. There is no on site parking associated with the project

**3.** Plazas and Open Space The fundamental objective of the design standards in this Section 5.12.7.D.3 is to encourage public and private investments to enhance the character and function of Downtown's pedestrian environment.

a. Plazas and Pedestrian Nodes: Five percent of the gross floor area of new construction shall be provided in public plazas or courtyards. Plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of people for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked. The requirement of this section may be waived or reduced by the PDSD Director upon a finding that the development enhances the downtown pedestrian environment without or with a smaller percentage requirement. Proposed replacement plan provides covered entry, covered sidewalk along Stone, and a roof terrace in excess of 5% to meet this requirement.

b. Viewshed Corridors: Views of all historic properties and all natural elements surrounding the Downtown should be considered during design. Plazas, courtyards, and open spaces shall be sited to include views to other public spaces, where feasible. No change to existing viewsheds is proposed

c. Linkages (Physical and Visual) Neighborhood linkages shall be maintained throughout Downtown. No changes to existing linkages is proposed

**4.** Streetscape

a. Streetscapes must be consistent with the Streetscape Design Manual. In streetscape design, priority is given to pedestrians. Final design will comply

b. Shade shall be provided for at least 50 percent of all sidewalks and pedestrian pathways as measured at 2:00 p.m. on June 21 when the sun is 82° above the horizon (based on 32°N Latitude). Shade may be provided by arcades, canopies, or shade structures, provided they and their location and design characteristics are compatible with the historic and design context of the street and the architectural integrity of the building. Deciduous trees, as proposed in the Downtown Comprehensive Street Tree Plan, are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the City right-of-way are permitted to meet this standard with the approval of the Department of Transportation. The shade provided by a building may serve to meet this standard. Replacement plan complies.

**5.** Demolition of Historic Structures in the RNA9 .In the RNA, demolition of the following types of structures is reviewed in accordance with Section 5.8.10, Demolition of Historic Properties, Landmarks, and Structures.

a. Structures that are listed in the National Register of Historic Places or the Arizona Register of Historic Places. Fox Theatre will not be affected by the adjacent demolition. Demolition is proposed for 27N Stone Ave, a contributer to the downtown historic district, and is being reviewed under this proposal per section 5.8.10.E

b. Structures that are eligible for listing in the National or State registers. No Eligible structures are impacted

c. Structures designated as City Historic Landmarks. No City Landmarks are affected

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# ASSESSOR'S RECORD MAP

117-06
117-12

## CITY OF TUCSON DETAIL 22

## BLOCKS 195-200; 202; 204-220

(COTALL)

TUCSON TOWNSHITE
03/071 M&P

TUCSON TOWNSHITE
03/070 M&P

PENNINGTON STREET

CONGRESS STREET

(FORMERLY MAIDEN LANE)

(FORMERLY COURT AVENUE)

MAIN STREET

WARNER STREET

MEYERS STREET

CHURCH AVENUE

STONE AVENUE

SCOTT AVENUE

MESILLA STREET

BROADWAY BOULEVARD

BROADWAY BLVD

JACKSON STREET

OCHOA STREET

BLOCK 195

BLOCK 196

BLOCK 197
117-12

BLOCK 198
117-12

BLOCK 199

BLOCK 200

BLOCK 202

BLOCK 204

BLOCK 205

BLOCK 206

BLOCK 207

BLOCK 208

BLOCK 209
117-12

BLOCK 210
TUCSON RESUB BLK 210
M&P 03/073

BLOCK 211

BLOCK 212

BLOCK 213

BLOCK 214

BLOCK 215
117-13

BLOCK 216
CONDOMINIUMS
SQ20111930049
(117-13)

BLOCK 217
117-13

BLOCK 218
117-13

BLOCK 219
117-13

BLOCK 220
117-13

PUEBLO CENTER
M&P 20/013
(117-20)

PUEBLO CENTER
M&P 20/083
(117-20)

TUCSON CONVENTION CENTER
M&P 42/010
(117-20)

NOW
ONE SOUTH CHURCH
CONDOMINIUMS
SQ20030150108 M&P

CITY PARK
SQ20163580490
(117-12)

44 EAST
BROADWAY
CONDOMINIUMS
SQ20111930049
(117-13)

DISCLAIMER: DEED BEARINGS FOR THESE 2 PARCELS DO NOT MATCH BEARING OF 20/083 OR LAND CLAIMS ADJUSTED TO FIT ASSESSOR MAP.

SEE BOOK 03 PAGE 070 M&P
SEE BOOK 03 PAGE 071 M&P
2021-1

S13,T14S,R13E

I:\COT_ALL\COT_D022- 06/02/21 SBG BTT

0 50 100 150 200
FEET

pima county assessor

swaim
ASSOCIATES LTD
ARCHITECTS AIA

# CDRC – Neighborhood Meeting

Project: Fox Theater Expansion
17 W Congress Street

Since first contemplating this project, the Fox Tucson Theatre Foundation has sought feedback from a wide range of community stakeholders on all aspects of an expansion to the historic Fox. We have actively solicited and then incorporated input into an evolving project and design plan to ensure that all decisions are informed by artistic, philanthropic, public policy, business, aesthetic, and patron perspectives. The following is a brief summary of how we've sought a range of viewpoints on the proposed expansion of the beloved Fox Tucson Theatre.

Before the property at Stone and Congress was purchased as a site for expansion, the Fox board of directors commissioned a project feasibility study and an economic impact study. The feasibility study featured individual meetings with 40 prominent stakeholders and Tucson business and philanthropy leaders, inviting input on early program plans, potential project scope, goals, and general design aesthetics. Early one on one conversations were also conducted with government officials (including Rio Nuevo, City and County) as well as key individuals who were significantly involved in the 1999 – 2006 renovation of the historic Fox – all before the decision was made in late 2022 to purchase the properties on Stone and Congress.

Since then, a robust design development process has been underway, which has sought relevant user and interest group feedback at every juncture. Highlights of this multi-faceted community input include the following:

- Fox Vendor, Staff, and Volunteer meetings – half a dozen detailed conversations and group convenings were held with technical and production, security, hospitality, and front of house operations vendors and teams who are deeply familiar with existing Fox operating challenges and opportunities. These sessions focused on program plans, patron flow, backstage and vendor access, emergency egress, accessibility needs for exterior and interior of the facility, best practices for creating safe and enjoyable public buildings, and other operational considerations that influence floorplan and space organization.
- Performing Arts community meetings – Tucson based performing arts groups were invited and participated in two group convenings to discuss their interests, suggestions, space needs, and priorities for the functionality of any proposed expansion to the Fox. Participants included current and potential Fox partners, representing individual artists, festival organizers, nonprofit performance producers, and local promoters in a range of disciplines including music, theater, dance, and youth programming.
- Culinary and restaurant community meetings – Tucson culinary industry leaders participated in three group convenings and numerous individual follow up

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conversations, providing insight into how an expanded Fox could best support culinary programming. Their input resulted in a complete reworking of initial plans, which imagined a full kitchen. Users were clear that their needs would best be served by a flexible catering space.

- Historic Preservation community meetings – Two separate groups meetings were held in late 2024 and early 2025 on the agenda of the appropriate replacement plan for the section of the Stone Avenue building that are contributors to the downtown historic district. Roughly twenty prominent architects and preservation specialists, including Jennifer Levstik of WestLand Engineering & Environmental Services, Demion Clinco of Tucson Historic Preservation Foundation, Herb Stratford of Historic Theatre Consultants, and Corky Poster of Poster Mirto McDonald, Helen Erickson of Erickson Terrascape, and many others provided feedback that facilitated a significant rethinking of the exterior. Individual one on one meetings also took place prior to and following these group convenings with Tucson-Pima County Historic Commission members and staff, State Historic Preservation Office staff, and other specialists in the fields of architecture and preservation to ensure robust, honest give and take which can be harder to achieve in group settings.
- Elected official briefings – throughout the process, where elected officials schedules have allowed, Mayor, City Council members, City staff, County Board of Supervisors members, County staff, and the Rio Nuevo Board have toured the project, and been briefed on the project's goals, opportunities, and challenges.
- Since early 2023, Fox staff, board, and consultants have conducted in excess of 300 individual tours, meetings, and conversations with Tucson community members, inviting their participation in the collective success of the project.




200.0 0 100.00 200.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

# FOX THEATRE

AERIAL VIEW



TUCSON THEATRE

swaim ASSOCIATES LTD ARCHITECTS AIA

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200.0 0 100.00 200.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

# FOX THEATRE

AERIAL VIEW



TUCSON THEATRE

swaim ASSOCIATES LTD ARCHITECTS AIA




# FOX THEATRE EXPANSION

EXISTING CONDITION LOOKING NORTHWEST




# FOX THEATRE EXPANSION

EXISTING CONDITION LOOKING SOUTHWEST



TUCSON THEATRE

swaim ASSOCIATES LTD ARCHITECTS AIA



# FOX THEATRE EXPANSION

EXISTING CONDITION LOOKING NORTHWEST



TUCSON THEATRE

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# FOX THEATRE EXPANSION

EXISTING CONDITION LOOKING SOUTHWEST



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# FOX THEATRE EXPANSION

EXISTING CONDITION LOOKING SOUTHEAST



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# FOX THEATRE EXPANSION

CONGRESS FACADES



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# FOX THEATRE EXPANSION

## REPLACEMENT ELEVATION – PRECEDENTS



FOX TUCSON THEATRE

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# FOX THEATRE EXPANSION

## REPLACEMENT ELEVATION – PRECEDENTS

TUCSON THEATRE

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# FOX THEATRE EXPANSION

## REPLACEMENT ELEVATION – PRECEDENTS



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# FOX THEATRE EXPANSION

## REPLACEMENT ELEVATION – PRECEDENTS



TUCSON THEATRE

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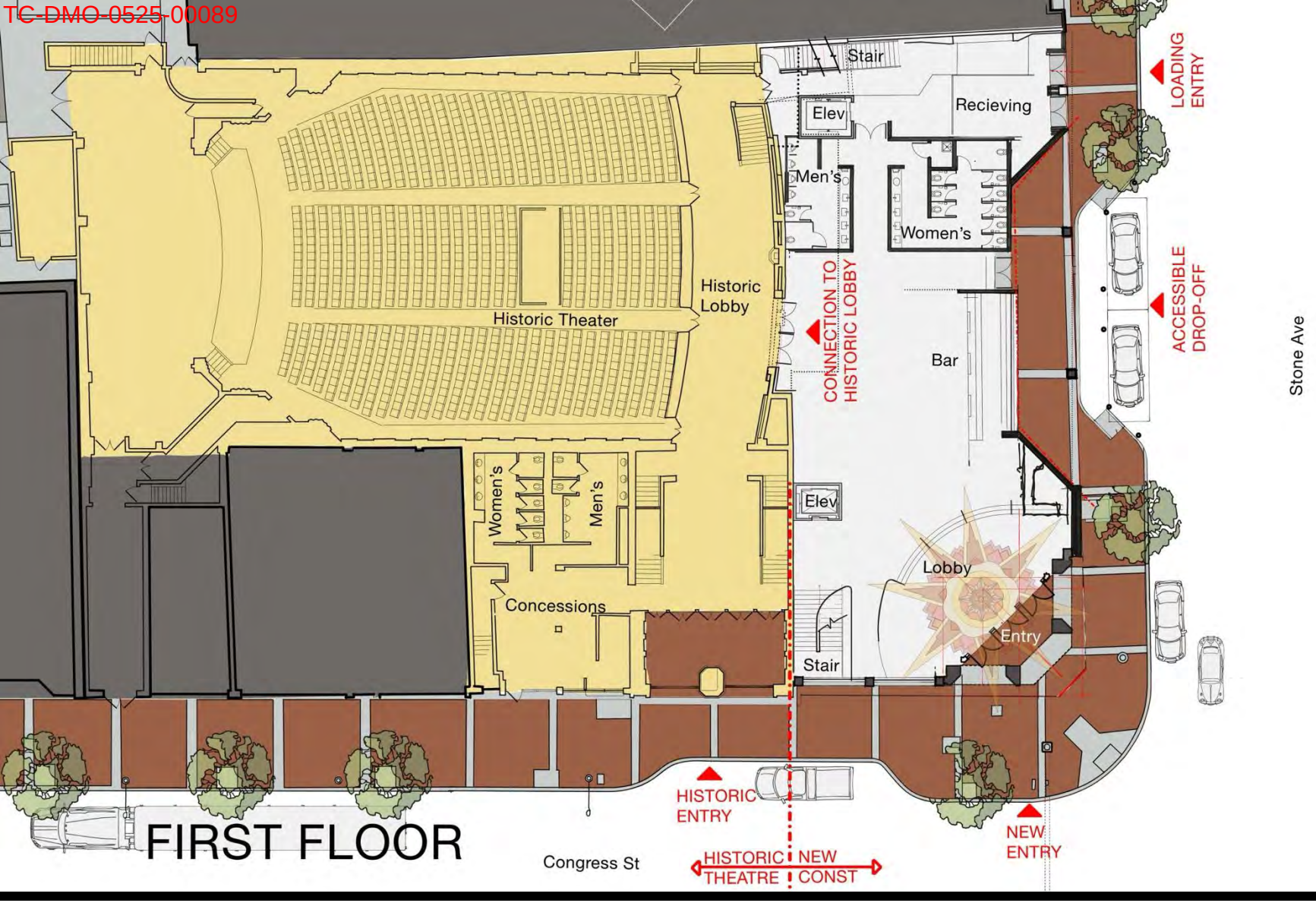
# FOX THEATRE EXPANSION

## REPLACEMENT ELEVATION – PRECEDENTS

TUCSON THEATRE

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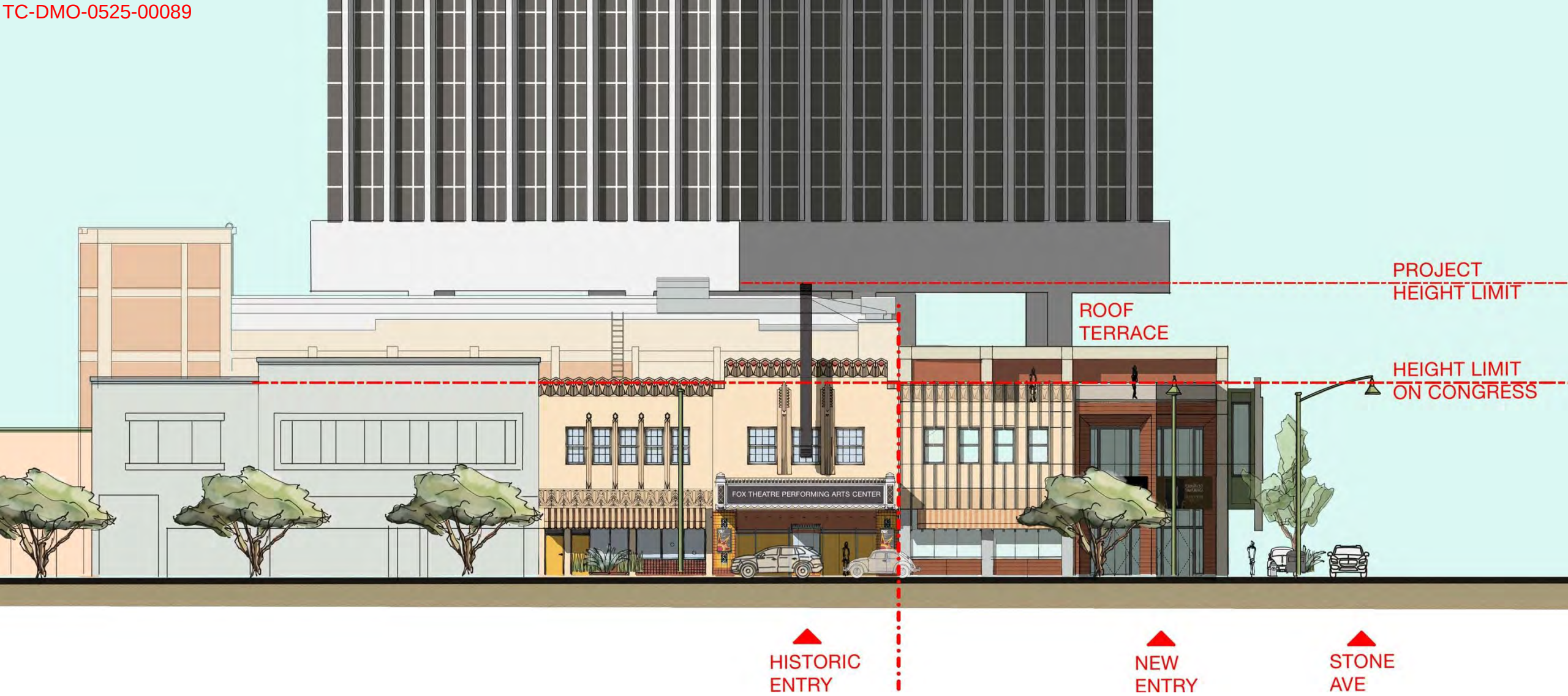

# FOX THEATRE EXPANSION

## REPLACEMENT ELEVATION – SITE PLAN



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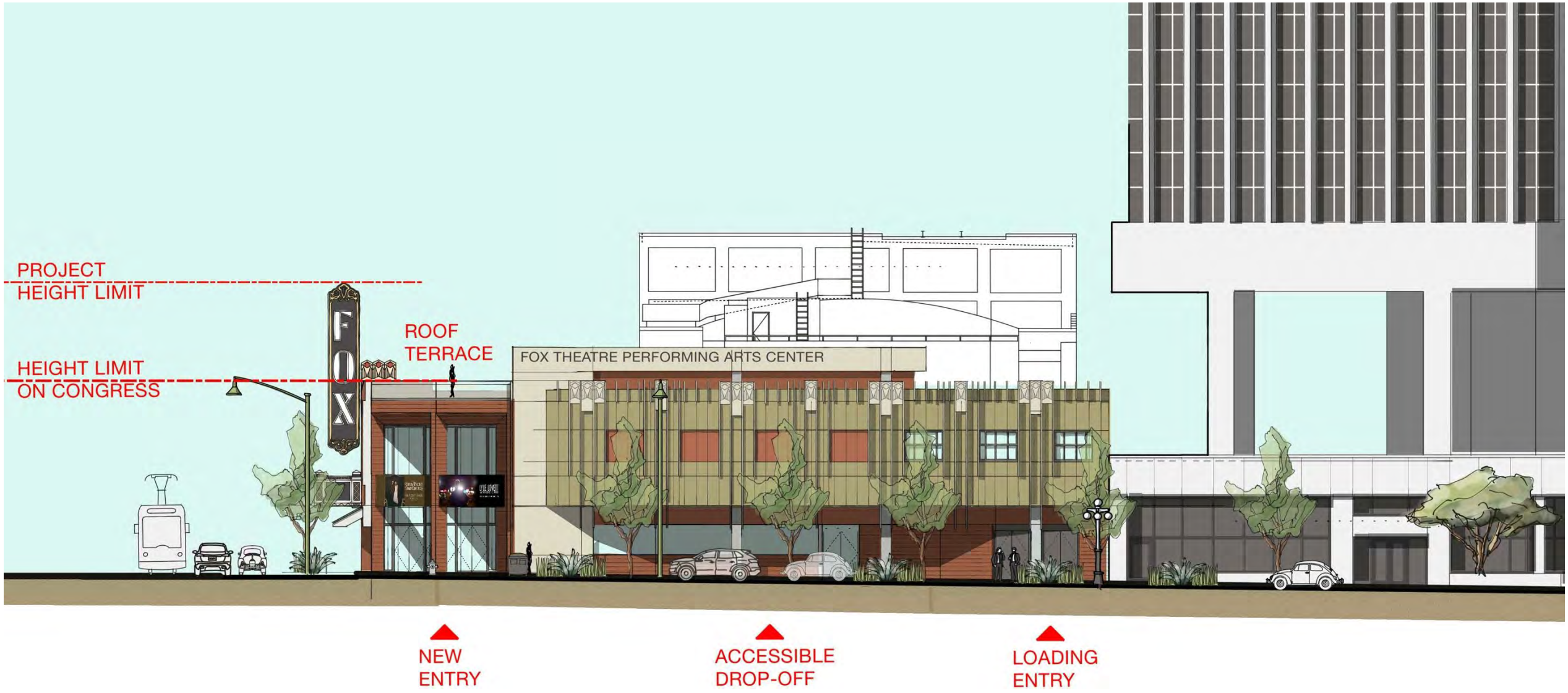

# FOX THEATRE EXPANSION

## REPLACEMENT ELEVATION – CONGRESS ELEVATION



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# FOX THEATRE EXPANSION

## REPLACEMENT ELEVATION – STONE ELEVATION



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# FOX THEATRE EXPANSION

REPLACEMENT PLAN – SHADE STUDY



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# FOX THEATRE EXPANSION

REPLACEMENT PLAN RENDERING – CONGRESS



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# FOX THEATRE EXPANSION

REPLACEMENT PLAN RENDERING – CONGRESS



FOX TUCSON THEATRE

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# FOX THEATRE EXPANSION

REPLACEMENT PLAN RENDERING – CONGRESS / STONE



FOX TUCSON THEATRE

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# FOX THEATRE EXPANSION

REPLACEMENT PLAN RENDERING – CONGRESS / STONE



FOX TUCSON THEATRE

swaim ASSOCIATES LTD ARCHITECTS AIA




# FOX THEATRE EXPANSION

REPLACEMENT PLAN RENDERING – STONE



TUCSON THEATRE

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ARCHITECTS AIA

# CDRC – Proposed Materials

Project: Fox Theater Expansion
17 W Congress Street

At this stage of the project it is too early to fully commit to a final material palette, given the natural fluctuations of the construction materials market and the added uncertainty of the US policy on tariffs. Due to this uncertainty, a full material submittal will be made with the final CDRC design submittal.

Materials will be compatible and compliment the Historic Fox Theatre and will likely include Brick, Stucco, Masonry, Steel, and Glass.

Colors have been selected to integrate and compliment the existing Fox Theatre and will also be finalized with the complete CDRC design submittal.

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# NATIONAL REGISTER NOMINATION SUMMARY SHEET

**Property:** Fox Theatre (amendment)

**Location:** 17 W. Congress St., Tucson

**Ownership:** Private

**Nomination Preparer:** Herb Stratford, Fox Tucson Theatre Foundation

**Description:** The Fox Theatre has been previously reviewed and submitted to the Keeper of the National Register of Historic Places. It was recommended at the Local level of significance. The preparer has submitted additional documentation justifying elevation of the property's significance to the National level.

**Significance:** The Fox Theatre is associated with the increasing dominance of movie theaters by national chains in the late 1920s and 1930s, especially by chains owned by major movie studios, an economic integration that was eventually ruled a restraint of trade. The Fox chain especially stood out in the vertical integration of the movie industry and its chain of theaters was once one of the largest in the U.S. Part of Fox's policies involved standardized treatment of acoustics, decoration, and machinery. The Fox Theatre in Tucson, originally built by local entrepreneurs, was pressured into becoming part of the Fox chain, although it remained in local ownership. It is a rare surviving example of theater from the 1920s that conveys the systematic treatment by a national chain

**Suggested Level of Significance:** National

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NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

**United States Department of the Interior**
National Park Service

# National Register of Historic Places Continuation Sheet

Section number _____ Page _____

## SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 03000905

Property Name: Fox Theater

County: Pima State: Arizona

Multiple Name

---

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Signature of the Keeper September 15, 2003
Date of Action

==========

Amended Items in Nomination:

Section 8: Significance

The Period of Significance is hereby revised as "1929 to 1953" for consistency with the National Register policy calling for closing dates of individual properties to correspond with the fifty-year guideline unless exceptional importance is demonstrated.

---

The Arizona State Historic Preservation Office was notified of this amendment.

**DISTRIBUTION:**
**National Register property file**
**Nominating Authority (without nomination attachment)**

TC-DMO-0525-00089

NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

**United States Department of the Interior**
**National Park Service**

amended 4/16/04
National level of sig

# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

FINAL
JUNE 2011
FROM SHPO

**1. Name of Property** Fox Theatre

historic name Fox Tucson Theatre

other names/site number Inventory No. 114

**2. Location** **PART OF: Downtown Tucson, Arizona MPS**

street & number 17 W Congress St

city or town Tucson ☐ vicinity

state Arizona code AZ county Pima code 019 zip code 85701

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this _X_ nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property _X_ meets ____does not meet the National Register Criteria. I recommend that this property be considered significant _X_ nationally ____ statewide ____ locally. (___ See continuation sheet for additional comments.)

James W. Garrison AZSHPO
Signature of certifying official

> APRIL 2004
Date

ARIZONA STATE ~~ARIZONA~~ PARKS
State or Federal agency and bureau

In my opinion, the property ___meets ____does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

**4. National Park Service Certification**

Signature of Keeper Date of Action

I, hereby certify that this property is:

☐ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain): _____

TC-DMO-0525-00089



FINAL

**FOX TUCSON THEATRE NATIONAL REGISTER AMENDMENT**

**Introduction**

The Fox Tucson Theatre, once a link in a national chain of over 1,000 theatres, is believed to be the sole remaining Fox Theatre in Arizona. Built in 1930 at the advent of the sound motion picture, Tucson's Fox became a key cultural and community center in southern Arizona. With strong Hollywood ties, it hosted several "world premiers" and many famous visitors and performers.

The Fox was a "vaude-film house" film and performing arts facility. To reflect the modernity of sound technology, it was decked in Zig-Zag Art Deco décor and state-of-the-art finishes. Today its intact ornament includes features like a striking mural and, most notably, a very rare acoustic plaster on its auditorium walls. According to theatre restoration expert Jeff Greene of EverGreene Painting Studios Inc., New York, the design quality of the ornament is on par with the best Art Deco theatres in America. What makes the Fox Tucson Theatre unique, however, is the integration of the innovative acoustic plaster with the decorative scheme.

Owing to the takeover by the Fox Corporation of the Diamos family's local theatre chain after construction had begun, the most important elements of architect Eugene Durfee's original design were retained. Fox decorators probably supplied superficial decoration near the end of the construction process. The theatre is remarkable for the excellent integrity of its intact although partially damaged Art Deco features. The building has been stabilized to prevent further damage to the original décor.

**Nomination Amendment**

The following is an amendment to the National Register nomination of the Fox Tucson Theatre, part of the Downtown Tucson multiple property nomination listed on September 12, 2003. The State Historic Preservation Office has determined that information learned about the theatre following the nomination submittal indicates the building may be nationally significant under Criterion C.

The Tucson Fox is significant both for the excellent quality of its Art Deco décor and for its special acoustic treatment. Tucson's Fox uniquely integrated its rare auditorium wall

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finish, a material called "Acoustone," with its top-quality Art Deco decoration. (The finish, a product of Acoustone Co. Ltd. of Los Angeles, is not the mineral wool tile of the same name produced by United States Gypsum in the 1930s.) The rarity of the material is noted by Jeff Greene (see Additional Items). According to Joana Diamos, a member of the original owners' family, the plaster was installed in just two other theatres and integral to the decorative scheme in this theatre alone.

Zig-Zag Art Deco style elements like the dramatic, sculpted forms and flat surfaces of Acoustone, the sunburst-and-cloud motif on the auditorium ceiling and the cast plaster elements reflect a style that corresponded with and infinitely suited the modernity of the sound motion picture. The Fox Tucson Theatre arrived at the beginning of the Great Depression when theaters generally became simpler than the lavish picture palaces of the 1920s. If styled, they were commonly Art Deco, and Tucson's Fox was a particularly opulent example thereof.

**Brief Historic Background: Dominance of the National Studio Theatre Chains**

In the late 1920s and 1930s, major studio theatre chains largely squeezed out local entrepreneurship though monopolistic practices. The Fox Tucson Theatre represents an important example of the replacement of local ownership by a national motion picture chain. The Tower Theatre, under construction in 1929 near the corner of Congress Street and Stone Avenue in Tucson, Arizona, was intended to be the crown jewel in the Diamos brothers' Lyric amusement chain operating throughout southern Arizona. This theatre was part of an industry created by the American public's insatiable appetite for entertainment at the time when some studio theatre chains were forming into national conglomerates.

The moving picture became popular in the United States shortly after Thomas A. Edison developed a camera in the 1890s for taking a series of pictures on a film band that could be viewed by an individual peeping into a "Kinetoscope." His invention of the "Vitascope," a device that projected images onto a surface, allowed for film viewing by an audience. (Pildas 1980.)

In the early days, companies were formed either to make motion pictures or to exhibit them. Production companies needed theatres to exhibit their product and theatre companies needed a steady supply of motion pictures to entertain their patrons.

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Independent owner/operators, such as the Diamos family in southern Arizona (see original nomination) and Rickards & Nace in Phoenix and northern Arizona, began to build theatres, lease films and develop flourishing regional chains. Most of these eventually came under the monopolistic control of the major studio theatre chains that were developing aggressively and simultaneously while combining film production with exhibition.

Takeover of The Diamos' Lyric Amusement Chain

According to Joana Diamos, in 1919 brothers Daved, Nick and Frank Diamos and their uncle James Xalis built the Grand Theatre in Douglas, Arizona, one of several in their chain, using California architect Eugene Durfee. After the Grand, they began to plan for a Tucson theatre and sought a site on the northwest corner of Stone and Congress Street. There were three different owners of the property they desired in Block 196. It took the family ten years to assemble appropriate leases and acquire easements and adjacent lots plus the improvements thereon so that they could begin to build their Tower Theatre and its adjacent commercial building, using the same architect Durfee.

In 1929, with construction underway, Fox West Coast representatives arrived and forced the Diamos family to lease them the Tower, threatening to build a theatre across the street, cut off Fox film rentals, and cut prices to put the family out of business. In this manner, Fox forced the Diamos family to lease out all theatres in their chain. In spite of the takeover by Fox West Coast, the Diamos family continued to own the theatre complex buildings in Block 196 for many decades. The theatre, dual commercial shops and office space above were leased to others. The land beneath the edifices, however, remained in the hands of two families, the Allisons and the Metzgers, until 1981 when the Diamos Realty Company finally acquired the fee then put the buildings up for sale.

The Studio Theatre Chains

Among the national studio theatre chains, the Fox Corporation started as a theatre business, began to distribute films made by others, got into film production and by the late 1920s was a large film producing and theatre enterprise. The other major chains to compete with Fox, through take-overs, mergers, etc., became Paramount (later Paramount Publix), Warner Brothers, RKO (Radio Keith Orpheum) and Metro-Goldwyn-Mayer. Eventually the country was divided with one or two major film companies controlling the

TC-DMO-0525-00089



theatres in a region. Fox became strong on the West Coast and in the Midwest. The dominance of the major film companies continued until 1952. Resulting from the judicial Consent Decree of that year, the motion picture companies were required to divorce their film production operations from their film exhibition operations and they gradually sold their interest in theatre company corporations. (Goodkin 2002).

The Fox Empire

The Fox empire was founded by William Fox (1897-1952), born Wilhelm Fuchs in Tulchva, Hungary. Raised from infancy in New York City, Fox entered the motion-picture business in 1904 when he bought a nickelodeon in Brooklyn. An entrepreneur, he formed a chain of "nickelettes" then began to renovate dilapidated theatres. William Fox then proceeded to buy and rent films while continuing to increase his theatre holdings. In 1925 Fox Theatres Corporation was created to handle exhibition.

In 1913 William Fox had gone into film production to fuel his exchanges and theatres. Production commenced in 1914 and in 1915 the company became the Fox Film Corporation. Fox eventually became a pioneer in the development of sound film, a process of photographing sound on film. Called Fox Movietone, the system debuted in 1926 and became the first in regular use. (King 1987.)

In 1927 William Fox purchased controlling interest of West Coast Theatres or Wesco, a large regional chain. With roots in Los Angeles, the chain had spread throughout the state. This gave him 150 houses, which he increased to 500, in eleven states west of the Rockies. This Fox-controlled branch of Wesco's operations officially became known as Fox West Coast Theatres (FWCT). (King 1987.)

Fox's West Coast division and Paramount Publix began to compete in Arizona to take over theatres. Paramount absorbed Rickards and Nace with theatres in Phoenix, Tucson and other cities and Fox West Coast took over the Diamos theatres in southern Arizona. Harold B. Franklin, president of Fox West Coast, was instrumental in this expansion. The take-over process probably occurred by coercion or for economic reasons since the introduction of sound pictures would require the independent, local chains to expend considerable capital to retrofit theatres with sound equipment. (Goodkin 2002.)

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By 1929 William Fox controlled more than 1,000 American theatres, 300 theatres in England and a major interest in MGM. Too thinly capitalized, he began to have serious legal and economic difficulties. A combination of the crash of the stock market and a government anti-trust action forced him into a seven-year struggle to prevent bankruptcy. Two days before the opening of the Fox Tucson Theatre, on April 9, 1930, Fox left the studio, theatre and film branches bearing his name. (Goodkin 2002, King 1987.)

Reorganization occurred during this era of serious legal and financial difficulties. In 1932 the directors of Wesco contracted with the Skouras brothers to take over management of their holdings. Spyros, Charles and George Skouras were emigrants from Greece who had built a local theatre chain in the Saint Louis area. Charles P. Skouras then became president of Fox West Coast. (Kaufmann 1987.) The Skouras era was, among other things, notable for a characteristic theatre decorating style.

In 1935 a merger of the Fox Film Company with Darryl Zanuck's Twentieth Century Pictures created the new Twentieth Century-Fox. To combat television's lure, in 1953 Twentieth Century-Fox introduced Cinemascope, a panoramic format (Ventura 1996). In 1985 the Twentieth Century Fox Film Corporation (minus the hyphen) became just one division of the Australian Rupert Murdoch-owned Fox, Inc. Ironically, in 1989 the film production unit was renamed simply Fox Film Corporation.

**Sound Motion Picture Technology (Acoustics) and the Art Deco Theatre**

The downtown Art Deco motion picture theatre, of which the Fox Tucson Theatre is an excellent example, evolved through various phases of theatre development originating from the spartan nickelodeon of the early 1900s to the opulent picture palace of the 1920s. The Art Deco theatre, a different breed altogether, was the result of sound motion picture technology combined with a vibrant modern art style tempered by the Great Depression. Finishes like the Acoustone plaster found on the walls of Tucson's Fox were needed to provide the sound absorption required for "talkies." The acoustical requirements for a sound motion picture auditorium differed from those of a concert hall and other types. The decorative treatment on the walls of earlier theatres, such as the 1920s picture palaces, created acoustical problems for sound motion pictures.

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Development of the Movie Theatre

In the first decade of the twentieth century, movies became so popular that initially there was not time to construct buildings exclusively for exhibition. The mostly working-class public interested in this novelty tolerated the discomfort of spartan wooden seats plus a simple cloth screen installed in long, narrow store spaces converted into theatres. The first small town and neighborhood purpose-built theatres continued this narrow, elongated form. Called "Pictureplay" theatres, they generally lacked stage production facilities and were employed exclusively for film showing. (*Marquee on Main Street* 1982.) As movie audiences grew, larger town opera houses and live-performance theatres were gradually converted into movie venues and many new theatres were built to accommodate both vaudeville and film because owners were unsure whether movies would remain attractive. (*Marquee on Main Street* 1982.) These combination theatres were known in the trade as "vaude-film houses" (Goodkin 2002).

The Picture Palace

Around 1910, with the opening of the City Theatre, Regent Theatre and Strand Theatre in New York, the era of the large, architect-designed "picture palace" began. For the first time, the building became as important as the films exhibited. (*Marquee on Main Street* 1982.) For a twenty-five cent ticket, patrons could see not only a silent film, but crystal chandeliers, gold leaf and art work. Escorted to their seats by uniformed ushers, the entertainment might also include live variety acts and musical accompaniment to the silent film by a thirty-piece orchestra or mighty Wurlitzer organ. (Pildas 1982.)

While the silent film era flourished, large, luxurious picture palaces appeared in every major American city. The picture palace indulged this age of unabashed affluence, being the work of entrepreneurs and showman managers like Samuel Lionel Rothafel (otherwise known as "Roxy") in the East and Sidney Patrick Grauman in the West. The silent films accompanied by orchestral or organ music complemented the "fairy tale" aesthetics of the theatres. Elitist critics did not consider the flamboyant palaces (nor the work of early film producers) to be legitimate art and this allowed picture palace architects unfettered artistic freedom. The extravagance of picture palaces reflected a romantic period in American film history. (Hall 1961.)

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Two main styles of picture palace architecture emerged. The standard, or hard-top (referring to the decorated ceiling over the auditorium) was an exotic version of the opera house and vaudeville theatre. Built in grandiose versions of Empire, Renaissance, Baroque, and Adam styles, sometimes incorporating Aztec, Chinese and Egyptian motifs, hard-tops were lavishly decorated with gilded columns, grand staircases, crystal chandeliers, art galleries and plush carpets. The most famous hard-top architect was an immigrant Scotsman named Thomas W. Lamb. (Hall 1961.)

From 1923 to 1929, a second movie-palace style flourished, the Atmospheric style introduced by immigrant Austrian architect John Eberson. In this type, stage decoration became architecture and auditorium walls were clad in ornate plaster-cast columns, trellises and statues representing the exotic setting intended. Stars and drifting clouds were projected onto a flat ceiling to create the effect of a night sky. The patron would feel transported outside once again, into an Italian garden or Persian court fashioned of ornamental staff work (plaster plus fiber) with a romantic night sky above. (Pildas 1980.)

The movie palace architect's most valuable associate was the decorator. Both commonly collaborated during the planning and building stages. The building, its functional spaces and styled effects such as coffered ceilings were generally designed by the architect. In some cases, the three-dimensional, ornamental staff work may have also been the architect's general province. For example, Eberson created elaborate cast plaster features in his own studio. The decorator usually appeared near the end of construction to add the colored wall paint, murals, gold leaf and furnishings like carpeting, rugs and wall hangings. There were a number of top-rate professional theatre decorators in the field such as Harold W. Rambusch of New York. William Fox was known to employ his wife, Eva Leo Fox, to decorate such palaces as the San Francisco Fox in the "Eva Leo style." (Hall 1961.)

The picture palace era was to change, however, with the advent of sound technology in 1928. Attracted by sound, theatre patronage increased although the nation was entering a severe depression. Patronage growth fostered theatre renovation and new construction through the 1930s. The extravagant picture palaces of the 1920s were out-of-date, being expensive to run and acoustically inadequate for "talkies." In addition, patrons expected air conditioning and better lighting. Changing times mandated an innovative approach and a new style. (*Marquee on Main Street* 1982.)

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The Art Deco Theatre and the Sound Motion Picture

Art Deco was a vibrant style that flowered in the United States in the late 1920s and 1930s. Art Deco movie theatres, an important component of the Art Deco scene, played a leading role in America's visual transformation between the two world wars. This all-pervasive style appeared just when the sound moving picture (or "talkie") was becoming America's most popular, accessible entertainment mode. Signifying "modernity," sound films embodied the latest ideas in technology, production, content and imagery. Although it was the Great Depression, movies expressed optimism. The theatres' Art Deco forms and décor reflected perfectly the technology and escapism found in the moving pictures of that era. Theatre architecture became one with the film's form and content. Lights, sounds and scents in the lobby, auditorium and ancillary spaces combined with the film to create a total experience of escape. (*Marquee on Main Street* 1982.)

Although some were large and impressive, many Art Deco theatres were modest venues found in small towns and neighborhoods during the depression era. During this time, movie theatres not only contributed to the nation's entertainment but were also centers for community activities. Theatre-sponsored promotions like cooking lessons and bank nights, where cash prize drawings occurred, became social events. (*Marquee on Main Street* 1982.)

**Art Deco**

As now known, the term "Art Deco" comes from the title of a celebrated exhibition, the Exposition des Arts Decoratifs et Industriels Modernes, held in Paris in 1925. Although originating in Europe, Art Deco was an ornamental style that largely came to fruition in America. In quantity and zest there was no equivalent overseas. According to architectural historian R. G. Wilson, Art Deco is a synthetic term for four modernistic trends of the 1920s and 1930s. One form, predominant in the 1920s and early 1930s is the multiplication of parts using zig-zags, angular and wavy lines and repetitious decoration. The second form, which flourished during the 1930s, is an abstract classicism, with parts modernized, abstracted, and not historically rendered. A third Art Deco variant is streamlined, with rounded corners suiting movement. A fourth variant is biomorphic in which the object has humanlike, animal or biological properties. (Preddy 1989.)

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Whiffen and Breeze in *Pueblo Deco* (1984) identify three machine-age styles that characterize this era and developed overseas and in America: the International style, Art Deco and Streamline Moderne. To Herbert Scherer in *Marquee on Main Street* (1982), Art Deco theatres pertain to two phases: Zigzag Deco (1928-1935) and Streamline Deco (1935-1941). However characterized, the later streamline style borrows forms from modern transportation machines, ocean liners, trains and cars, emphasizes horizontal lines and tends to use less costly materials than the earlier Art Deco/Zigzag Deco. Regardless of its definition, it is the zigzag phase of Art Deco that pertains to the Fox Tucson Theatre.

Zig-zag Art Deco ornament is normally in low relief with a flat front plane. Verticality is stressed. Common motifs include fluting and reeding, often flanking door or window openings or defining horizontal bands above them. Chevrons, zig-zags, frets and sunburst patterns are common. Square or oblong blocks and other rectangular projections form symmetrically around entrances. Some of the influences derive from Mayan, Southwestern and Native American art. Other motifs are an adaptation of cubism. Polychromatic effects are achieved by a variety of means, including the application of gold leaf or faience on surfaces. (Whiffen 1992.)

**Art Deco Ornament in the Fox Tucson Theatre**

Art Deco features ornamenting the Fox Tucson Theatre originate on the entrance facade, extend through the entrance lobby, the foyers and basement lounge and culminate in a total coordinated design in the auditorium. An eclectic assortment of motifs common to the Zig-Zag era of the style include Native American inverted arrows, Egyptian reeded papyrus columns, stepped forms, standard zig-zags and other repetitive patterns plus a magnificent painted, polychromatic sunburst-and-cloud on the auditorium ceiling. Like the inverted arrows and entry tile glaze hues, some of the motifs and colors employed are either Southwest-inspired or very appropriate for a Southwest Art Deco theatre. The Zig-zag Art Deco ornament is executed in a rich variety of media including ceramic tile, cast stone, wrought iron, plastered concrete, cast plaster, acoustic plaster (Acoustone) and paint. Art Deco fixtures are of cast metal, steel frame, sheet metal and cut glass.

On the south entry façade, ornamental cast stone features have been built or anchored into the masonry substructure. Of a highly refined form of molded concrete with a limestone appearance, the cast stone clads the parapet and is used in two inverted arrow

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ornaments. The parapet has a sculpted zig-zag cap with a drape and rosette pattern. Cladding the entry piers is a recently uncovered, ceramic tile finish of non-standard 5 ½" size units. The tiles are glazed in Southwest-appropriate hues of terra cotta, orange, yellow and turquoise. At the cornice level on the entrance lobby walls is a cast plaster, Art Deco frieze of draped zig-zags capped by a dentil course (see photograph).

Inside, in the foyer, passageway and lounge spaces, the most noteworthy Art Deco features include gold painted, wrought iron stair railings, a plastered concrete, zig-zag beam wall and a cast plaster fireplace. The stair railing design is a repetitive series of linked wrought-iron rectangles divided by diagonals (see photograph). The zig-zag beam wall is a strong feature marking the passageway between the foyers to the basement lounge stairways. The fireplace in the basement lounge is a symmetrical feature comprising stepped rectangular forms. [In the foyer spaces, the original decorative ceiling murals and a drinking fountain were modified during the 1940s Skouras era (see photograph and following).]

The auditorium or "house" is the Fox Theatre's most lavishly decorated and intact interior space. It features a totally integrated Zig-Zag Art Deco design of emphatic geometrical lines and shapes and vibrant colors. (See Photographs and color photograph, Additional Items.) The stage is the focal point, surrounded by an ornamental cast plaster proscenium that is stepped and edged with a purple and gold decorated band. The band is divided into a repetitive pattern in relief that combines abstract angled, curvilinear and rectilinear elements. A thick, sculpted plaster "beam" of zig-zag and striped elements with a central, floral motif crosses the ceiling in front of the proscenium.

The auditorium ceiling is a flat, rough-sand-finished, plaster plane approximately 68'-8" wide by 114-8" long with an elaborated cornice of stepped, run-in-place plaster and a sloped, cast plaster air-conditioning grill. Most striking is its sunburst-and-cloud ceiling painted mural in an Art Deco palette of yellow, orange, purple, green and brown hues. Secondary motifs in the design include geometric triangles within circles and snail patterns. The paint is distemper with tarnished bronze powder. Hanging from the center of the sunburst is the original chandelier, a gold-painted fixture of light steel frame and decorative sheet metal with angled, etched, drop glass panels lit by rings of light bulbs.

Integrated into the Art Deco scheme are the very tall, imposing Acoustone-clad auditorium walls (see photograph). Resembling finely finished stone from a distance, the

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side and rear walls and the face of the balcony are covered with this light-brown-gray, painted acoustic plaster. The Acoustone is installed either in uniform flat panels or in dramatic Zig-Zag Art Deco style forms in relief. On either side of the stage, covering the organ chambers and capped by skyscraper shapes, are stepped Acoustone forms with openings in between (see photograph). Zig-zag bands in relief also appear above the nearby exits. Along each side wall are five ornamental Acoustone pilasters with flat frontal planes that extend almost to the multi-colored, zig-zag pattern, cast plaster cornice at the ceiling edge.

Installed between the Acoustone pilasters on each side wall are five gilded, fluted, cast plaster pilasters that rise from a faceted base and terminate in a lighted metal and purple glass capital. The Art Deco motif for these pilasters is Egyptian papyrus reeds with a palm leaf capital.

Fixtures that once graced the auditorium include the pilaster lights, chandeliers, wall sconces, exit lights and seating. Several of the remaining light fixtures and the dismantled seats are in storage. According to existing examples, 1930s light fixtures are fabricated of gilded, light steel frames with elaborated, cut sheet metal bases. Removable etched glass panes drop or are clipped into the frames. The exit light covers are of cast metal. Auditorium seat stanchions are of cast iron with a design in relief depicting a zig-zag, "rainbow" arcs and a stylized cloud.

Regarding the Fox's decorators, "Robert Powers" and "Powers Scenic Co." have been named (Boyer 1988 and *Arizona Daily Star* 1930). Research has yielded no information about Robert Powers or Powers Scenic Co. but has identified Robert E. Power Studios, operating in California, as interior designers and decorators who specialized in theatres during that era. The firm's ambition allegedly was to make every theatre they decorated unique. (Humberger 2002)

**Acoustone**

According to Jeff Greene, the Fox's Acoustone is a one-inch layer of pigmented material resembling a coarse nylon sponge, with irregular small voids throughout into which sound waves can be absorbed. In broad, flat zones on the walls, Acoustone units, generally 16" high by 24" wide by ¾" to 1" thick, are installed in a running bond pattern. Some units are solid plaster cast in forms with a solid rear face of the same material.

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Others are cast over ¼" gypsum board, a material that came into use before 1920 as a wall and ceiling finish and a backing lath for gypsum plaster. The sculpted Acoustone areas on the side walls are installed as a layer over, or projecting out beyond, the standard units.

The material was cast on site undoubtedly from a mix provided by the supplier, Acoustone Company Ltd. The Acoustone is either face-nailed or glued with plaster or an adhesive to furring strips and wood framing that is nailed to the brick backing of the auditorium walls. In some cases, it is glued directly to the brick work. In places, to fit a unique situation, the Acoustone units are tapered or cut into special shapes. Custom shapes were fabricated to create the pilaster tops, the stepped face panels between the pilasters, the organ sound chamber blocks, the zig-zag units above the exit passages, and for other special locations.

Acoustone was one of the historic products developed to provide sound deadening in buildings. Sound movie theatres had particular acoustical requirements because the patron was meant to hear noise once and only once, a minimum of .6 seconds before the arrival of the next sound. Unlike a concert hall, where some sound reflectivity is desirable, the sound motion picture theatre required (and requires) absorptive material on both side and back walls of its auditorium. By the time the product Acoustone was installed on the walls of the Tucson Fox Theatre auditorium, the science of acoustics and the corresponding development of appropriate acoustical materials had progressed considerably.

In 1895 Harvard Professor Wallace Clement Sabine developed a theory of acoustics based on a room's volume, the material of construction and the time of reverberation. This theory was meant to solve the common acoustical problem of excessive reverberation in spaces like lecture halls. To control reverberation, it would be necessary to surface ceilings and walls with sound-absorbing materials. Numerous materials appeared in the early 1920s including felt and membrane systems, acoustical plasters and board and tile materials. It was difficult to combine high sound absorption with the structural, architectural and decorative requirements demanded of interior finish materials. Pioneering studies and patents by Wallace Sabine and Rafael Guastavino spurred invention by others. (Jeff Greene 2003 and Sabine 1954.)

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Acoustone was one of the acoustical plaster products developed. These products were generally a standard gypsum plaster with fibrous or porous aggregate material added to make the plaster more permeable and sound absorptive. An alternative to the fiber or modified aggregate plaster was one containing an activating ingredient to give off gas when mixed with water, creating holes for sound absorption. Apparently soap, which could create bubbles, was also tried. These products could be provided to a contractor as a mix, necessitating the addition of water.

The acoustical plaster in the Fox Theatre was furnished by the Acoustone Co. Ltd., 1200 C. C. Chapman Building, Los Angeles, California, a company no longer in business and about which little information was found. This Acoustone should not be confused with a product of the same name, a mineral wool tile fabricated by U. S. Gypsum that was known in 1935 and continues today as a ceiling tile. An ad for the company appeared in the April 11, 1930 *Arizona Daily Star*, the issue devoted to the opening night. In it the company states "In the Talking Picture Theatre Its Acoustics and the Beautiful New Fox Theatre is Correct in this Respect for Acoustone was Used Throughout." It further claims that Acoustone was "the one product that will correct all troubles with sound whether theatre, school, church or auditorium." (See Additional Items.)

The success and ability of Acoustone Co. Ltd. to survive the Great Depression has not been determined. According to Joana Diamos, member of the prior owners' family, this particular Acoustone product was installed in only two other theatres, the Diamos family owned Douglas Grand, badly deteriorated today, and a theatre in Los Angeles, since demolished. At the time of installation in the Tucson Fox, the plaster was retrofitted onto the existing auditorium walls of the Douglas Grand, a theatre that had been built prior to the advent of the sound motion picture.

Through Evergreene Painting Studios of New York, N.Y., the Fox Tucson Theatre Foundation recently ordered a composition analysis of an Acoustone sample. This analysis was performed by Wiss, Janney, Elstner Associates, Inc. of Northbrook, Illinois. The sample, a triangular shaped piece two to three inches long per side approximately one inch thick, had a peach colored plaster body with one face painted a mauve color. The sample was analyzed according to its "paste" and "aggregate." The paste was found to contain gypsum, pigment, and fragmental calcite. The aggregate was vermiculite, essentially weathered mica, predominantly muscovite. The air content of the sample was

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estimated at 50%. Air was entrapped, possibly resulting from the use of vermiculite and a relatively stiff paste. (Wiss et. al., 2003).

**Conclusion**

National chain theatres served to make motion pictures a fundamental component of American popular culture. When Fox West Coast absorbed the Diamos family's Tower Theatre into its empire, southern Arizona patrons came into contact with the national and international scene, albeit from the Fox point of view. While the fortunes of the Fox empire ebbed and flowed, the Fox Tucson Theatre remained under Diamos family ownership until 1981. This stability of ownership possibly helped preserve the integrity of the top-quality Art Deco features, including the Acoustone decking its auditorium walls. On par with America's best Art Deco theatres, Tucson's Fox distinguishes itself in the integration of its decorative scheme with its rare acoustic finish. The community considers the Fox Tucson's Theatre's restoration and rehabilitation crucial to the revitalization of Downtown Tucson.

**Methodology**

In his May 2003 letter to Herb Stratford, Executive Director of the Fox Tucson Theatre, restoration expert Jeff Greene, President of Evergreene Painting Studios, Inc., New York, N. Y, gives his professional opinion of the Tucson Fox's exceptionally high quality Art Deco décor and the uniqueness of the integration of the rare material Acoustone with the decorative scheme. With special interest in decorative design and historic interior finishes, Mr. Greene has observed thousands of theatres in the United States and abroad. (See Additional Items.)

Information about historic acoustical materials was found in the chapter on the same subject by Anne E. Weber in *Twentieth Century Building Materials* (1995) and a 1954 article in *The Journal of the Acoustical Society of America* by Hale J. Sabine. Information about the Acoustone Co. Ltd., of Los Angeles California, was not found. The composition of Acoustone was discovered through an analysis of a test sample conducted in the spring of 2003 by Will, Janney, Elstner Associates, Inc. of Northbrook, Illinois.

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Information about the visual historic qualities of the Acoustone, techniques of installation, etc. came from a historic building condition assessment report written by Ralph Comey Architects and Janet H. Strittmatter Inc. for the Fox Tucson Theatre Foundation.

Information about the Diamos family's development of the Tower Theatre and the subsequent take-over by Fox West Coast came from a manuscript written by Joana Diamos, daughter of Daved Diamos, one of the Lyric Amusement chain founders, May 29, 2003.

Some of the following information on the rise of the studio theatre chain as well as the development of the movie theatre came from email communications with Barry S. Goodkin, a member of the Theatre Historical Society of America, who has recently retired in Arizona. Mr. Goodkin's special interest is the formation and operation of the studio theatre chains including Paramount Publix, Loew's (MGM), Fox, Warner Brothers and RKO. Also, Donald C. King's article on William Fox in *Marquee* (1987) proved most useful.

Two principal sources for the development of the movie theatre through the 1920s, the era of silent film, were Ave Pildas' *Movie Palaces* (1980) and Ben M. Hall's *The Best Remaining Seats – the Story of the Golden Age of the Movie Palace* (1961). For 1930s Art Deco theatres, useful information was forwarded by historian Herbert Scherer, Associate Professor Emeritus of the University of Minnesota, who is in the process of writing a book on the subject. Professor Scherer's articles about Minnesota architect Jack Liebenberg's Art Deco movie theatres (1928-1941) showed an insightful connection between the Art Deco movie house, Art Deco movie sets and sound moving pictures.

Insights into Art Deco as an architectural style came from several sources. General information was found in Marcus Whiffen's *American Architecture Since 1780 – A Guide to the Styles* (1992) and Alastair Duncan's *American Art Deco* (1986). In *Pueblo Deco* (1984) Whiffen and Carla Breeze focused upon Southwest influences on the style. Also valuable were contributions by Herbert Scherer and by art historian Richard Guy Wilson, in Jane Preddy's article in Annual #16, 1989, of the Theatre Historical Society of America.

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**Additional Information**

The "Skouras Style"

Subsequent to writing the original nomination, it has been discovered that certain decorative elements in both foyers of this theatre exemplify the "Skouras Style." They probably date back to the early 1940s. This style was found in theatres operated by National Theatres Amusement Co. and its subsidiaries, especially Fox West Coast Theatres, when Charles P. Skouras was film executive. Appearing at the end of the 1930s, the Skouras style flourished after World War II until 1954. It grew from a creative relationship between Charles Skouras, and to a lesser extent, his brother, Spyros, and major West Coast theatre designers like S. Charles Lee. (Kaufmann 1987).

Found in new construction and renovations, Skouras style elements included brightly lit marquees, juke-box-like ticket booths, etched aluminum paneling, painted murals with sweeping scrollwork patterns, festooned drapes, neon-lit coves, brass and aluminum light fixtures and use of gold leaf. (Kaufmann 1987).

Known Skouras style elements in the foyers of the Fox Tucson Theatre include ceiling murals and etched aluminum paneling around a water fountain. The sweeping scrollwork patterns in shades of pale green and pastel colors characterize early 1940s Skouras work. The entrance foyer mural and plaster ceiling are badly deteriorated from water intrusion. The foyer ceiling mural (see photograph) is approximately 75% intact, the remainder of which is also seriously water damaged.

In a recessed niche on the east foyer wall is a white, Art Deco style vitreous china water fountain surrounded by an elaborate, hand etched aluminum panel. The ceramic-tile-clad base with faceted sides of this feature is probably the 1930 original. It is also believed that the terrazzo floor in the entrance lobby dates back to 1940. The floor has a swirling design of pink, light tan, and pale green terrazzo with plated or chrome steel divider strips.

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## PHOTOGRAPHS

Photographs have been labeled with an archival pen.

1) Historic Photo, Fox Tucson Theatre Auditorium, 1930s. Three-quarter view looking NW towards stage and organ chambers. (Photo courtesy of University of Arizona Main Library, Special Collections, Tucson).

2) Historic Photo, Fox Tucson Theatre Auditorium, 1930s. View looking east towards balcony. (Photo courtesy of University of Arizona Main Library, Special Collections, Tucson).

The following information is the same for all photographs.
Date: October 2002.
Location of Original Negatives: Office of Janet H. Strittmatter Inc.

3) Auditorium. View towards stage. Shows Art Deco cast plaster proscenium, floral beam, sculpted Acoustone over organ chambers, cornice grille and ceiling mural.
Photographer: Ralph Comey
View Direction: W

4) Auditorium. View towards balcony. Shows Art Deco ceiling mural, chandelier, cast plaster cornice features and Acoustone walls.
Photographer: Ralph Comey
View Direction: E

5) Auditorium. View of north Acoustone wall. Shows Art Deco forms in relief around organ chambers and at intervals along wall. Stepped niches are for Egyptian-influenced, cast plaster pilasters with capital lights.
Photographer: Ralph Comey
View Direction: N

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6) Auditorium. Acoustone Detail. Shows stepped Art Deco Acoustone forms over organ chambers.
Photographer: Janet Parkhurst
View Direction: NW

7) Auditorium, Ceiling Mural Detail. Shows Art Deco sunburst and cloud motif with other stylistic design elements. Also shows chandelier, cast plaster cornice details and underside of floral beam.
Photographer: Ralph Comey
View Direction: E

8) Entrance Lobby, Cast Plaster Cornice Detail. Shows Art Deco draped zig-zag motif with dentil course.
Photographer: Ralph Comey
View Direction: W

9) Entrance Foyer, East Stair Detail. Shows gilded, Art Deco wrought iron railing.
Photographer: Janet Parkhurst
View Direction: NE

10) Foyer, Ceiling Detail. Shows Skouras style painted ornament of pastel scrolls.
Photographer: Janet Parkhurst
View Direction: SW

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## ADDITIONAL ITEMS

1) Comprehensive View of Integrated Art Deco Style Auditorium Interior (shot from balcony looking SW). Shows sculpted Acoustone walls, sunburst ceiling mural with chandelier, ornamental cast plaster cornice work, floral beam, wall light fixtures and decorative proscenium. Color Photograph Courtesy Tim Fuller Photography, 2001.

2) Copy of Letter from Jeff Greene, President of Evergreene Painting Studios Inc. to Herb Stratford, Executive Director, Fox Tucson Theatre Foundation. May 19, 2003.

3) Copy of Acoustone Advertisement. *Arizona Daily Star*, April 11, 1930, p. 22.

4) Erickson Leader Associates Architects Inc. As-Built Drawings of Fox Tucson Theatre.

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NPS Form 10-900
(Oct. 1990)

OMB No. 1024-0

United States Department of the Interior
National Park Service

FINAL
JUNE 2011
FROM SHPO

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being nominated, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

Fox Theatre

PART OF: DOWNTOWN TUCSON, ARIZONA MPS

historic name Fox Tucson Theatre

other name/site number Inventory No. 114

## 2. Location

street & number: 17 W. Congress Street _____ not for publication

city/town: Tucson _____ vicinity

state: Arizona code: AZ county: Pima code: 019 zip code: 85701

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and ☐ meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments).

_____
Signature of certifying official Date

_____
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments).

_____
Signature of commenting or other official Date

_____
State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper Date of Action

☐ entered in the National Register
☐ See continuation sheet

☐ determined eligible for the National Register
☐ See continuation sheet

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other (explain): _____

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FINAL

## 5. Classification

**Ownership of Property**
(Check as many boxes as apply)
- √ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

**Category of Property**
(Check only one box)
- √ building (s)
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

**Number of Resources within Property**
(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|---|---|---|
| One | | buildings |
| | | sites |
| | | structures |
| | | objects |
| One | | Total |

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

HISTORIC AND ARCHITECTURAL RESOURCES OF DOWNTOWN TUCSON ARIZONA

**Number of contributing resources previously listed in the National Register**

N/A

## 6. Function or Use

**Historic Functions**
(Enter categories from instructions)
RECREATION AND CULTURE / theater

**Current Functions**
(Enter categories from instructions)
Vacant (not in use); being restored & rehabilitated for Recreation and Culture / theater

## 7. Description

**Architectural Classification**

Modern Movement: Art Deco Style; Two-Part Commercial Block

**Materials**
(Enter categories from instructions)
foundation Concrete
walls Brick; Concrete
roof Laid composition
other

**Narrative Description**
(Describe the historic and current condition of the property on one or more continuation sheets.)

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## 8. Statement of Significance

### Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

√ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

√ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:
☐ A owned by a religious institution or used for religious purposes.
☐ B removed from its original location.
☐ C a birthplace or a grave.
☐ D a cemetery.
☐ E a reconstructed building, object, or structure.
☐ F a commemorative property.
☐ G less than 50 years of age or achieved significance within the past 50 years.

### Areas of Significance
(Enter categories from instructions)
Community Development/Planning
Architecture

### Period of Significance
1929-1970

### Significant Dates
1929

### Significant Person
(Complete if Criterion B is marked above)
N/A

### Cultural Affiliation
N/A

### Architect/Builder
Eugene Durfee (architect)

### Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**
☐ preliminary determination of individual listing (36 CFR 67) has been requested.
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____

**Primary Location of Additional Data:**
☐ State historic preservation office
☐ Other state agency
☐ Federal agency
√ Local government
√ University
√ Other
Name of Repository:
UA Arizona Architectural Archives; Arizona Historical Society/Tucson; Assessor's Office; Herb Stratford private collection

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## 10. Geographical Data

**Acreage of Property** Less than one acre

**UTM References**
(Place additional UTM references on a continuation sheet)

| | Zone | Easting | Northing | | Zone | Easting | Northing |
|---|---|---|---|---|---|---|---|
| 1 | 12 | 502660 | 3565040 | 3 | | | |
| 2 | | | | 4 | | | |

☐ See continuation sheet

**Verbal Boundary Description**
(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**
(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Janet Parkhurst / Janet H. Strittmatter, Inc

organization University of Arizona Preservation Studies Class date May 10, 2002

street & number College of Architecture, Planning and Landscape Architecture, University of Arizona, P.O. Box 210075

city or town Tucson state: AZ zip code 85721-0075

**Additional Documentation**
Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **Black and White photographs** of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO)

name Fox Tucson Theatre Foundation

street & number P.O. Box 1008 telephone

city or town Tucson state AZ zip code 85702

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instruction, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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## NARRATIVE DESCRIPTION

Summary

According to Longstreth's definition, the Fox Theatre is a typical two-part commercial block theater building as it appears from W. Congress Street. As such, it was designed to abut commercial buildings of similar composition, with a public street level zone and more private upper story, along Tucson's "Main Street." Oriented north-south, only the lobby of the L-shaped complex has street frontage. This facade includes features such as a wide entrance with a central ticket booth, a zone immediately above the entrance for a projecting marquee and a recently installed replica of the elaborate, vertical neon sign. These appendages provided a conspicuous advertising medium. The building's more imposing spaces, the east-west oriented foyer and auditorium, are obscured from view by the Congress Street façade. Designed to accommodate live theater as well as film, the auditorium was originally sized to seat 1,300 patrons and includes a stage with a full fly-loft. The exterior of the fly-loft and part of the auditorium can be viewed from the west through a strip of vacant land fronting on Church Avenue. Modest Art Deco exterior detailing on the pink plastered street façade belies what was once very lavish interior ornamentation, the work of professional interior decorators, as shall be explained.

Description

The Fox Theatre, 17 W. Congress Street, is located in Block 196, on the north side of the street. The Fox Tucson Theatre Foundation's property occupies parts of Lots 3 and 4, in an L-shaped configuration, location of the theater lobby and auditorium, as well as vacant land between neighboring buildings to the west. Included in the subject property are parcels numbered 117-12-034A, 117-12-0370, 117-12-0450 and 117-12-048B. The Fox is the second occupant from the northwest corner of Stone Avenue and W. Congress Street, always a strategic location with respect to downtown Tucson. To the west of the entry façade stands an adjacent two-story commercial shop building (parcel number 117-12-0350), under separate ownership and partially encased by the auditorium to the north and theater lobby to the east. The adjoining building (27 and 37 W. Congress) copied the Fox's Art Deco parapet details thus have always appeared to be part of the theater. It houses an Italian restaurant today.

The south or Congress Street façade of the vacant building is a plastered, non-fenestrated, two-story high wall with a deep, recessed, rectilinear entrance beneath a flat ceiling. The parapet has a sculpted Art Deco zigzag-cap with a "drape and rosette" frieze. Above the marquee is a pair of applied vertical pilasters of an inverted arrow design. Two thick squared piers that flank the entry are clad in ceramic tiles of strong terra cotta, orange, yellow, turquoise and black colors. A zig-zag pattern runs vertically up the center of the ceramic tile surface.

Historic photographs show that the original marquee was a thick rectangular canopy which extended well over the sidewalk, both to protect patrons from the elements and allow for ample electric signage. In December 1940, the marquee was replaced by one that was triangular in plan, coming to a point near the street. The second marquee was removed in 1985. The current marquee, a replica of the original rectangular plan one, was installed in May 2002. The original heavy, vertical sign of metal with large illuminated FOX lettering was held up by a steel structure that looked like an oil derrick. During its removal in 1985, the original sign collapsed. The current sign, which weighs 2,000 pounds, has been mounted according to the latest city codes, minus the derrick. A small, flat roofed ticket booth, built in 1956, occupies the center of the entry. At the rear of the entry space is a glazed, aluminum-framed window wall containing the doors to the entrance foyer. This window wall was part of the 1956 upgrade. As shown on the early plans by California architect M. Eugene Durfee on file at the Arizona Historical Society library (case 5, D-5), the sheltered exterior entry zone of the building was called the lobby.

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The west façade, which allows a glimpse of the fly loft on the extreme west end as well as the auditorium block, is illustrative of the structural system of the walls, as shall be explained. The reinforced concrete frame and brick fill are clearly visible on the exterior.

To discuss the interior spaces and various components of this theater, it is helpful first to understand its plans. Blueprints of the original plans, which, according to Herb Stratford were not followed exactly, show a main (1st) floor, a balcony (2nd) floor and a basement as well as building elevations, sections and many details. Like the parcel on which it stands, the building footprint is L-shaped. The first floor of the north-south oriented entry complex includes the lobby and the entrance foyer inside (a gathering, ushering and advertising space) which contains a pair of stairs at the north end for accessing the balcony floor above or the basement lounge area directly below.

Due north of the entrance foyer and within the enclosure of the auditorium proper is the principal foyer. It is an elongated space containing a drinking fountain, additional stairs on the northeast corner and four entrances on the west wall connected to the auditorium aisles. To the west, the ground level of the auditorium, measuring 140' by 76', contains the sloped floor of the orchestra seating, which drops down to a sunken orchestra pit, the former site of a centrally-located, expensive Wurlitzer organ (Section 8). The seating is traditional (not continental) and divided into three sections of curved rows. The largest number of seats fills the central section which is separated from the side seating by aisles. In addition there are aisles along the perimeter walls. The elevated stage and its lateral ancillary spaces fill the entire west end of the building.

Directly above the first story entry zone, the balcony level contains the stairs and a lounge area with a reception room, offices and a womens' rest room. Balcony seating is accessed from this zone or from the northeast foyer stairs below. The balcony contains a loge, a railed-off section at the front, approximately 160 square feet in size, for more spacious (and more costly) seating. Balcony seating is also standard with a central zone separated by aisles from its side seating. Centrally located on the south is a spacious, rectangular concrete projection booth that cantilevers beyond the building walls.

In the basement directly below the first story entrance zone is a lounge with a reception room and fireplace, mens' and womens' rest rooms and offices. The basement contains much of the building "infrastructure" including mechanical system components. Still standing are the original 1930 swamp cooler and the 1936 Carrier Refrigeration unit which made the first, major mechanical refrigeration installation in Tucson ("It's Working..." 1973). Below the stage is space for actors' dressing rooms that was never finished (Section 8).

The structural system of the building includes concrete foundations for the reinforced concrete frame that structures the walls and supports the roof members. The concrete frame is filled with brick. The auditorium roof is spanned by seven 76' long steel bowstring trusses with curved top chords. They are interconnected by welded steel joists and form a curved roof surface above with a flat ceiling below. According to an early newspaper article, the roof was "fireproof." Above the trusses was a sheath of specially prepared steel decking over which a layer of Celotex, an insulating material, was laid. Above this was a Johns-Manville asbestos roof ("Fireproof Roof..." 1930). Reinforced concrete was used elsewhere to construct the auditorium floor, the balcony, the projection room and offices. The roof of the fly loft was spanned by open web steel joists running in a north-south direction. In its deteriorated state today, under poor lighting conditions and minus carpeting and furnishings, it is possibly easier to appreciate the magnificence of the structure itself.

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The Fox's Art Deco Ornamentation (Past and Present)

Enough still remains of the interior Art Deco detailing to remind the viewer that the Fox Theatre was indeed one of the "magic movie palaces" of the 1920s and 1930s with décor that stinted nothing to create an extravagant effect. Glittering chandeliers, thick specially designed carpets, opulent staircases, gold leaf columns, rich tapestries, murals, decorated prosceniums and multi-layered curtains of elaborate weave characterized these luxurious centers (Tselentis 1986). Gone are the carpets and some of the wall decoration and furnishings of Tucson's Fox Theatre. Years of abandonment have caused serious stabilization problems.

Art Deco was a modern style that emphasized verticality and ornamentation of building surfaces and elements with predominantly rectilinear motifs in relief such as chevrons, zigzags and frets. There was much use of fluting and reeding. Polychromatic decoration of surfaces was achieved by ceiling and wall murals, faience, ceramic tile and the application of gold leaf. Color was also used in the rich decoration of furnishings such as chandeliers, lamps, carpets and curtains. The style was inspired by Mayan, Egyptian Native American and other precedents. Designers were known to give local flavor to its application, as in the Southwest-influenced "Pueblo Deco" and one journalist in 1930 described the décor of Tucson's Fox as "Spanish modernistic" ("Modern $325,000..." 1930).

The high-walled auditorium itself was the most dramatic and lavishly decorated space. The stage or focal point of this Art Deco showcase featured a lavender plaster proscenium with gold and purple tiles surrounding the stage. A gold plush rhinestone curtain, 30' X 54', was the exterior drop. There was a second curtain of silver dream cloth, upon which the title of the films was shown. The screen was the "latest scientific achievement in the film research world" of that time, being perforated to allow the sound to come through. ("Artists Rush..." 1930.)

The $20,000 Wurlitzer organ, of the two manual theater concert type, was said to be "a whole orchestra" within itself. On either side of the stage, imposing forms that resembled skyscrapers covered the organ chambers. These forms and the faceted auditorium walls themselves were clad in a light brown acoustic plaster, Acustone, that resembled finely finished stone. Tall, fluted gold-leaf decorated columns, originating from faceted bases and ending in lavender glass, ascended the walls at regular intervals. The ceiling mural was a colorful sunburst motif in yellow, orange, purple, green and brown. From the center of the sunburst hung a cut-glass chandelier. For the patrons' comfort, the seating arrangement was roomy so that the distance between rows was greater than that of most auditoriums. The seats themselves were clad in Moroccan leather with ornamental tapestry backs. The loge contained upholstered benches. ("Artists Rush..." 1930 and Boyer 1988: 308, 309.)

The rest of the theater was elaborate, though not as impressive as the auditorium. Eleven hundred square yards of thick, colorfully decorated carpet covered the concrete floors of the foyers, restrooms, offices and aisles. Light fixtures throughout were of cut glass, patterned after those in the auditorium. Stairway banisters were gold-painted wrought iron which can still be seen today. The deteriorated floral-motif wall murals in the entrance foyer date back to a 1940s renovation. Of particular beauty has been the drinking fountain and its surround, still a focal point of the auditorium foyer space. The silver colored curvilinear metal forms resemble elaborate leaves.

This former splendor is currently in a very deteriorated state owing to the fact that the building has been abandoned

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since 1974. Under the direction of Herb Stratford, the current effort by the Fox Tucson Theatre Foundation to raise funds for the stabilization, preservation and rehabilitation of this remarkable building is most encouraging (Section 8). As funds appear, renovation is currently under way to revitalize the theater and restore Art Deco features.

With serious stabilization problems, the current condition of the Fox Theatre is poor but improving due to the concerted effort of the Fox Tucson Theatre Foundation. The overall integrity of this building is excellent, especially of the interior. The recent additions to the Congress Street façade are replicas of the former marquee and sign. It is recommended that future preservation work for this building follow guidelines which minimize replication of significant missing features and maximize the preservation of what exists if over fifty years of age. The replacement of non-historic features should be done with compatible, contemporary construction, clearly differentiated from the historic fabric.

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## NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Fox Theatre, 27-33 W. Congress Street, (formerly 17 W. Congress Street) is significant under Criteria A and C. The 1,300 seat theatre, which opened in 1930, was strategically located on Congress Street near Stone Avenue, the "epicenter" of downtown Tucson for over forty years and is an irreplaceable part of Tucson's community heritage. It pertains to the theme of theater and entertainment in the central business district. The building, especially with respect to its interior appointments, is an excellent example of the Art Deco style with Southwest influences. From the street it is a two-part commercial block, the west segment of which is a traditional 1930s theatre building. Vacant for many years, currently funds are being raised for its stabilization, preservation and rehabilitation. The period of significance for this building begins with its construction in 1929 during the third period of Tucson's central business district development (1896-1935) and ends during the fourth period of downtown development (1935-1970).

Historical Overview

The following is based largely on an interview with Herb Stratford, executive director, and B. C. McKinney, technical director, of the Fox Tucson Theatre Foundation and on Diane Boyers "Glitter Amidst Adobe – Tucson's Fox Theatre," an article in the *Journal of Arizona History* (1988). Primary sources consulted were numerous newspaper articles about the once popular theatre covering its founding, opening night, ups and downs and the recent Fox Preservation Foundation movement. Also consulted were historic photographs, blueprints and ephemera from the Arizona Historical Society Library and transcribed interviews conducted by W. Lane Rogers in 1992.

On August 24, 1929, just as Tucson was beginning to feel the pressures of the Depression, ground was broken on site for the Tower Theatre on W. Congress Street near Stone Avenue. The theatre was to be the "crown jewel" in the Diamos Brothers' Lyric amusement chain operating throughout southern Arizona. These brothers, Daved, Nick, Frank, John and George, and their uncle James Xalis, were immigrants from Greece who simplified their surname Diamantatskos. They found the region to their liking and by 1929 owned most of the theaters in southern Arizona including Tucson's Lyric Theatre on Congress down street from the subject site. At that time other Congress Street theaters included the Rialto and the Opera House, owned by the Drachman family, and the Plaza, under construction by Judah Aaron Kaufman, a local merchant. (Boyer 1988: 306).

California architect Eugene Durfee was the designer and plans had already been drawn up for the elaborate $300,000 Tower Theatre when ground was broken. On September 28, 1929 of that year, desiring to eliminate competition, the Fox West Coast motion-picture company pressured the Diamos brothers to lease them the Tower along with all other theaters in their chain. The Tower then became the Fox Theatre and construction resumed as planned. Durfee's design was for a dual purpose theatre to accommodate both film and vaudeville, or live-performance. The theatre as designed featured a stage, full fly-loft and dressing rooms. However, severely affected by the Depression, touring vaudeville circuits were suffering from the advent of sound movies. The Fox Theatre was therefore adapted to a dual vaudeville/movie house but its dressing rooms were never completed.

Opening night was April 11, 1930. It is said that the largest party Tucson ever held took place along Congress Street that evening (Photo 1). The street was closed and waxed for dancing. Outside there were four live bands, a live radio broadcast and free trolley rides downtown. Fifteen usherettes wearing "sailorette uniforms" escorted ticket holders to their seats. The evening's overture was "A Spanish Fantasy" (to honor the glitzy Art Deco decor) followed by three short

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films including Fox Movietone News and a Mickey Mouse cartoon. To further impress the audience, Herbert Nixon, nationally known director of a jazz orchestra, then played on the $20,000 Wurlitzer pipe organ installed in the center of the orchestra pit. Movie stars Don Alvarado, Polly Moran, Lois Moran, Charles Farrell and Gwen Lee made appearances as did Fox West Coast executives. Last on the slate was the feature, "Chasing Rainbows," an all-talking musical partly in color known today for its song "Happy Days are Here Again." (Boyer 1988: 304, 305.)

Tucson's Fox Theatre building was leased to the West Coast branch of a huge entertainment empire with affiliated theatres in strategic locations throughout the United States. This empire was founded by William Fox (1897-1952) who was born in Tulchva, Hungary. Brought to the U.S. as an infant and reared in New York City, Fox entered the motion-picture business in 1904 when he bought a nickelodeon in Brooklyn. He soon formed a chain of motion picture theatres and later a production company in Staten Island, N.Y. In 1915 he founded the Fox Film Corporation to produce, distribute and show films. Fox was a pioneer in the development of sound film, a process of photographing sound on film. This type of sound film became known as Fox Movietone. (Borowsky 1969: 676.)

There had been fierce rivalry among film giants for theater outlets and Fox's competition, Paramount/Publix had leased Tucson's Rialto Theatre and Opera House. According to Herb Stratford, during the initial years, Fox theaters throughout the country ran only Fox company films but later were allowed to show the work of other film companies. Tucson's Fox Theatre became home to the first runs of Fox West Coast and Metro-Goldwyn-Mayer pictures, the Fox-Lyric served as the second-run house while the Plaza featured Spanish-language movies. Tucson's theaters traded rights to show Warner Brothers and RKO films. (Boyer 1988: 311.) Four to five world premiers took place in Tucson's Fox Theatre. Other than "Chasing Rainbows," these included "Deadly Companions," "Let Freedom Ring" and "Gay Desperado." The last was a United Artists film.

The Fox Theater's first manager was Albert D. Stetson. Shortly after, in 1933 the Fox West Coast management lured prominent Tucson businessman and theater owner Roy P. Drachman away from Paramont/Publix. Drachman, a fine showman and promoter, had managed the Opera House and Rialto theaters since 1925.

When the Fox opened, the building quickly became a community center. It was considered the most special of Tucson theatres and it had the premier location. T. Ed Litt's popular drugstore stood nearby, with its soda counter to serve movie-goers after the show. The Fox hosted numerous special events to attract clientele such as Bank Night, a weekly event where ticket holders had a chance to win a cash prize, China Night, where one could obtain a complete set of dishes, Ladies' Matinee, bicycle races, band concerts, the Miss Southern Arizona beauty pageant and parades. Of particular service and perhaps best loved by the community was the Fox's sponsorship of the Mickey Mouse Club (Photo 2). This Walt Disney-promoted club started in April of 1930. Participating theater owners purchased a Mickey Mouse Club license, membership and promotional materials. So phenomenally successful that it became unmanageable, the national organization disbanded around 1933 but local theaters, including Tucson's Fox Theatre, continued it. Tucson's "Aunt Minnie" was Mabel Mathew Weadock who ran the Club from 1932 to 1946. It was open to children of all races (unusual for the time since the Fox normally permitted African Americans in the back of the balcony only). The admission price was ten cents unless the child could not afford the dime. (Boyer 1988: 308, 314, 315, 316, 318.)

The theatre was immensely popular, not only for its films and community activities but for its beautiful interior decoration (see Section 7). A "piece of Hollywood" in Tucson, the rather simple exterior of the reinforced concrete frame edifice belied the lavish Art Deco embellishments within. Decorator Robert Powers, also from California designed the interior.

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No aspect of this was minus an Art Deco touch, but the auditorium was the most impressive area with its elaborated proscenium, specialized curtains, Wurlitzer organ chambers, fluted columns, ceiling murals, chandeliers and 1,300 leather and tapestry-clad seats in tiers. (Boyer 1988: 308, 309).

The most up-to-date equipment was installed in the Fox Theatre. Of great importance was the temperature-regulating system, especially with respect to cooling. When the Fox opened, it had evaporative cooling. This was replaced in 1936 by the first commercial mechanical refrigeration system installed in the city, two forty-ton Carrier units. Other technological innovations were the flashy neon sign, the special perforated screen for the passage of sound and the most up-to-date sound and projection equipment.

During the 1940s, especially during World War II when war pictures and newsreels were of great interest, business at the Fox flourished. However, the magnitude and grandeur of events and promotions was beginning to decline. After the war, Tucson's growth skyrocketed accompanied by a corresponding increase in recreation facilities. The Fox was remodeled in 1956, but it was already past its prime. (Boyer 1988: 320). Competition from drive-in theatres and television coupled with the commercial decline of the central business district ended the Fox Theatre's forty-year run as the center of Tucson's entertainment world. On June 19, 1974, Tucson's Fox Theatre closed. Various later efforts to revive the theater were unsuccessful. Fortunately the building was not demolished although it remained vacant for many years.

In the Spring of 1998, a group of concerned citizens joined together in their commitment to revive the landmark theatre. Bolstered by a City-commissioned feasibility study, it was determined that the time was ripe to reopen the Fox. Part of a movement taking place across the country to restore historic Fox theatres, the non-profit Fox Tucson Theatre Foundation grew from this group. Its goal is the restoration, renovation and return to the public of this Art Deco jewel. The estimated cost of restoring and retrofitting the theatre is $8.5 million. Both with respect to its size and its adaptability, the theatre fits a niche for the community. It will be especially appropriate for movies, small-scale live performances, dance groups and community functions.

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*See also Section I: Major Bibliographic References of the Multiple Property Documentation Form for Historic and Architectural Resources of Downtown Tucson, Arizona.*

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## GEOGRAPHICAL DATA

### VERBAL BOUNDARY DESCRIPTION

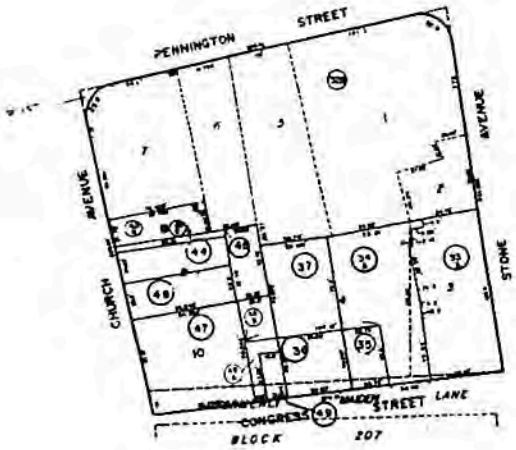
Property currently comprises four parcels in Block 196, City of Tucson. The parcels accommodate the L-shaped layout of the theater building with the lobby oriented north-south and fronting on W. Congress Street and the auditorium oriented east-west north of two adjacent commercial parcels. Tax parcel 117-12-034A accommodates both the lobby and part of the auditorium. Its legal description is part of Lots 3 and 4, Block 196. parcel 117-12-0370, which accommodates the west portion of the auditorium, is the northwest part of Lot 4. Parcels 117-12-0450 and 117-12-048B form a strip of vacant land, approximately 24 feet wide to the west. The loby has a frontage of 32.28 feet along Congress Street. The east boundary of the theater property is approximately 122 feet long, the north boundary, minus the vacant strip, totals approximately 170 feet, and the west boundary of parcel 117-12-0370 is approximately 75 feet long.

### BOUNDARY JUSTIFICATION

The boundary of the nominated property corresponds with the current ownership of the property; the property boundaries of the four parcels contain the building walls of the Fox Theatre and its adjoining vacant strip; accessor's parcel numbers 117-12-0370, 117-12-034A, 117-12-0450, 117-12-048B.

ASSESSOR'S RECORD MAP
CITY OF TUCSON
BLOCK 196

117-12
2/17




SCALE 1"= 50'
SEE BOOK 5, PAGE 71 M & P
2001-1

TC-DMO-0525-00089



NOTE: Archival pen used to label all original photos.

| | |
|---|---|
| PHOTOGRAPHER: | Janet H. Parkhurst |
| DATE: | July 13, 2002 |
| NEGATIVE NUMBER: | DTT-5-24A |
| LOCATION OF ORIGINAL NEGATIVES: | Arizona Architectural Archives<br>College of Architecture Planning and Landscape Architecture<br>P.O. Box 210075<br>The University of Arizona<br>Tucson, Arizona 85721-0075 |

PHOTO #1: View of front façade showing recently installed sign and marquee; looking NW

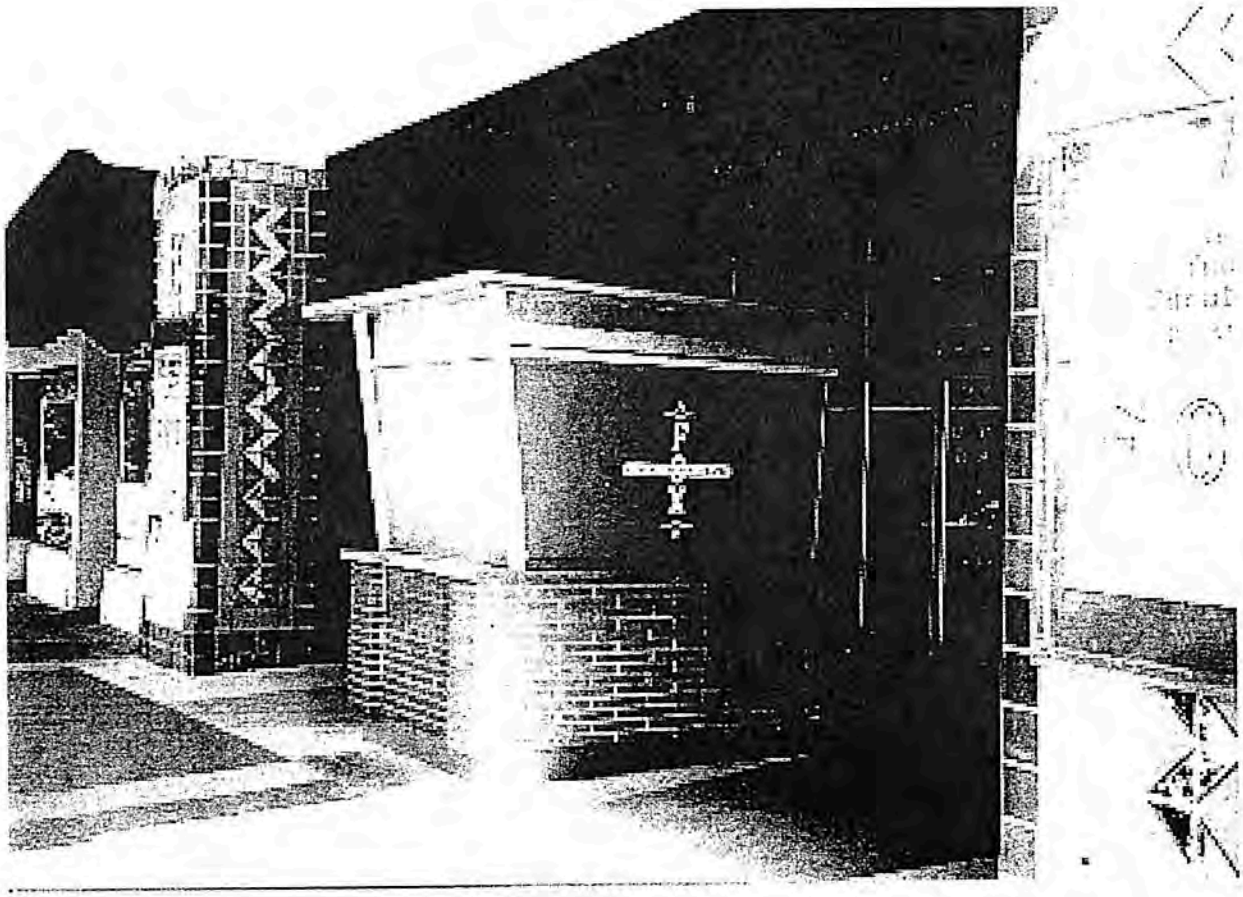


TC-DMO-0525-00089



PHOTOGRAPHER: Janet H. Parkhurst
DATE: July 13, 2002
NEGATIVE NUMBER: DTT-5-25A
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives
College of Architecture Planning and Landscape Architecture
P.O. Box 210075
The University of Arizona
Tucson, Arizona 85721-0075

PHOTO #2: View of 1950s ticket booth; looking NW

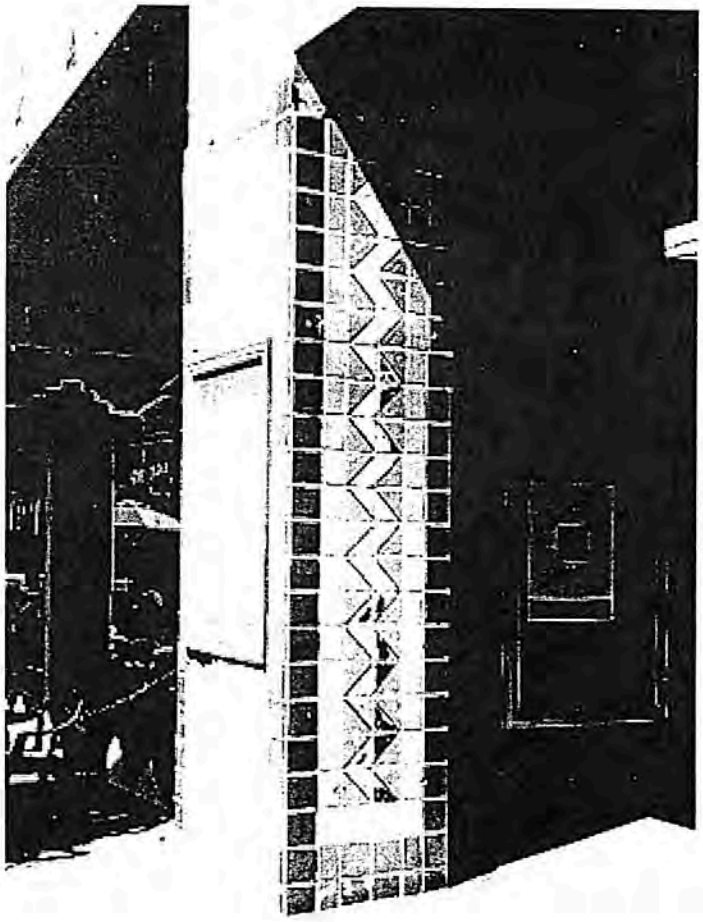


TC-DMO-0525-00089



PHOTOGRAPHER: Goran Radovanovich
DATE: April 13, 2002
NEGATIVE NUMBER: DTT-2-23
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives
College of Architecture Planning and Landscape Architecture
P.O. Box 210075
The University of Arizona
Tucson, Arizona 85721-0075

PHOTO #3: Detail of patterned tile-decorated column at entry; looking NW



TC-DMO-0525-00089



PHOTOGRAPHER: Goran Radovanovich
DATE: April 13, 2002
NEGATIVE NUMBER: DTT-2-13
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives
College of Architecture Planning and Landscape Architecture
P.O. Box 210075
The University of Arizona
Tucson, Arizona 85721-0075

PHOTO #4: View of lobby stairs in NE corner of building; looking NE

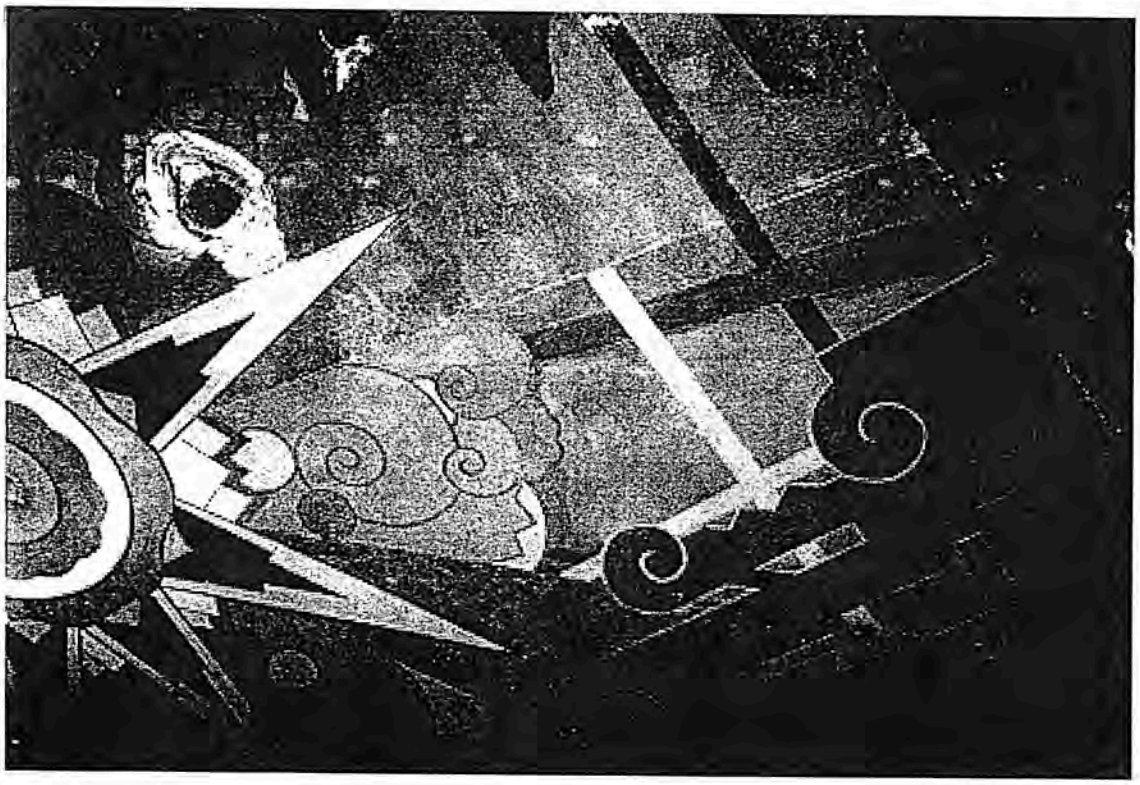


TC-DMO-0525-00089



PHOTOGRAPHER: Goran Radovanovich
DATE: April 13, 2002
NEGATIVE NUMBER: DTT-2-11
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives
College of Architecture Planning and Landscape Architecture
P.O. Box 210075
The University of Arizona
Tucson, Arizona 85721-0075

PHOTO #5: Detail of Art Deco auditorium ceiling mural with sunburst pattern in bright colors

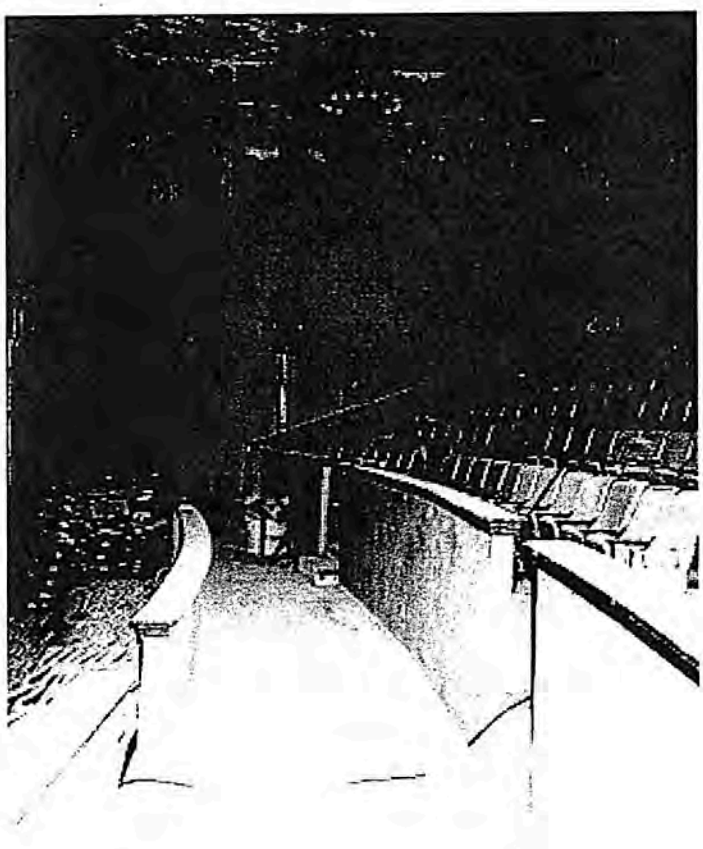


TC-DMO-0525-00089



PHOTOGRAPHER: Goran Radovanovich
DATE: April 13, 2002
NEGATIVE NUMBER: DTT-2-19
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives
College of Architecture Planning and Landscape Architecture
P.O. Box 210075
The University of Arizona
Tucson, Arizona 85721-0075

PHOTO #6: Interior of auditorium showing loge (without seating) and balcony seating; looking east

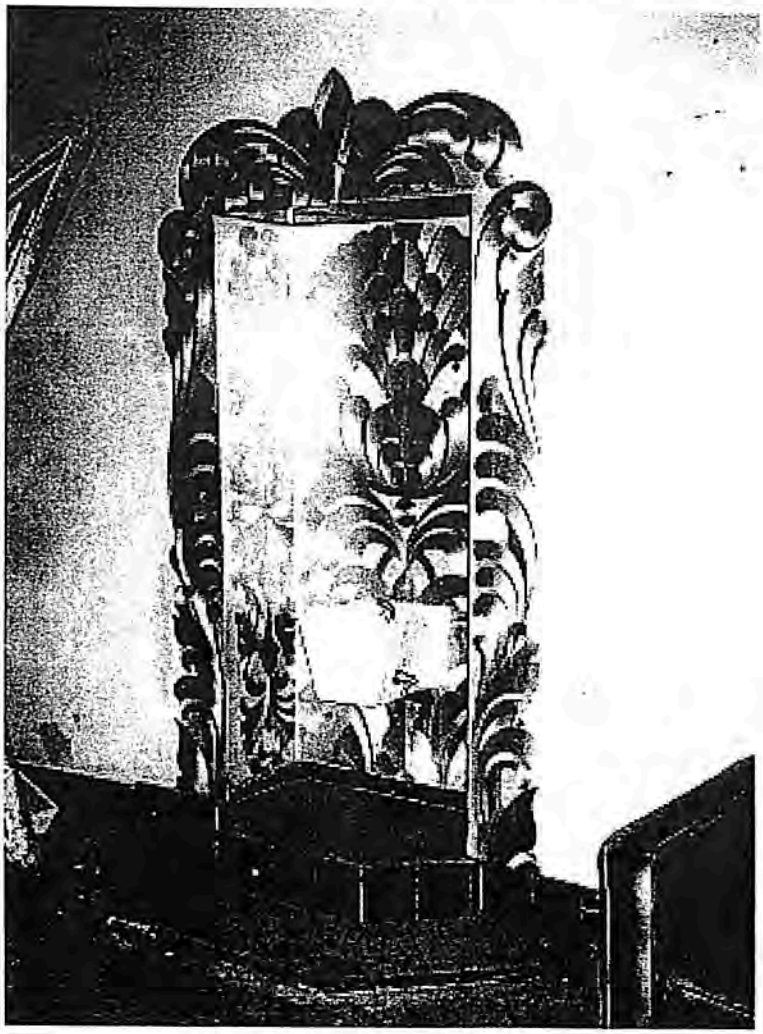


TC-DMO-0525-00089



PHOTOGRAPHER: Goran Radovanovich
DATE: April 13, 2002
NEGATIVE NUMBER: DTT-2-15
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives
College of Architecture Planning and Landscape Architecture
P.O. Box 210075
The University of Arizona
Tucson, Arizona 85721-0075

PHOTO #7: Detail of Art Deco-decorated water fountain in theater foyer



TC-DMO-0525-00089



**United States Department of the Interior**
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number PHOTOS Page 18

Fox Theatre
Pima County, Arizona

PHOTOGRAPHER: Goran Radovanovich
DATE: April 13, 2002
NEGATIVE NUMBER: DTT-2-10
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives
College of Architecture Planning and Landscape Architecture
P.O. Box 210075
The University of Arizona
Tucson, Arizona 85721-0075

PHOTO #8: Detail of typical Art Deco gilded column and base

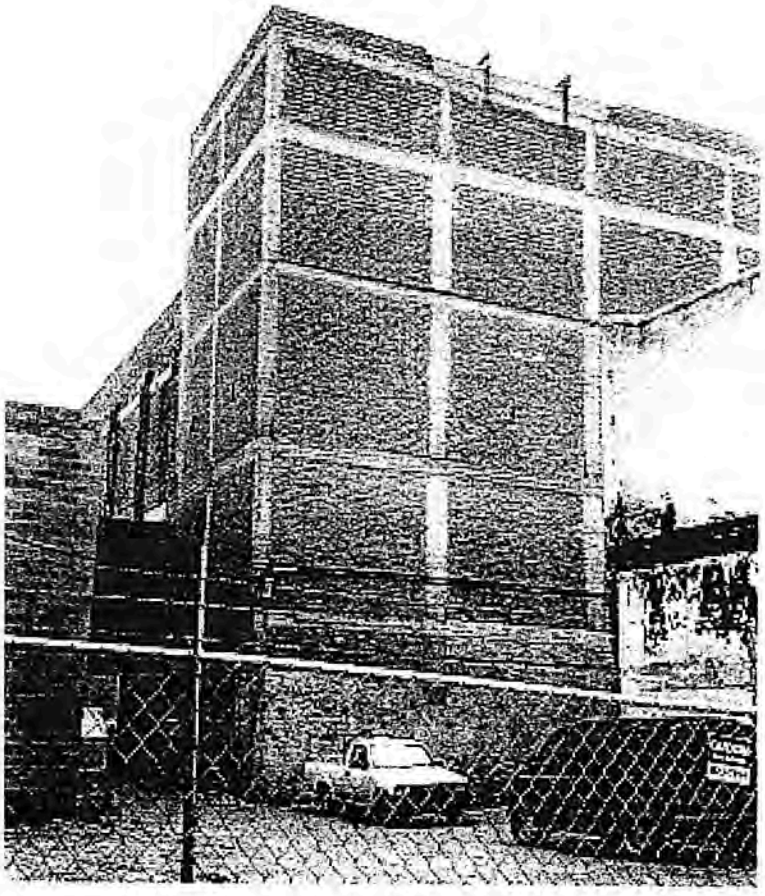


TC-DMO-0525-00089



PHOTOGRAPHER: Janet H. Parkhurst
DATE: July 15, 2002
NEGATIVE NUMBER: DTT-6-32A
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives
College of Architecture Planning and Landscape Architecture
P.O. Box 210075
The University of Arizona
Tucson, Arizona 85721-0075

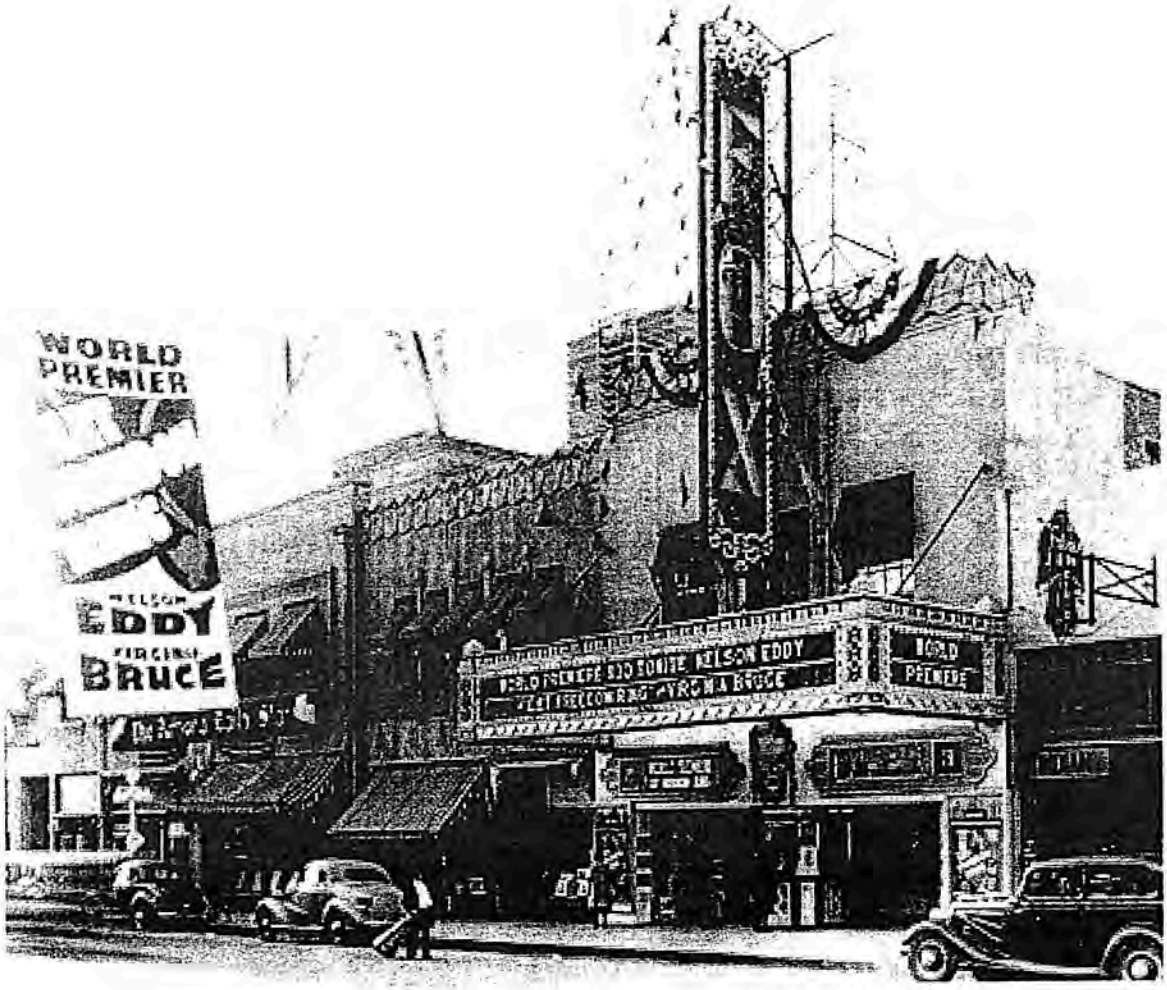
PHOTO #9: West façade from Church Avenue showing fly-loft and concrete frame construction; looking SE



TC-DMO-0525-00089



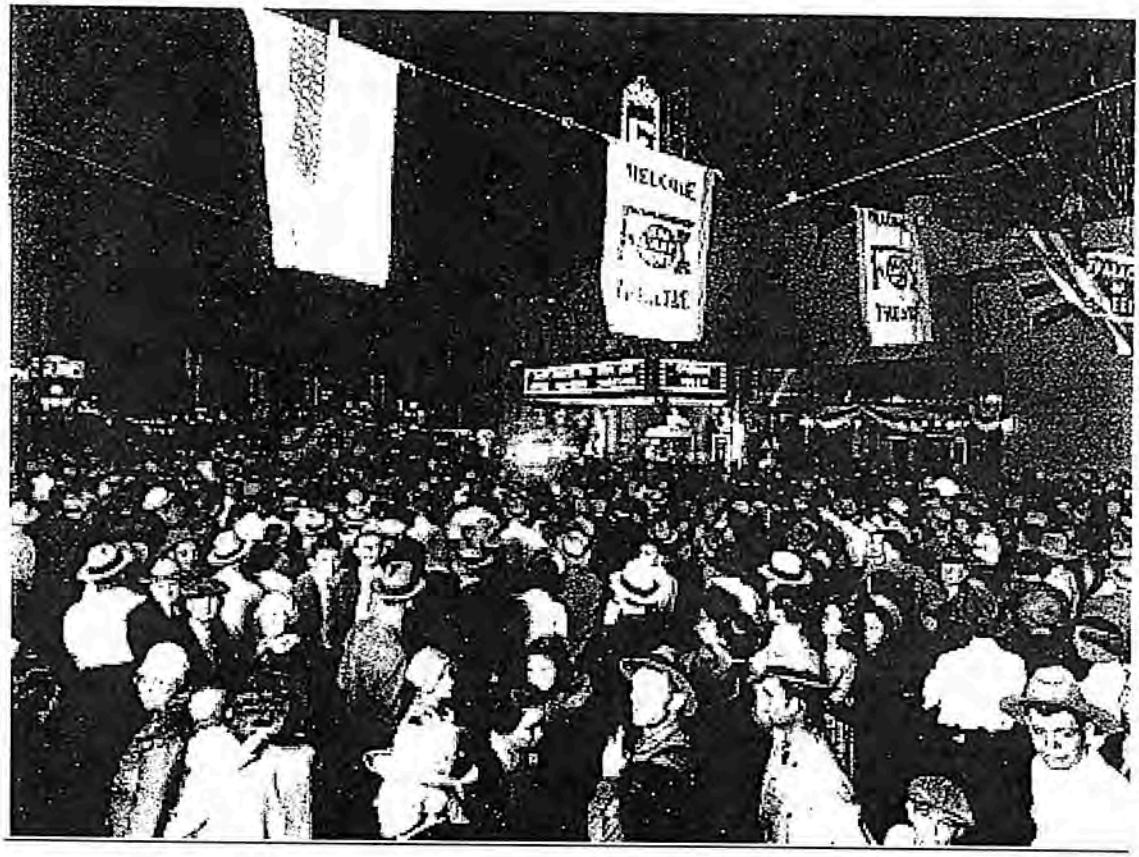
HISTORIC PHOTO #1: Fox Tucson Theatre, c. 1940 (Photo courtesy of Arizona Historical Society/Tucson; AHS B27703)



TC-DMO-0525-00089



HISTORIC PHOTO #2: Fox Theatre, opening night, April 11, 1930 (Photo courtesy of Arizona Historical Society/Tucson)



TC-DMO-0525-00089



HISTORIC PHOTO #3: Fox Theatre, auditorium stage showing elaborate proscenium and curtains. Note Wurlitzer organ in orchestra pit. (Photo courtesy of Arizona Historical Society/Tucson)



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HISTORIC PHOTO #4: Fox Theatre, the Mickey Mouse Club fans (Photo courtesy of Arizona Historical Society/Tucson)



TC-DMO-0525-00089

NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

Listed April 6, 2004

United States Department of the Interior
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

Fox Commercial Building — **PART OF: Downtown Tucson, Arizona MPS**

historic name La Nopalera

other names/site number

## 2. Location

street & number 27 W. Congress Street not for publication ___
city or town Tucson vicinity ___
state Arizona code AZ county Pima code 019 zip code 85701

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. ( ___ See continuation sheet for additional comments.)

James W. Garrison AZSHPO 19 February 2004
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. ( ___ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

FINAL
JUNE 2011
FROM SHPO

TC-DMO-0525-00089

## 4. National Park Service Certification

I, hereby certify that this property is:

____ entered in the National Register _____
___ See continuation sheet.
____ determined eligible for the _____
National Register
___ See continuation sheet.
____ determined not eligible for the _____
National Register
____ removed from the National Register _____

____ other (explain): _____

_____
Signature of Keeper Date of Action

## 5. Classification

**Ownership of Property** (Check as many boxes as apply)

_X_ private
___ public-local
___ public-State
___ public-Federal

**Category of Property** (Check only one box)

_X_ building(s)
___ district
___ site
___ structure
___ object

**Number of Resources within Property**

| Contributing | Noncontributing |
|---|---|
| One | _____ buildings |
| _____ | _____ sites |
| _____ | _____ structures |
| _____ | _____ objects |
| One | _____ Total |

**Number of contributing resources previously listed in the National Register** NA

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

Historic and Architectural Resources of Downtown Tucson

## 6. Function or Use

**Historic Functions** (Enter categories from instructions)

Cat: Commerce Trade Sub: Specialty Store

TC-DMO-0525-00089

**Current Functions** (Enter categories from instructions)

| Cat: | Sub: |
|---|---|
| Commerce Trade | Specialty Store |
| | Vacant (not in use) - office |

## 7. Description

**Architectural Classification** (Enter categories from instructions)

Modern Movement: Art Deco Style:
Two-Part Commercial Block

**Materials** (Enter categories from instructions)

foundation Concrete
roof Laid Composition
walls Brick
other

**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)

## 8. Statement of Significance

**Applicable National Register Criteria** (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

X A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B. Property is associated with the lives of persons significant in our past.

X C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D. Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations** (Mark "X" in all the boxes that apply.)

____ A. owned by a religious institution or used for religious purposes.

____ B. removed from its original location.

____ C. a birthplace or a grave.

____ D. a cemetery.

____ E. a reconstructed building, object,or structure.

____ F. a commemorative property.

____ G. less than 50 years of age or achieved significance within the past 50 years.

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**Areas of Significance** (Enter categories from instructions)
Community Development/Planning
Architecture

**Period of Significance** 1929-1953

**Significant Dates** 1929

**Significant Person** (Complete only if Criterion B is marked above)
N/A

**Cultural Affiliation** N/A

**Architect/Builder** Eugene Durfee (architect)

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)

==========

**9. Major Bibliographical References**

==========

**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS)**
___ preliminary determination of individual listing (36 CFR 67) has been requested.
___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____

**Primary Location of Additional Data:**
___ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository: Arizona Historical Society/Tucson; Assessor's Office
Connie and Jo Ann Diamos, private collection

TC-DMO-0525-00089

## 10. Geographical Data

**Acreage of Property** Less than one acre

**UTM References** (Place additional UTM references on a continuation sheet)

| | Zone | Easting | Northing | | Zone | Easting | Northing |
|---|---|---|---|---|---|---|---|
| 1 | 12 | 502660 | 3565040 | 3 | __ | _____ | _____ |
| 2 | __ | _____ | _____ | 4 | __ | _____ | _____ |

___ See continuation sheet.

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Janet H. Parkhurst

organization Janet H. Strittmatter, Inc. date December 22, 2003

street & number 3834 E. Calle Cortez telephone 520-320-9043

city or town Tucson state AZ zip code 85716

## Additional Documentation

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

## Property Owner

(Complete this item at the request of the SHPO or FPO.)
name Fox Tucson Theatre Foundation

street & number P.O. Box 1008 telephone 520-624-1515

city or town Tucson state AZ zip code 85702

TC-DMO-0525-00089



## NARRATIVE DESCRIPTION

### Summary

According to Longstreth's definition, the Fox complex commercial building is a typical two-part commercial block located on the north side of W. Congress Street. It was designed to abut commercial buildings of similar façade composition, with a public street level zone and more private upper story, along Tucson's "Main Street." Nestled within the L of the adjacent Fox Tucson Theatre which opened April 11, 1930, the annex building was also designed by California architect Eugene Durfee and built at the same time. Modest Art Deco exterior detailing in cast stone closely matches that of the adjacent theatre building. The commercial level appears to have been divided into two tenant spaces throughout much of its history with the addresses 21 and 27 W. Congress Street. Currently a single tenant, the Italian Kitchen, 27 W. Congress Street, occupies the ground floor. There is a full size basement serving the restaurant. The second floor office, now vacant, was designed for a single tenant. It is accessed by a common stairway two doors to the west, 33 W. Congress, which connects to a central hall serving second story offices in the adjacent building as well.

### Description

The Fox commercial building is located on Block 196 on parcel number 117-12-0350, a lot partially encased by the theatre auditorium to the north and lobby to the east. The legal description of this parcel is the south 48.05 feet of the west 28.73 feet of the east 118.51 feet of Lots 3 and 4 in Block 196. The building is the third from the northwest corner of Stone Avenue and W. Congress Street, always a strategic location with respect to downtown Tucson. The building is not a true rectangle in plan.

Prior to construction of the Fox Theatre complex, the immediate streetscape had a typical early 1900s "Main Street" appearance. This was soon to change for construction of the Fox Theatre and annex prompted façade "modernization" of neighboring earlier buildings, which still exist, along the Congress Street edge of Block 196. A 1929 historic photograph shows the gap soon to be filled by the Fox complex between the brick Arizona Daily Star building (vacant today) and Grand Café/Palace Sweets building with its sculpted parapet. A 1934 historic photograph (see Additional Items) illustrates the altered (simplified, stuccoed) facades of the buildings to the west. Similarly, the corner building, which houses Bruegger's Bagelry today, 1 W. Congress Street, lost its elaborate parapet. This sort of façade modernization was typical in central business districts across America.

The Congress Street façade of the subject building is a double-story two-part commercial block. The facade is approximately 28.5 feet wide and 33.5 feet high, capped by an ornamented parapet lower than that of the adjacent Fox Theatre. Undoubtedly to serve the former shop spaces, the original stuccoed partition still separates the street level storefront into two unequal segments, with the eastern one smaller. There are two recessed entries, the eastern one being angled on one side and the western one squared. The doors are single-light steel frame with a push bar or handle on each side. They are painted dark brown outside and are unpainted metal inside. The large-pane storefront windows are 7'-0" high with

TC-DMO-0525-00089



steel frames painted dark brown. The storefront has been altered by the addition of painted plywood cladding on the sill walls and in the "transom zone." The steel window and doors are not original.

Typical of the two-part commercial block, the second story shows a greater proportion of wall surface to window. The south wall is stuccoed masonry approximately 18" thick and painted a light cream color. There is a band of five original 6/6 double-hung windows of wood. Each window opening is 2'-8" wide by 6'-6" high and the windows and frames are painted. Art Deco detailing is achieved through the installation of cast stone bas relief ornamentation. An identical match to the theatre's parapet ornament is the zig-zag Art Deco frieze featuring a continuous "drape and rosette" pattern painted to match the stucco. Above the storefront, aligning with the bottom of the theatre marquee, is a 3-foot wide cast stone frieze which features a repetitive pattern of zig-zag facets, rose medallions and iris motifs. Between the windows are four cast stone staffs painted turquoise and red brown.

Historic photographs of 1930 and 1933 show that the original storefront windows extended full-height, without transoms, above tile-clad sill walls (see Additional Items). The original storefront opening has been "lowered" recently by the poor-quality installation of plywood panels, a reversible alteration. Two HVAC grilles now appear in this zone. Ceramic tiles on the sill walls matched those recently uncovered on the adjacent Fox Theatre. Non-standard sized 5 1/2" to 5 3/4" square by 5/8" thick with 1/2"+ natural gray grout joints, these original tiles may still exist beneath the applied plywood panels. During the 1930s striped awnings shaded both storefronts and the second story windows.

To enter today's Italian Kitchen, the visitor traverses a recently installed sidewalk of paving bricks in a basket weave pattern set between concrete strips. This sidewalk extends along the Congress Street edge of Block 196. (It is known that the original paving material for the sidewalk in front of the Fox Theatre was some sort of large, diagonally-set tile which probably continued in front of the annex.) The restaurant has provided an outdoor serving area with tables beneath umbrellas. There is a slightly sloped concrete ramp with 8" square scores and a stoop clad in 7 ¼" square tiles for each entry recess. The restaurant can be accessed through either door.

Although the restaurant makes full use of the entire 15'-3" high ground floor shop space, it is clear that there were two distinct, plaster walled shops earlier. This division is marked by plastered concrete columns, 9 ½" square, that run along a north-south spine to support a beam above. The former partition has been removed. The east area includes several features that are original and relate to the time La Nopalera, a photography shop, occupied the space for several decades starting in 1933 (see Section 8). One such feature is the 1'-10" high by 2'-8" deep raised storefront display "bench," angled on the side lining the entry. There is also an early wall niche in the display area. Also original is the wooden staircase and narrow mezzanine along the east and north walls, with railings constructed of 3 ½" square posts and 1 ½" intermediate vertical members. The mezzanine is higher along the east wall, with its floor being 6'-3" from the ceiling. Steps down lead to the lower mezzanine along the north wall. Its floor is 8'-0" from the ceiling. Today the east area including its mezzanine is used for table seating of patrons. On the ground floor to the north, separated by a partition, is the rest room.

TC-DMO-0525-00089



The west ground floor area contains the kitchen to the north behind a partition, and, in front, a refrigerated case plus the principal serving bar along the west wall. This zone has a contemporary appearance. The restaurant floor is tiled throughout with 12" square stone tiles.

Access to the basement is from the kitchen via an old wooden stairway, minus railings. In the basement, reinforced concrete columns and beams supporting the floor above are exposed. This same framing system was used by Eugene Durfee in the basement of the adjacent Fox Theatre. The concrete floor of the basement is deteriorating from serious heaving in places. There is a storage room currently in use by the restaurant.

The second story, the office space, is accessed from a doorway and staircase, addressed 33 W. Congress Street, in the building to the west. The staircase, twenty-nine 6 1/2" risers high with a central landing, leads to a central hall that serves both the Fox commercial office at the east end and several offices, rest rooms and storage rooms of the former Arizona Daily Star Building. At present, all second-story spaces are unoccupied. Although there is indication that alterations occurred on this second floor, the common stairway/hall feature appears to have been original.

Measurement of the office floor shows that the walls of the building are not rectilinear. The south wall is 31'-11" long while the north wall is 31'-4" long. The east wall is 46'-0" long and the west wall is 44'-11" long. The ceiling height is approximately 11'-8". The only view is through the band of double hung windows. On the southwest corner is a closet belonging to the adjacent space which juts 5'-9" into the width of the room. The office has one large workroom to the rear and one storage closet in the northwest corner. In the center of the room is an aluminum chase 1'-7 ½" square. The walls are plaster with paint peeling and chipping in places. Typically there is a 3 ¾" wood base with quarter round. The plastered ceiling, also peeling in places, has a scuttle and several openings. The flooring is the original 2 ½" wood tongue and groove. It is covered in dust but appears to be in fair to good condition. Vinyl tile has been installed over the wood flooring by the entry, in the rear work room and in the storage room.

The structural system of the building is apparently masonry walls on a site cast concrete foundation. The ground floor is supported by the previously mentioned concrete framing in the basement. The masonry bearing walls and intermediary columns on the ground floor support the second story floor possibly comprising 2 x 10s at 18" on center. The west second story wall has some areas of frame. The roof is structured by large, custom-built wood trusses with flat top and bottom chords. The struts are double 1 x 6 members (full size) and the diagonals are 2 x 4 members (full-size). There is wood tongue and groove decking above. The flat roof slopes slightly to the west where it forms a communal valley for the sloping roof of the adjacent building, draining into a downspout. The roof is covered in built-up roofing.

Integrity

The integrity of the Fox commercial annex building is good, especially owing to the visual strength of the Art Deco detailed second floor with its original ornamentation, double hung windows and relationship to the matching Fox Theatre building. Although the entry stoops are original, the opening of the storefront

TC-DMO-0525-00089



and the sill walls have been altered. These alterations are reversible and this can be undertaken simultaneously when the Fox Theatre is restored.

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## NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The commercial annex to the Fox Theatre was popularly known for several decades as "La Nopalera" because of its principal street-level tenant, a photography shop. This annex, a companion built in 1929 for the premier theatre and adjacent to its lobby, is significant under Criteria A and C. The larger context statement is found in the Historic and Architectural Resources of Downtown Tucson, Arizona Multiple Property Documentation Form. Under Criterion A, this building is related to the context of planning and development in Downtown Tucson and pertains to the theme of specialty store commerce in the central business district. Under Criterion C, this building is a significant as one of downtown Tucson's historic, two-part commercial blocks. The building was designed by California architect Eugene Durfee to complement the adjacent theatre and its façade has modest Art Deco style details. The period of significance begins with its date of construction, 1929, during the third period of Tucson's Central Business District development (1896-1935) and ends in 1953, during the fourth period of development (1935-1970), making the building fifty years old.

Historical Overview

The history of the founding of the commercial annex is that of the Fox Tucson Theatre (see Fox Theatre nomination). In the early decades of the 1900s, to satisfy the public's insatiable appetite for entertainment through live performance and silent motion pictures, independent owner/operators, such as the Diamos family in southern Arizona, began to build theatres and develop flourishing regional chains. The Diamos brothers, Daved, Nick, Frank, John and George, and their uncle, James Xalis, were immigrants from Greece who simplified their surname Diamantatsikos. They found the region to their liking and by 1929 owned most of the theatres in southern Arizona including Tucson's Pima Theatre and Lyric Theatre on Congress down street from the subject site. At that time other Congress Street theatres included the Rialto and the Opera House, owned by the Drachman family, and the Plaza, under construction by Judah Aaron Kaufman, a local merchant. (Boyer 1988.)

However, the Diamos chain and most other regional ones were eventually dominated by the major studio theatre chains that were developing aggressively and simultaneously. Both Fox's West Coast division and Paramount Publix began to compete in Arizona to take over theatres. Paramount took over Rickards and Nace who had theatres in Phoenix, Tucson and other cities and Fox West Coast took over the Diamos theatres in southern Arizona. Apparently the take-over process was coercive but the introduction of the sound motion picture, proliferating at that time, would have required the owners of regional chains to expend considerable capital to retrofit theatres with sound equipment. (Goodkin 2002.)

On August 24, 1929, just as Tucson was about to feel the pressures of the Great Depression, ground was broken on site for the Tower Theatre on W. Congress Street near Stone Avenue. The theatre was to be the "crown jewel" in the Diamos Brothers' Lyric amusement chain. California architect M. Eugene Durfee was the designer and plans had already been drawn up for the elaborate $300,000 Tower Theatre. On September 28, 1929 of that year, desiring to eliminate competition, Fox West Coast negotiators

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pressured the Diamos brothers to lease them the Tower and the other theatres in their chain. The Tower then became the Fox Theatre and construction of the theatre and adjacent commercial building resumed as planned.

In spite of the takeover by Fox West Coast, the Diamos family continued to own both Fox complex buildings, on Lots 4 and 5, Block 196, for many decades. The theatre, dual commercial shops and office space they leased to others. The land beneath the edifices, however, remained in the hands of two families, the Allisons and the Metzgers, for many years. The Diamos family leased the land from these families and, under the name Lyric Realty Co., acquired Lots 12 and 16 and the improvements thereon, enabling them to start construction of the Tower Theatre. Eventually, by 1971, the Diamos family had been able to purchase the Metzger and Allison land. An appraiser's drawings produced in 1955 (see Additional Items) show this divided land ownership during the Diamos era (Diamos 2003).

Back in 1911, the brothers Frank and Warren Allison had purchased the parcel (lot 3 and part of lot 4, Block 196), and its improvements, a still-existing building that possibly dated back to 1900 (Diamos 2003), on the northwest corner of N. Stone Avenue and W. Congress Street. These brothers were the sons of pioneer George Allison, originally of Iowa, who brought his family to Tucson in 1874. Typical of many pioneer entrepreneurs, George Allison and his sons engaged in ranching, mining, general merchandise and real estate development in and around Tucson. From the time the Fox Theatre was built until 1940, the ground floor commercial tenant of this corner building, then addressed 17 W. Congress St., was the Grand Café. The Allison land in Block 196 belonged to Allison heirs until 1970.

A 1923 bargain and sale deed shows that Jeremiah Metzger, a married man, purchased the west 50 feet of lot 4 and its building, one of the Arizona Daily Star buildings, built around 1917 when the newspaper moved from its 30 N. Church Avenue location. Called the "Metzger Building" by the Diamos family, today it stands adjacent to and west of the Fox complex and provides access to its second story office (see Section 7). According to Joana Diamos and biographical information from the Arizona Historical Society Library, Jeremiah Metzger was a highly esteemed medical doctor. The address 33 W. Congress was given to the second story offices of this building. City directory research shows that the Arizona Daily Star had offices in this building until 1940. Its ground floor shops, 29 and 37 W. Congress, served such tenants as jewelers, a sporting goods merchant, the Western Meat Company and the Emporium.

A scan of Tucson City Directories from 1930 to 1965 reveals that the principal tenant in the east space of the Fox commercial building, 21 W. Congress Street, was La Nopalera, a photographer's shop. La Nopalera appeared in 1933 and was still in operation in 1965. "Nopalera" is the Spanish word for a prickly pear cactus plantation. According to Joana Diamos, La Nopalera was the place to go for wedding photographs in Tucson, especially for Hispanic patrons.

La Nopalera's owner was photographer Virginia Kellner Manzo of a family from Mexico. According to Mitzi Manzo Pickett, the owner's daughter, la Nopalera was decorated with an artificial prickly pear cactus in the showroom window, but she does not know the reason for the name. La Nopalera specialized in black and white photographs, but Virginia also touched up with color if required. Weddings, first

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communions, the Tucson Rodeo Parade, portraits of the famous (including Gary Cooper) and not-so famous were among the many subjects photographed.

The shop was divided into zones for different phases of the photographic process. There was a reception area downstairs where young ladies waited on the clients. Behind a partition was the photographing area plus a dark room for developing film and the bathroom. The balcony in existence today served in the photography process as well. Located on the north end was a dark room with enlargers and other equipment for making prints. The east zone of the balcony was laid out for mounting pictures. Virginia was principal photographer but she had an assistant, Luis Bustamante. Virginia's sister, Victoria Kellner Martinez, did dark room work.

Mitizi Manzo Pickett recalls that the whole studio would be decked out in Western décor during rodeo week. When the film "Arizona" was made, William Hogan was one of the clients. Ms. Pickett also recalls a time when trick rider Monte Montana rode his horse up the balcony stairs.

The Fox Candy Shop was in 27 W. Congress Street by 1936 until 1939 but a principal tenant of that space was Rozara Flower Mart, starting in 1942, according to the City Directories. Rozara's remained there until sometime after 1955 and before 1960. According to Joana Diamos, Rozara Flower Mart was owned by Meyer Epstein and named after his first wife and daughter who had been killed in an accident. Meyer Epstein and his second wife, Arlene, founded Rozara's downtown in 1937. Apparently the shop then relocated to 27 W. Congress Street. Rozara's catered to a Hispanic clientele as can be seen in its ad for el Dia de Difuntos (the Day of the Dead) (see Additional Items). Jordan Epstein, the son, took over the operation and in 1978 opened a second flower shop, in the Park Mall shopping center. ("Jordan..." 1982).

The 1948 City Directory shows that, by then, the offices of 33 W. Congress Street (which included the second floor of the Metzger building as well as the space above La Nopalera and Rozara Flower Mart) were occupied by the Tucson Jewish Community Council, Tackett Tailoring Co., B. L. Udell General Agency (insurance), Diamos Realty Co., Lyric Realty Co. and Tri Delta Amusement Co. The latter three were offices of Diamos companies located at 33 W. Congress until 1983 when the family sold the La Nopalera building and the Fox Theatre. By that time the commercial decline of the central business district had ended the Fox Theatre's forty year run as the center of Tucson's entertainment world. The Fox Theatre remained vacant for many years in spite of later efforts to revive it and its commercial building came under separate ownership. Recently, along with the Metzger building, it has been owned by the Lerdal Association.

In the Spring of 1998, a group of concerned citizens joined together in their commitment to revive the landmark theatre. Part of a movement taking place across the country to restore historic theatres, the non-profit Fox Tucson Theatre Foundation grew from this group and purchased the theatre. Its goal is the restoration, renovation and return to the public of this Art Deco jewel. Early in 2003, the Fox Tucson Theatre Foundation purchased this adjacent commercial building to serve expansion needs.

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The Art Deco Style and Theatre Architecture

Art Deco was the style chosen for the Fox Theatre and its companion commercial building. Art Deco was a vibrant style that flowered in the United States in the late 1920s and 1930s. Art Deco movie theatres, an important component of the Art Deco scene, played a leading role in America's visual transformation between the two world wars. This all-pervasive style appeared just when the sound moving picture (or "talkie") was becoming America's most popular, accessible entertainment mode. Signifying "modernity," sound films embodied the latest ideas in technology, production, content and imagery. Although it was the Great Depression, movies expressed optimism. (*Marquee on Main Street* 1982.)

From the information included in this section and in Section 7, it has been shown how this Art-Deco styled two-part commercial block has been significant both for its architectural contribution and for its association with important periods of Tucson's central business district development. This striking two-part commercial block, located on Tucson's Main Street, was a component of a once thriving zone of commercial activity. It was a general-use commercial building that provided a "shell" for second-story office space plus a variety of ground-floor-level specialty shop tenants, most notably La Nopalera and Rozara Flower Mart. Its façade ornamentation in the Zig-Zag Art Deco style was very popular in the United States from the late 1920s-1930s. The façade of this building is a modest example of the style.

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Tucson City Directories, 1930-1965. Arizona Historical Society Library, Tucson, Arizona.

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**PHOTOGRAPHS**

The following information is the same for all photographs:
Photographer: Janet Parkhurst
Date: March 14, 2003
Location of Original Negatives: Office of Janet H. Strittmatter Inc.

Photographs have been labeled with an archival pen.

1) View of south façade showing relationship to adjacent Fox Tucson Theatre.
View Direction: N

2) View of south façade showing storefront and second-story office zone.
View Direction: N

3) Detail of Art Deco style cast stone ornament.
View direction: N

4) Interior restaurant view showing former La Nopalera space with original balcony.
View Direction: NE

5) Original staircase to balcony, former La Nopalera space.
View Direction: SE

6) View of west shop zone showing structural column.
View Direction: SW

7) View of basement showing reinforced concrete framing, deteriorating concrete slab and storage room.
View Direction: SE

8) View of south wall, second floor office.
View Direction: S

9) View of west wall, second floor office.
View Direction: W

10) View into northwest corner, second floor office.
View Direction: NW

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NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

**United States Department of the Interior**
National Park Service

# National Register of Historic Places Continuation Sheet

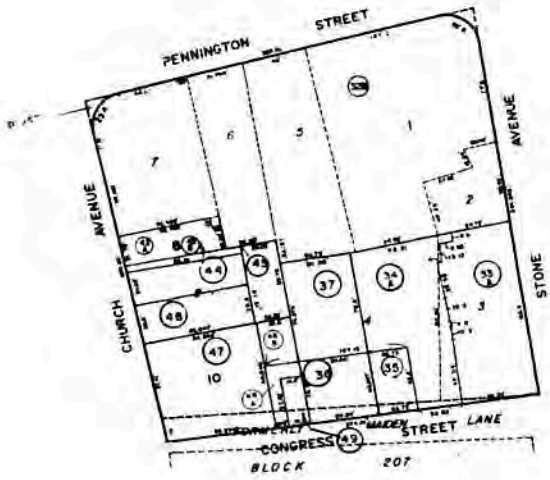
Section Number 10 Page 1

GEOGRAPHICAL DATA

Verbal Boundary Description
Property currently comprises one parcel in Block 196, City of Tucson. This parcel accommodates the rectangular building fronting on W. Congress Street. It is described as tax parcel 117-12-0350, the south 48.05 feet of the west 28.73 feet of the east 118.51 feet of Lots 3 and 4 in Block 196.

BOUNDARY JUSTIFICATION
The boundary of the nominated property corresponds with the current ownership of the property.

ASSESSOR'S RECORD MAP
117-12
2/17
CITY OF TUCSON
BLOCK 196




1900

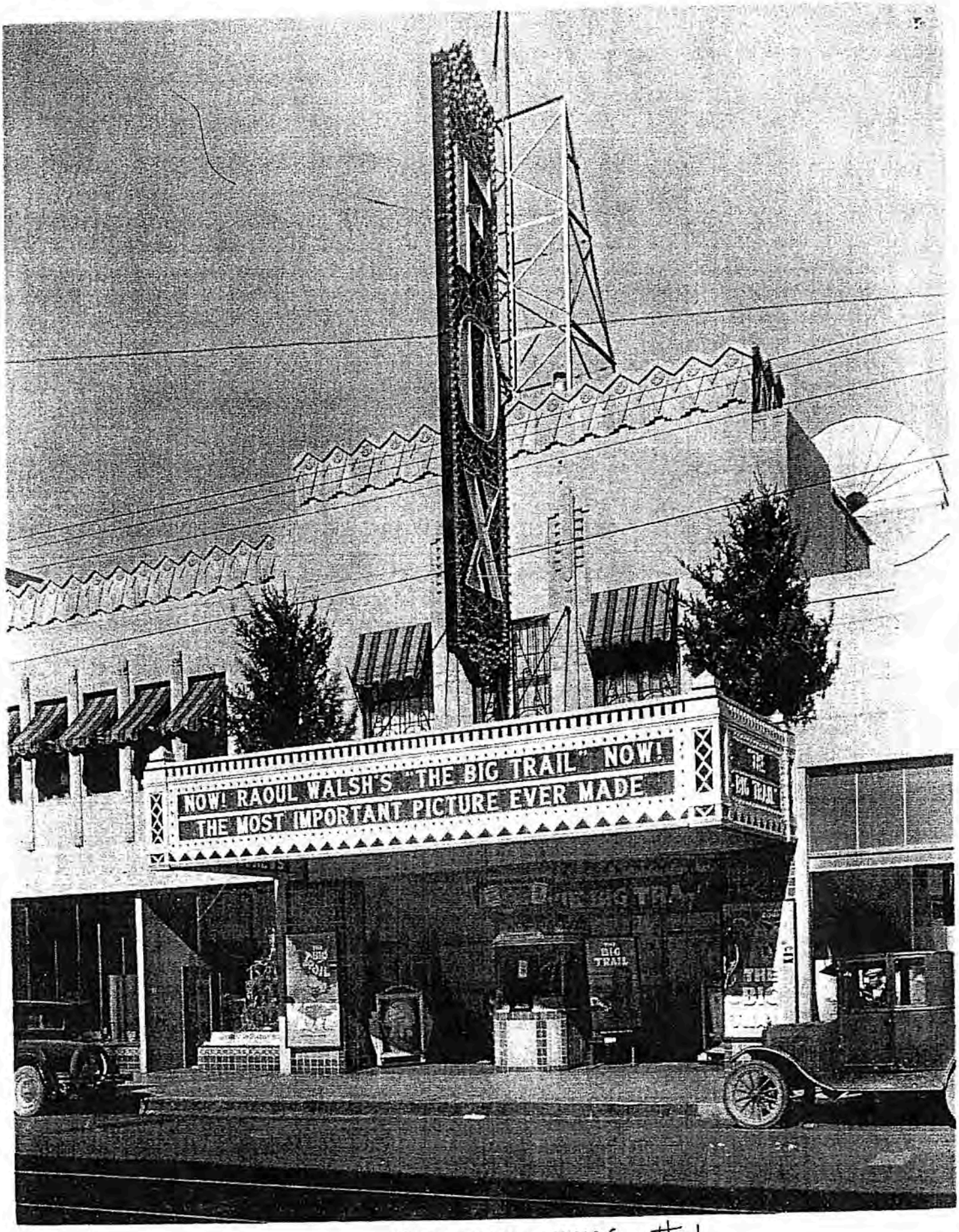
SCALE 1"= 50'
SEE BOOK 3, PAGE 71 M & P
2001-1

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Fox Theatre 1930

B# 35,341

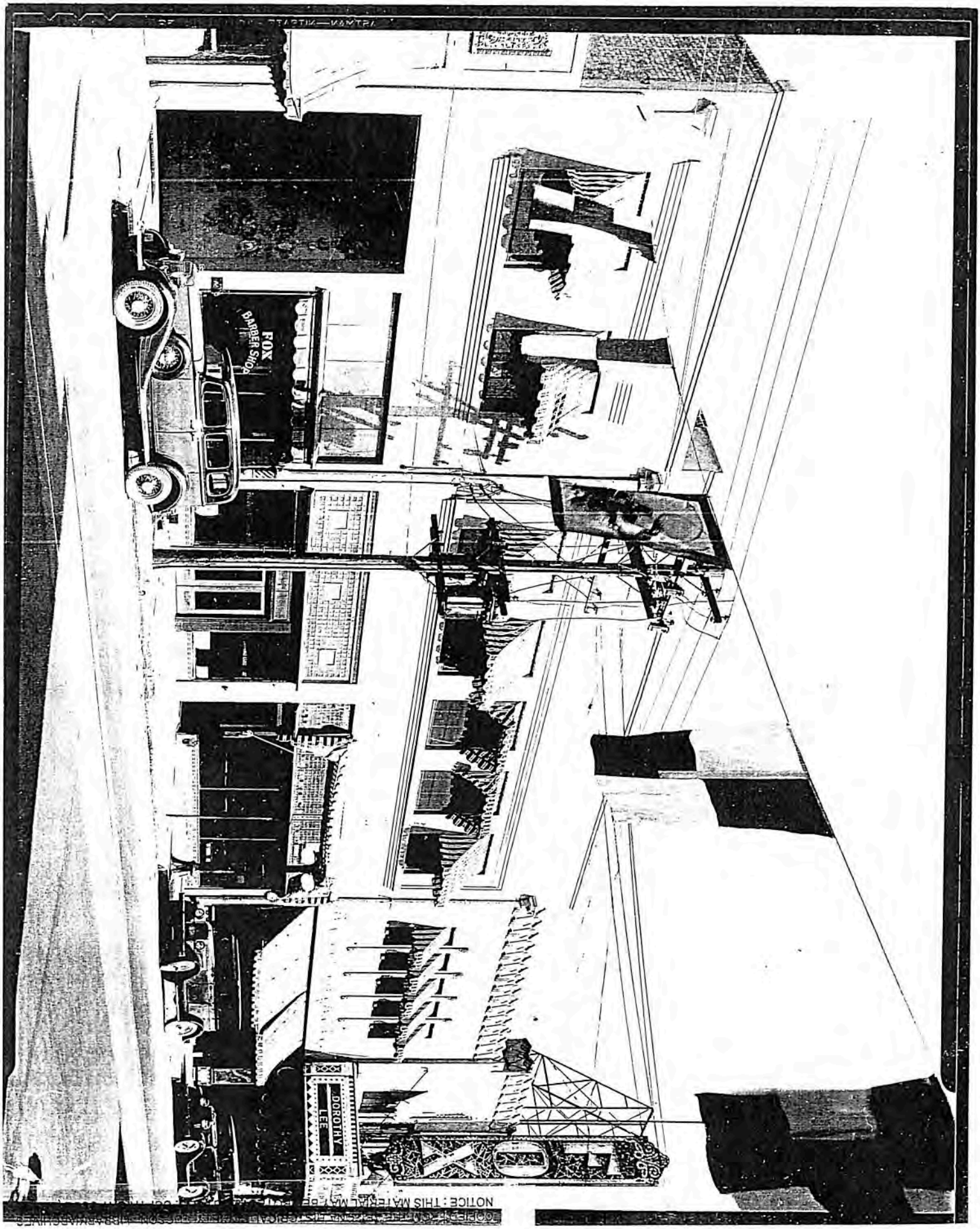
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NOTICE : THIS MATERIAL MAY PROTECTED BY U. S. COPYRIGHT CODE (TITLE 17)




ADDITIONAL ITEMS #1

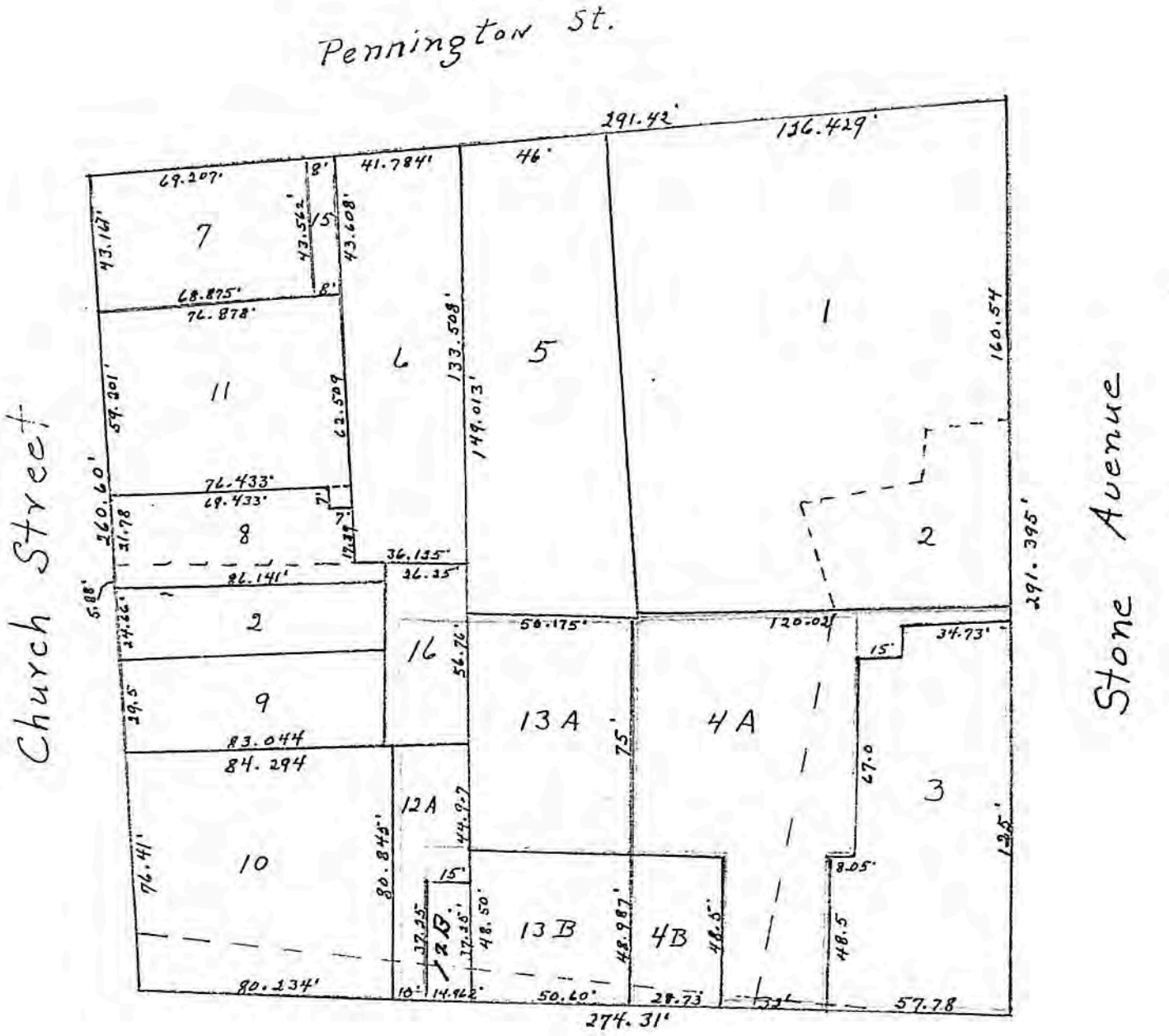
TC-DMO-0525-00089

1934 ADDITIONAL ITEMS #2



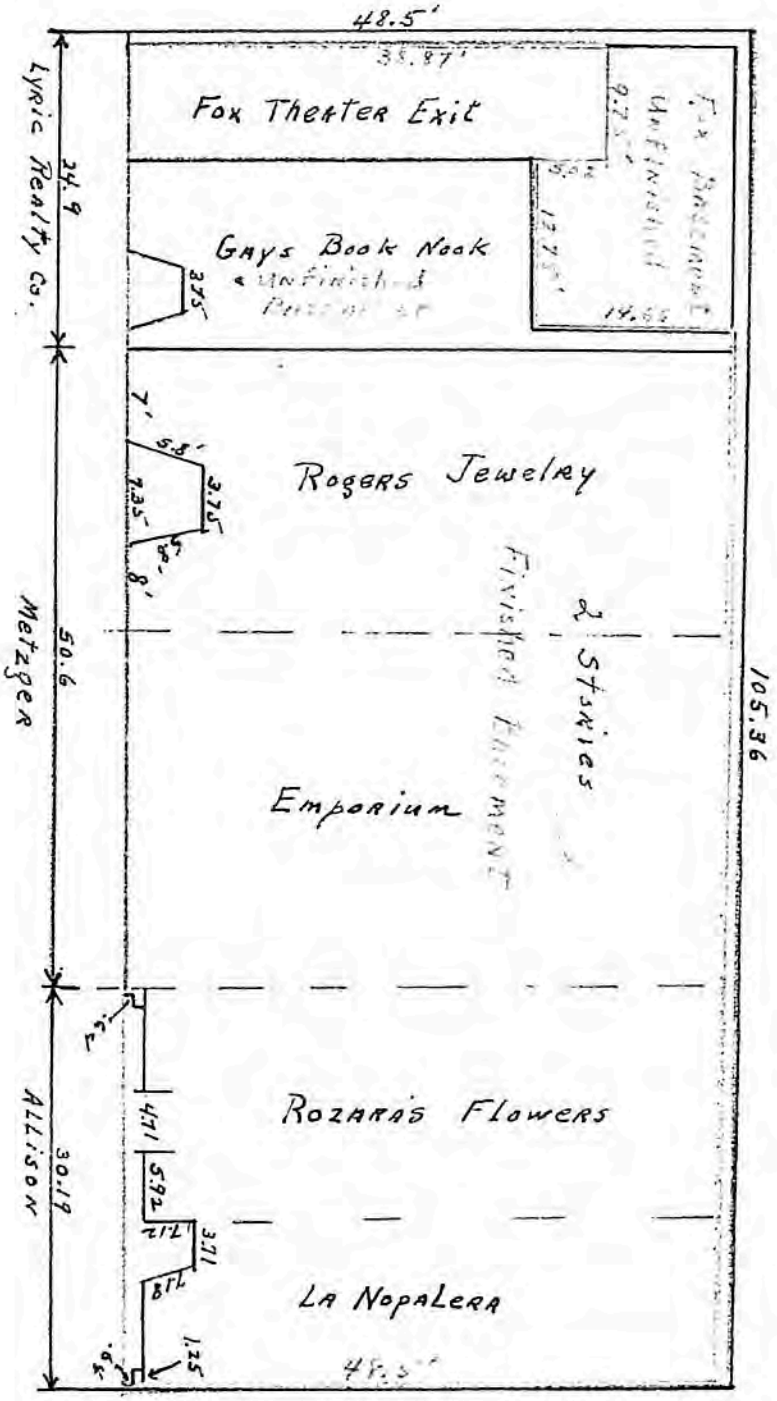
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# BLOCK 196 CITY



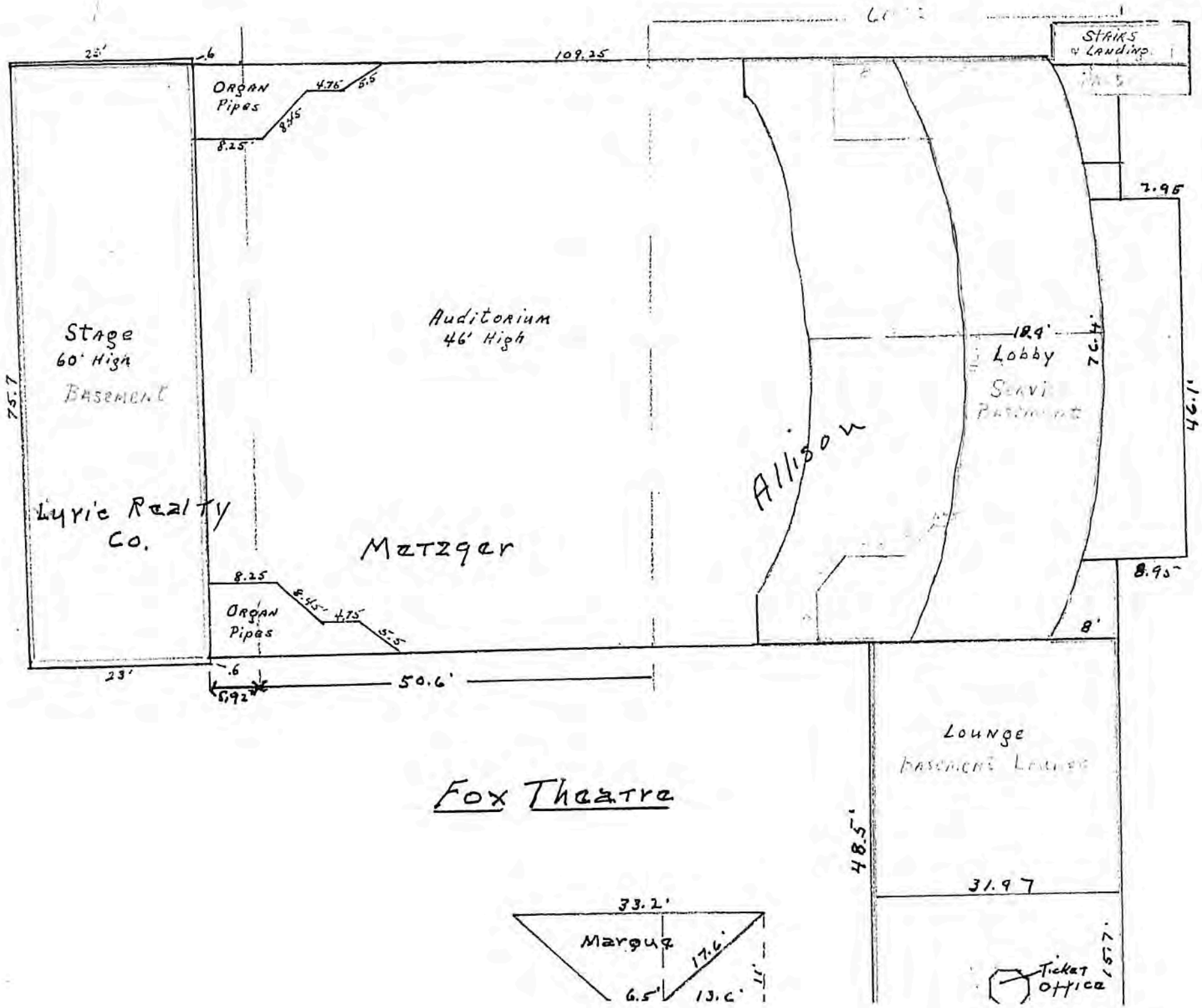

ADDITIONAL ITEMS #3

TC-DMO-0525-00089




21-27-29-37-47 West Congress

2nd Floor - Offices




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TC-DMO-0525-00089

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# El Dia de Difuntos Es El Martes, 2 de Nov.

## Y ESTAMOS ORGULLOSOS DE PRESENTAR LA SELECCCION MAS GRANDE Y MAS ESCOGIDA DE CORONAS Y RAMOS SIEMPREVIVA, ARTIFICIALES, DE TODO ARIZONA

Sugerimos a Usted que ordene sus compras cuanto antes, especialmente este año — pues pueda sucedernos que no podamos conseguir mas por largo tiempo.

**Ahora Esta Completo Nuestro Surtido - Todos Los Colores, Tamaños y a Precios, Como Siempre RAZONABLES!!**

**USE NUESTRO PLAN DE CREDITO, DE APARTAR LO QUE G U S T E!!**

Un pequeño deposito hara posible que guardemos para Usted cualesquier Corona hasta el Dia de Fieles Difuntos, y si Usted lo desea, pueda pagar en abonos regulares pequeños por lo que le apartemos.

**Tenemos Abiertos Las Noches y Los Domingos Para Mayor Conveniencia De Ud.**

**TAMBIEN TENEMOS!**
**LA SELECCION MAYOR DE CORONAS DE FLORES FRESCAS!!**

Si Usted vive demasiado lejos puede telefonearnos al TELEFONO 5391 —— SE LAS ENVIAREMOS O MANDENOS DECIR LO QUE DESEA.

Otra vez recordamos a Usted que

**HAGA SUS COMPRAS TEMPRANO**

Para que escoja de lo mejor y evite Desilusiones

**"Hablamos Español"**

# - ROZARA FLOWER MART -

27 Congreso Al Oeste
Telefono 5391 ——— Abierto de Noche y Domingos
RAMOS CORONAS BOUQUETS

ADDITIONAL ITEMS # 4

TC-DMO-0525-00089

**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: 117-12-033A Survey Area: Downtown Tucson Historic District

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

Address: 27 N. Stone Avenue
City or Town: Tucson ☒ vicinity County: Pima Tax Parcel No.: 117-12-033A
Township: 14S Range: 13E Section: 12 Quarter Section: SW Acreage: <1

Block: 196 Lot(s): 3 Plat (Addition): Tucson Townsite Year of plat (addition): 1871

UTM reference: Zone 12 Easting: 502694 Northing: 3565063 USGS 7.5' quad map: Tucson, Arizona

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

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

Construction Date: between 1897-1900 ☒known ☐ estimated (source: 1896 & 1901 Sanborn Maps)

STRUCTURAL CONDITION

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

☐ Fair (*some problems apparent*)

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

☐ Ruin/Uninhabitable



USES/FUNCTIONS
*Describe how the property has been used over time, beginning with the original use.*

Historic & Current:
COMMERCE/specialty store and restaurant

Sources:
Field Observation

PHOTO INFORMATION
Date of photo: 1/25/2012
View Direction (*looking towards*)
West
Negative No.: DTTucson HD.Pima County.8-2-12 090

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SIGNIFICANCE

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

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

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

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

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

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) Although the historic-period International-style storefront has been up-dated with contemporary materials, it retains the plan, patterns, and proportions of the historic façade.

3. SETTING (Describe the natural and/or built environment around the property) Describe how the setting has changed since the property's period of significance: Downtown urban streetscape; adjacent storefronts at public sidewalk; one- and two-story facades as well as multi-story towers. Streetscape enhancements of street trees, planters and sidewalk surface treatments. Contemporary office tower adjacent to the north.

4. MATERIALS (*Describe the materials used in the following elements of the property)*
Walls (structure): Concrete Masonry Units (CMU) Foundation: Concrete Roof: Rolled asphalt
Windows: Aluminum Storefront What were they originally? unknown
Wall Sheathing: Stucco If sheathing altered, what was it originally?

5. WORKMANSHIP (*Describe the distinctive elements, if any, of craftsmanship or method of construction*)
Modular prefabricated materials used for sheathing to create Modern façade conveys methods of 1950s.

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 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: Don W. Ryden, AIA – Ryden Architects, Inc. Date: 15 January 2015
Mailing Address: 902 W. McDowell Rd, Phoenix, AZ 85007 Phone No.:602-253-5381

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**STATE OF ARIZONA**

**HISTORIC PROPERTY INVENTORY FORM**
CONTINUATION SHEET

Name of property 27 N. Stone Ave., Tucson, AZ Continuation Sheet No. 1
==========

A. HISTORIC EVENTS/TRENDS (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.)

This ca. 1900 Commercial-style retail building, remodeled in 1958, is among the businesses in Downtown Tucson that up-dated their facades soon after WWII to the design paradigm of the International style in order better to compete for business of the booming population of Tucson. As such, its association with post-WWII commerce, its boom decade date, and high style give it architectural significance in the development of Downtown Tucson.

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

None determined.

C. ARCHITECTURE (describe how the property embodies the distinctive characteristics of a type, period, or method of construction.)

This single-story, retail rental strip building of the One-part Commercial Block massing was transformed in 1958 to International style. The existing projecting upper façade retains its historic series of 15 smooth rectangular planes and horizontal cantilevered steel trellises above the storefront openings. The recessed display window storefronts are set at an angle to the upper façade to lead pedestrians to the entrances in the manner of many such Modern-influenced retail stores. The sidewalk and spandrel walls at the storefronts are sheathed with contemporary ceramic tile much the same way such tile finishes were installed in the 1950s.

As a very good example of an International-style retail store associated with the transformative development of the post-WWII Modern Period, this property is **eligible** for listing on the National Register as a contributor to the Downtown Tucson Historic District.

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

None.

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NPS Form 10-900
OMB No. 1024-0018
**United States Department of the Interior**
National Park Service

# National Register of Historic Places Registration Form

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

## 1. Name of Property

Historic name: **Downtown Tucson Historic District**
Other names/site number: _____
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: _____
City or town: Tucson State: Arizona County: Pima
Not For Publication: ☐ Vicinity: ☐

## 3. State/Federal Agency Certification

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

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

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

**___national ___statewide X local**

Applicable National Register Criteria:

**X A ___B X C ___D**

Kathryn Russell 8 Nov 2021

**Signature of certifying official/Title:** **Date**

**State or Federal agency/bureau or Tribal Government**

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

**Signature of commenting official:** **Date**

**Title:** **State or Federal agency/bureau or Tribal Government**

## 4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

_____

Signature of the Keeper Date of Action

## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

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

### Category of Property

(Check only **one** box.)

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

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**Number of Resources within Property**
(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|---|---|---|
| 48 | 31 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 1 | 0 | objects |
| 49 | 31 | Total |

Number of contributing resources previously listed in the National Register 13

**6. Function or Use**
**Historic Functions**
(Enter categories from instructions.)
COMMERCE / business, professional, financial, specialty store, restaurant, department store
DOMESTIC / hotel, boarding house, single dwelling = house, multi-housing = apartments
RECREATION & CULTURE / theater, auditorium
GOVERNMENT / post office & courthouse
FUNERARY / mortuary
SOCIAL / meeting hall, ballroom/banquet hall
HEALTH CARE / medical office or business = doctor, dentist, pharmacy
LANDSCAPE / street furniture = lamp posts
INDUSTRY / communications facility
TRANSPORTATION / streetcar line, highway

**Current Functions**
(Enter categories from instructions.)
COMMERCE / business, professional, financial, specialty store, restaurant
DOMESTIC / hotel
RECREATION & CULTURE / theater
GOVERNMENT / post office & courthouse
LANDSCAPE / street furniture = lamp posts
INDUSTRY / communications facility

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)
LATE-19th & EARLY-20th-CENTURY AMERICAN MOVEMENTS / Commercial Style
LATE-19th- & 20th-CENTURY REVIVALS / Spanish Colonial Revival, Classical Revival, Italian Renaissance Revival
MODERN MOVEMENT / Art Deco, Moderne, International Style, Miesian, New Formalism, Brutalism

**Materials:** (enter categories from instructions.)
Principal exterior materials of the property: Brick, Stucco, Stone, Concrete, Concrete Block, Steel, Aluminum, Ceramic Tile

### Narrative Description

### Summary Paragraph

**Located at Stone Avenue and Congress Street and near the Southern Pacific Railroad mainline, the Downtown Tucson Historic District is a 20th-century central business district of mixed uses characterized by irregular grid-patterned urban streetscapes densely packed with facades and buildings of Commercial, Period Revival, and Modern styles.** At the heart of Arizona's second-largest city and seat of Pima County government, Downtown Tucson's street patterns harmonize Anglo American development with Spanish Colonial roots. The general boundaries of the irregularly shaped, twelve-block historic district consist of Toole Avenue and the Southern Pacific Railroad tracks diagonally on the northeast, 12th Street on the south, Herbert Avenue on the east, and Church Avenue on the west. The single- and multi-story commercial facades lining the public sidewalks of narrow streets differentiate this urban district architecturally and spatially from all other Tucson districts. These building forms and facades characterize dynamic Downtown development spanning from 1900 to 1968. Contributing properties convey local expressions of nationally popular architectural styles—primarily Commercial and Period Revival styles and expressions of the Modern movement. Ever-improving construction methods and industrial materials reflect the changing technologies of the 20th century. Several streetscapes reflect the concentrations of special business types—such as fashion, retail, finance, government, business, hospitality, and automobiles. The architectural character blends aspects of Old West heritage, Progressive ideals, and Modern optimism. The architecture reflects initial steady growth, competition-driven changes, and accelerated post-World War II development followed by rapid urban decline due to explosive suburban expansion and freeway bypass.

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# Narrative Description

## BACKGROUND OF THIS NOMINATION

The City of Tucson commissioned Ryden Architects, Inc., historic preservation consultants, to conduct a historic resources survey update and to prepare this nomination of the "Downtown Tucson Historic District" as part of Section 106 consultation for mitigating effects of the Tucson Modern Streetcar project (Sun Link) completed in July 2014. The City and State Historic Preservation Officers (Jonathan Mabry, PhD and James Garrison, RA) directed Ryden Architects, Inc., to prepare this nomination as an independent document which supplements rather than supersedes the 2002 Multiple Property Documentation Form (MPDF) for the "Historic and Architectural Resources of Downtown Tucson, Arizona" and individual building nominations prepared by Janet Parkhurst and R. Brooks Jeffery.

The Downtown Tucson MPDF spanned a period from 1776 to 1952 and covered both the entire traditional central business district and the ethnic-Mexican barrio area. The MPDF discussed two contexts: 1) Town Planning and Development in Tucson, 1775-1970; and 2) Architecture in Tucson, 1900-1950. The MPDF Architecture context did not cover the full period of significance of the surviving Downtown Tucson Historic District, 1900-1968. In 2002, the State Historic Preservation Office recommended that the "intrusion" of post-1952 non-eligible buildings did not justify pursuing a Downtown Tucson Historic District at that time. The MPDF only justified nominations of individual buildings without consideration of potential historic districts.

Although this independent Downtown Tucson Historic District stands within the MPDF study area, it is not directly tied to the Downtown Tucson MPDF except for including 13 previously listed individual buildings as district contributors. Because Ryden Architects, Inc. simultaneously prepared this district nomination and the historic preservation design guidelines as companion documents, the information in the nomination not only addresses National Register eligibility but also preservation management.

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## SETTING

The Sonoran Desert landscape covers the basin and range landforms surrounding Tucson. Bounding the city to the northeast are the nearby, towering Santa Catalina Mountains, to the east are the Rincon Mountains, and across the Santa Cruz River to the west, are the Tucson Mountains with Sentinel Peak (or "A" Mountain). Within the urbanized Downtown area, the dense development and height of the buildings limit the visual connection with the natural environment to mountain views from the tall buildings.

As a modern urban environment, the setting and contributing properties of Downtown Tucson Historic District are virtually all manmade. The post-historic-period street trees and planters within the public right-of-way are the few natural, growing materials. The streetscapes are defined by facades of buildings, asphalt-paved streets, concrete and brick sidewalks, steel street furniture and signs. Narrow alleys provide a secondary counterpoint rhythm to the urban grid of major streetscapes. Open space consists of asphalt-paved parking lots, concrete plazas, and graded gravel vacant lots. There are no public parks within the district. Nearby, mainline railroad tracks, the depot, and the warehouses (Tucson Warehouse HD) define the diagonal northeast side of the commercial district with a contrasting industrial and transportation open space. To the south is an early 20th-century residential neighborhood of bungalows (Armory Park HD). To the north is a 19th-century residential neighborhood of adobe rowhouses and Prairie-influenced houses (El Presidio HD).

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**STREETSCAPES**

The irregular pattern of streets and alleys in Downtown Tucson combines the non-orthogonal streets of Spanish pueblo origins (1775), compass-point streets of the American townsite plat (1872) as sliced diagonally by the Southern Pacific railroad across the northeast corner (1880), and the combined blocks of Progressive-era urban renewal projects (1902). The irregular shapes of the blocks (e.g., rectangles, trapezoids, triangle, and pentagon) reflect the evolution of commercial development and the improvement of transportation modes. In general, the Downtown Tucson Historic District street grid consists of six north-south streets and four east-west streets. The irregular district boundary overlays seventeen separate blocks in part or whole.

Having no zoning restrictions on setbacks in the central business district, most commercial buildings fill their valuable parcels to the front and side property lines. Buildings sometimes do not fill the parcel to the alley, leaving space for parking, deliveries, trash containers, or expansion. Storefronts with recessed entries stand directly on the property line at the public sidewalk. Buildings at corner parcels often have storefronts or window openings that wrap around the corner and diagonal entrances at the clipped corner.

Buildings fill most of the surface area of each block in Downtown Tucson except where demolition has created parking areas or vacant lots. The construction of the Ronstadt (bus) Transit Center in 1991 cleared the densely developed city block at the northeast corner of Congress Street and 6th Avenue to create a large, urban open space for the intra-city main bus station [Photo 22].

The streetscape character of Downtown Tucson is typical of most pedestrian-oriented central business districts in Arizona established before World War II. Uninterrupted planes of one- and multi-story building facades create an intersecting grid of block-long, urban canyons punctuated with a rhythmic cadence of streetlights, traffic signals, and parking meters. Strongly contributing to the sense of place are the surviving five-globe streetlights that appeared in Downtown Tucson about 1912. Although many historic-period architectural facades have survived, very few historic signs remain because most Downtown businesses relocated following the period of significance and because restrictive sign codes of the 1970s and later sought to tame perceived visual clutter.

Wide sidewalks provide pedestrians with access to storefronts. Each storefront presents its unique personality through its own recessed entryway and floor materials (e.g., terrazzo, tile, patterned concrete). The characteristic design of the entrance and storefront windows strongly convey to the pedestrian the style and period of each building. Only a handful of historic-period awnings still project from the facades.

The streets and sidewalks serve as the only public spaces of the commercial district. The landscaping of the urban setting is limited to narrow graveled planters and grated tree wells cut in the public sidewalks along the curbs. Vertical concrete curbs border the asphalt streets. Parallel parking spaces line both sides of the two-lane streets. Just as during the historic period, the modern streetcar line runs down the center of Congress Street (and now also Broadway Boulevard).

The unchanged rear building facades lining the narrow-paved alleys possess the secret chronology of urban redevelopment in Downtown Tucson. These alley facades provide clues about the age or original style of many of the buildings remodeled with Modern facades. Arizona Avenue and Herbert Street are former alleys designated as minor streets running north and south through the middle of square city blocks. A few buildings have business frontage on these two alleys.

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## ARCHITECTURE

### Architectural Styles and Movements

The buildings of Progressive-movement character in Downtown Tucson developed from 1900 to 1930. By rejecting the architectural excesses of 19th-century Victorian "painted lady" buildings, Tucson merchants embraced the conservative simplicity of the American Commercial-style buildings. By contrast, high-style Revivalism also gained marketing traction through Classical Revival and Italian Renaissance Revival for their auras of dignity and stability. The nation looked to respectable architecture inspired by the romanticized past. During America's dramatic culture shift of the 1920s through mass-marketing, some Tucson businesses shunned the authentic local Sonoran adobe tradition and paradoxically reinterpreted Tucson's Hispanic roots with romanticized facades of the Spanish Colonial Revival style.

The buildings of Modern character in Downtown Tucson developed from 1930 to 1968. During the 1930s, some Tucson businesses sought a competitive edge by seizing upon the exuberant Art Deco style. They intended to excite and attract customers by distracting them from the Great Depression with visions of a hopeful future. Art Deco style can simultaneously be decorative in detail and sleek in form. Thus, Modernistic Art Deco would unknowingly transition Downtown Tucson from the conservative, romanticized character of Progressivism into the simple, functional character of Modernism following World War II. Tucson merchants and elected officials quickly embraced the optimism embodied by the International style to remake the image of the Downtown as looking toward the future not the past. The various interpretations of Modernism—Miesian, New Formalism, and Brutalism—crowd the urban streetscapes of Downtown Tucson.

### Building Functions and Forms

The visual continuity of the district derives from the similarities of commercial facades from the Progressive and Modern movements, especially in their box-like massing and broad storefront openings. The architectural collage of the Downtown streetscapes changed through the replacement of whole buildings and the alteration or veneering of facades in an unending competitive effort by entrepreneurs to update their businesses' images. The seemingly random arrangement of styles occurring within the district traces the block-by-block dynamics of competitive development as influenced by ever-changing opportunities and constraints faced by business owners.

## INTEGRITY

During the 1960s, the continuing loss of retail trade to new suburban shopping centers slowed competitive improvements to the building facades of Downtown Tucson. Following the close of the period of significance in 1968, the central business district experienced light-handed streetscape enhancements, occasional façade remodeling, and parking garage infill construction. With contributing buildings looking essentially the same as they did at the end of its period of significance, the Downtown Tucson Historic District retains sufficient integrity to convey its historic and architectural significance.

### Design

Most properties in the district possess high design integrity. Intact façades, wall openings, and building massing collectively comprise the primary character-defining features that convey the architectural significance of Downtown Tucson Historic District as a twentieth-century central business district. The facades reflect the evolution of Downtown development linked to historic trends and events. They express many design styles popular during the Progressive movement and several interpretations of the Modern movement. The facades of contributing buildings have retained design integrity either of their original character or of changes that have attained significance during the historic period. Buildings have been

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evaluated for their current state of architectural integrity rather than for their previous character, method of change, or potential for restoration.

**Materials**

The facades of contributing buildings retain sufficient materials that define stylistic significance and innovative construction techniques. The evolution of Downtown Tucson architecture is reflected in the changing popularity and availability of materials associated with styles and construction techniques. Progressive-period buildings tend to be built of brick left natural or veneered with stucco. Modern-period buildings tend to be built of concrete block or cast concrete painted or veneered with stucco. A few early buildings have been veneered with painted metal panels during the Modern period.

**Workmanship**

The level of workmanship in the masonry, concrete, finishes and ornamentation is very high both for original buildings and for remodeled facades. The techniques of construction reflect the evolution of architecture that characterize Downtown Tucson.

**Setting**

The high integrity of setting as defined by patterns of buildings and streetscapes is also a very important characteristic of this central business district. The “street walls” of adjacent commercial buildings combine with the ground plane of sidewalks and streets to form spatial characteristics unique to Downtown Tucson. The suburban-character landscaping and brick sidewalks introduced to the downtown public rights-of-way during the City’s urban renewal projects of the 1970s, complement the hard-edged imagery of the midcentury downtown.

**Feeling**

The integrity of the feeling of the Downtown Tucson Historic District remains intact for conveying the significance of the city’s traditional hub of commerce and business. The eclectic imagery of many architectural styles and the variety of building types continue to contribute to the dynamic sense of place. The presence of the modern streetcar system of 2014 is an updated reminder of the historic city transit system that enhanced the pedestrian character of Downtown Tucson until 1930. The influence of the automobile in the streets, parking lots, and garages remains a powerful reminder of the historic paradigm shift from railroad primacy to automotive dominance of commerce during the twentieth century.

**Association**

The architecture and streetscapes of Downtown Tucson clearly retain the integrity of association with the evolving aspects of commerce in this Southwestern center of trade, tourism, and travel. The stylistic character of the building facades (Significance Criterion C) reveals the chronology and distribution of competitive commerce (Significance Criterion A) in play within the central business district.

**Location**

The unchanging integrity of location for the surviving central business district of Tucson firmly expresses the significance of the Downtown Tucson Historic District in the broad continuity of commerce and architecture. Downtown Tucson is the heart of the community’s sprouting as an 18th-century Spanish Colonial settlement, its budding as a 19th-century railroad hub, and its blossoming as a post-World War II Sunbelt City.

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## DOWNTOWN TUCSON HISTORIC DISTRICT INVENTORY LIST

This comprehensive inventory list of buildings within the historic district boundary recognizes that "most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved" (Secretary of the Interior's Standard No. 4). Thus, the list provides the dates of changes to the original building and evaluates the significance of the latest historic-period remodeling. Some post-historic-period remodeling projects have rehabilitated the building in a manner that preserves or restores its significant character. The eligibility evaluations are based on the historic significance and architectural integrity of pre-1969 buildings as they appeared at the time of the historic resource survey.

| Name | Street No. | Street Name | Constr. Date | Remodel Date(s) | NR Status/ Recommendations |
|---|---|---|---|---|---|
| SABT Parking Garage | 35 | E. Alameda | 1968 | | Contributor |
| Retail Store | 75 | E. Alameda | 1947 | | Non-contributor (I) |
| Tucson City Court | 103 | E. Alameda | 1960 | | Contributor |
| Mountain Bell / Mountain States Telephone and Telegraph Co. | 126 | E. Alameda | 1932 | 1947, 1966 | Contributor |
| 1 East Broadway Apartments | 1 | E. Broadway Blvd | 2016 | | Non-contributor (A) |
| Westerner Hotel | 10 | E. Broadway Blvd | 1949 | | Contributor |
| Sonoran Institute / Office Building | 44 | E. Broadway Blvd | 1979 | | Non-contributor (A) |
| U.S. Post Office & James A. Walsh Courthouse | 55 | E. Broadway Blvd | 1929 | | Listed - contrib. |
| Pacific Finance Loans | 60 | E. Broadway Blvd | 1900 | | Contributor |
| Ruffner's Gift Shop | 66 | E. Broadway Blvd | 1916 | 2012 | Non-contributor (I) |
| Auto Sales Building | 121 | E. Broadway Blvd | 1917 | | Contributor |
| Veterans of Foreign Wars | 124 | E. Broadway Blvd | 1947 | | Contributor |
| AC Hotel Tucson | 151 | E. Broadway Blvd | 2016 | | Non-contributor (A) |
| Lewis Hotel / Auto Sales | 178 | E. Broadway Blvd | 1917 | c.1937 | Listed - contrib. |
| Trailways Bus Station | 201 | E. Broadway Blvd | 1971 | | Non-contributor (A) |
| Safeway | 210 | E. Broadway Blvd | 1937 | 2005, 2012 | Contributor |
| Commercial Building | 211 | E. Broadway Blvd | 1946 | | Non-contributor (S) |
| Commercial Building | 213 | E. Broadway Blvd | 1950 | | Non-contributor (S) |
| Auto Repair | 220 | E. Broadway Blvd | 1944 | 2005, 2012 | Non-contributor (I) |
| Auto Sales | 230 | E. Broadway Blvd | 1929 | 1944,2005,12 | Non-contributor (I) |
| Lerner Shops | 1 | E. Congress St | 1953 | 2000 | Non-contributor (I) |
| Valley National Bank | 2 | E. Congress St | 1929 | 1937 | Listed - contrib. |
| Valley National Bank Branch | 20 | E. Congress St | 1912 | 1953, 2015 | Non-contributor (I) |
| Daniel's Credit Jewelers | 21 | E. Congress St | 1898 | 1953, 2007 | Contributor |
| Franklin's | 25 | E. Congress St | 1900 | 1940, 2007 | Non-contributor (I) |
| Woolworths | 33 | E. Congress St | 1957 | 1984 | Non-contributor (I) |
| Hexagon/City Park | 40 | E. Congress St | 2017 | | Non-contributor (A) |
| McLellan's (west portion) | 61 | E. Congress St | 1898 | c.1953 | Contributor |
| McLellan's Building | 63 | E. Congress St | 1909 | c.1953 | Contributor |
| Rebeil Block | 72 | E. Congress St | 1897 | 1930 | Listed - contrib. |

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|---|---|---|---|---|---|
| Kress & Co. | 97 | E. Congress St | 1955 | c.1988 | Non-contributor (I) |
| Drachman Shoes / Central Block | 98 | E. Congress St | 1904 | 1954 | Contributor |
| W. A. Julian Building West Half | 113 | E. Congress St | 1907 | 1920,37 | Contributor |
| First Hittinger Block | 118 | E. Congress St | 1901 | 2003 (est.) | Listed - contrib. |
| W.A. Julian Building East Half | 121 | E. Congress St | 1907 | 1917,37 | Contributor |
| Betty Gay | 125 | E. Congress St | 1905 | 1936 | Non-contributor (I) |
| The Screening Room | 127 | E. Congress St | 1905 | 1912,36,2012 | Non-contributor (I) |
| J.C. Penny / L.A. Furniture Co. Addition | 128 | E. Congress St | 1903 | restored c.1999 | Listed - contrib. |
| J.C. Penny / L.A. Furniture Co. | 130 | E. Congress St | 1903 | | Listed - contrib. |
| Town Shops | 135 | E. Congress St | 1902 | 1913,42 | Contributor |
| Dave Bloom and Sons | 137 | E. Congress St | 1905 | 1931,48,2010 | Non-contributor (I) |
| Dave Bloom and Sons | 145 | E. Congress St | 1905 | 1931, 48 | Contributor |
| Crescent Jewelers | 200 | E. Congress St | 1900 | 1948 | Contributor |
| Bun Sandwich Shop / Borgaro's Curios | 222 | E. Congress St | 1919 | | Contributor |
| Miller Curio Company | 256 | E. Congress St | 1928 | | Contributor |
| Silverberg Jewelry Shop | 268 | E. Congress St | 1916 | 2011 rehab | Contributor |
| Rialto Building | 300 | E. Congress St | 1919 | | Listed - contrib. |
| Hotel Congress | 301 | E. Congress St | 1919 | | Listed - contrib. |
| Rialto Theatre | 318 | E. Congress St | 1919 | | Listed - contrib. |
| Howard & Stofft Stationers | 37 | E. Pennington | 1941 | 2011 | Contributor |
| Cele Peterson's Clothing | 47 | E. Pennington | 1958 | | Contributor |
| Arizona State Employment Service | 54 | E. Pennington | 1930 | 1948 | Contributor |
| Retail Shops | 59 | E. Pennington | 1935 | 1982 | Non-contributor (I) |
| Latimer Building / Don's Rooftop Parking | 65 | E. Pennington | 1957 | 1968 | Non-Contributor (I) |
| Reilly Funeral Home | 102 | E. Pennington | 1908 | 1935, 2012 | Contributor |
| Parking Garage | 110 | E. Pennington | 2005 | | Non-contributor (A) |
| Mountain Bell / Mountain States Telephone and Telegraph Co. | 137 | E. Pennington | 1916 | 1937, 1966 | Contributor |
| Mountain Bell / Mountain States Telephone and Telegraph Co. | 149 | E. Pennington | 1947 | 1966 | Contributor |
| Arizona Hotel | 31 | N. 6th Ave | 1917 | 1953 | Listed - contrib. |
| Kelly's Household Appliance | 51 | N. 6th Ave | c.1921 | 1931 | Contributor |
| Sear's Building Addition | 53 | N. 6th Ave | 1924 | 1947 | Contributor |
| Sears Auto Service Center | 101 | N. 6th Ave | 1946 | | Contributor |
| Retail Stores | 31 | N. Scott Ave | pre1919 | undetermined | Non-contributor (I) |
| Parking Garage | 50 | N. Scott Ave | 1971 | | Non-contributor (A) |
| The Mint | 59 | N. Scott Ave | 1931 | | Contributor |
| Desert Bloom | 27 | N. Stone Ave | pre1901 | 1958 | Contributor |
| Tucson Federal Savings Tower | 32 | N. Stone Ave | 1966 | | Contributor |
| Montgomery Ward | 44 | N. Stone Ave | 1929 | 1956, 2010 | Contributor |

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|---|---|---|---|---|---|
| Pioneer International Hotel | 100 | N. Stone Ave | 1929 | 1973 | Non-contributor (I) |
| Pioneer Hotel North Addition | 120 | N. Stone Ave | c.1935 | 1941,64,2005 | Contributor |
| National Bank of Arizona | 136 | N. Stone Ave | 1937 | 1958,62,73 | Non-contributor (I) |
| Arizona Historical Society | 140 | N. Stone Ave | 1953 | c.1968 | Contributor |
| Southern Arizona Bank & Trust | 150 | N. Stone Ave | 1958 | | Contributor |
| Pima Savings and Loan Ass'n | 151 | N. Stone Ave | 1957 | c.2000 | Contributor |
| Arizona Bank | 160 | N. Stone Ave | 1964 | | Contributor |
| First National Bank | 200 | N. Stone Ave | 1966 | | Contributor |
| Tiberon Apartments | 128 | S. 5th Ave | 1964 | 2014 | Non-contributor (I) |
| Stillwell-Twiggs House | 134 | S. 5th Ave | 1902 | | Contributor |
| Pima Wrecking and Salvage | 11 | S. 6th Ave | 1917 | c.1948 | Contributor |
| Roberts - Reynolds Garage | 33 | S. 6th Ave | 1917 | c.1940 | Contributor |
| Retail Stores Rental Building | 41 | S. 6th Ave | 1916 | 1959 | Contributor |
| Alta Vista Appraisals | 111 | S. 6th Ave | 1918 | 1974 | Non-contributor (I) |
| Odd Fellows Hall | 135 | S. 6th Ave | 1914 | 1946, 2010 | Contributor |
| Auto Service Garage | 14 | S. Arizona Ave | 1915 | | Contributor |
| W.A. Julian Co. | 125 | S. Arizona Ave | 1917 | | Contributor |
| Tucson Citizen Newspaper Building | 82 | S. Stone Ave | 1913 | | Contributor |
| Street Lampposts<br>53 total; 50 five-globe; 0 two-globe; 3 one-globe | - | On public sidewalks throughout district | c.1912 | | Contributors |
| 1 West Broadway Apartments | 1 | W. Broadway Blvd | 2016 | | Non-contributor (A) |
| Goldberg's Jewelers | 1 | W. Congress St | 1905 | 1964 | Non-contributor (I) |
| Fox Theatre | 17 | W. Congress St | 1930 | | Listed - contrib. |
| Fox Commercial Building | 27 | W. Congress St | 1930 | | Listed - contrib. |
| Arizona Daily Star | 29 | W. Congress St | 1905 | 1920, 1950s | Contributor |
| Retail Store | 52 | W. Congress St | 1955 | c. 1990 | Non-contributor (I-) |

## BUILDING DESCRIPTIONS

To facilitate cross-reference with the Downtown Tucson Historic District map, we have organized the following streetscape and building descriptions by streets and address numbers, first on the streets running north-south and then on the streets running east-west. Each street heading includes a brief description of the streetscape character. The compilation of building descriptions includes pre-1969 contributing *and* non-contributing properties. Buildings that were previously listed individually or that are non-contributors are differentiated from contributors by a label beneath each building heading. Each building heading presents the address, historic name, tax parcel number, and year of original construction and major modification.

### Stone Avenue

Stone Avenue's slightly diagonal orientation west of true north reminds us of its Spanish Colonial origins. Stone Avenue (formerly designated US-80) was the southbound gateway to Downtown Tucson through the overpass of the SPRR mainline. The traditional financial area of Downtown Tucson survives on Stone Avenue. The spatial and architectural character of the four-block length of Stone Avenue is unique in the historic district for its dramatic contrast between the solid wall of historic buildings on the east side

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and the open space and high-rise towers of post-historic development on the west. The east-side "street wall" retains the historic-period massing patterns of the many one- to four-story office buildings and the two mid-rise towers (hotel and bank). Driving south on this wide one-way street one gets a feeling of a financial Wall Street both spatially and symbolically from the variety of high-style front facades.

200 N. Stone Avenue First National Bank 117-16-0220 1966
Two box-like shapes compose the building; first, the open, two-story main banking space and second, the taller, slender solid mass at the east end that contains the elevator, stairwell, and mechanical equipment. The sculptural form of the building, with its curtain wall (or storefront) of glass recessed behind a tall arcaded porch, has no readily discernable scale-defining elements like individual doors or cut-out windows, guardrails, stairs, or planters. The top-heavy character of this Brutalism-influenced, two-story bank branch building is brought down to human scale by the natural red brick masonry. The arcaded porches engage the pedestrians as well as address the passing motorists.

The south porch consists of a series of ten segmental, brick barrel vaults that pass through the glass curtain wall to continue as the ceiling of the banking hall. The west porch simply is the northward extension of the single west barrel vault. Thus, the west porch has a gravity-defying, long-span horizontal head with a concealed lintel within the brick wall. The arches respect the traditional structural limitations of brick masonry while the horizontal head defies the nature of brick masonry. The south and west porch columns stand on the property line rather than at the curb. The wall above each segmental arch has a recessed panel spanned by corbels. These tall brick corbels harken back to the character of cornices and friezes of the Italianate-style facades (e.g., remnant at 200 E. Congress) found in an earlier period of Downtown Tucson architecture. The north and east sides of the building are essentially blank, solid planes of brick that originally almost touched the sides of adjacent buildings.

160 N. Stone Avenue Arizona Bank 117-11-0880 1964
Standing prominently on a corner lot, the two facades of the two-story Arizona Bank branch office possess the essential compositional characteristics of the Brutalist interpretation of Modern architecture. Yet, it blends traditional and modern materials without the use of raw concrete (*beton brut*). The overhanging upper story is articulated by a series of closely spaced, stucco-veneered, vertical fins shading slit windows. This bristling, top-heavy mass floats atop brick-veneered columns along the property line. Set deeply behind the slender columns is the glass and bronze-anodized aluminum curtain wall and entry doors. This levitating box-on-stilts conveys the basic tenets of International style by defying gravity on *pilotis* (columns) and creating sheltered ground-level public spaces in an urban setting. As an important architectural cornerstone at Alameda and Stone Avenue, the Arizona Bank and its two complementary banks on the adjacent corners anchor the southbound entrance to the financial district of Downtown.

151 N. Stone Avenue Pima Savings and Loan 117-11-0610 1957
This four-story Mies-influenced financial office building has one-story wings on north and south sides. The massing and façade patterns are of a balanced symmetrical composition featuring solid and open facades, and spatially interlocking boxlike forms. Solid walls of regular grid-patterned concrete tiles on the east and west facades are the visual counterpoint to the irregular grid-pattern of the curtain walls on the north and south facades. The orientation of solid walls and open curtains respond appropriately to the heat gain afforded by solar exposure in the arid desert climate. The north windows originally had a panoramic view of the nearby mountains. The artistic integration of industrial materials (e.g., brick, concrete, terrazzo, tile, glass, steel, and aluminum) enhances the sculptural interplay of solids, planes, and voids. The use of grid patterns in brick masonry bonding, curtain wall framing, and wall panel tiling brings the large building elements down to human scale. Although the building has sustained a moderate degree of alteration to the exterior, the changes stay within the Modern aesthetic and retain the essential and major elements of character.

150 N. Stone Avenue Southern Arizona Bank and Trust Co. 117-11-0890 1958

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This three-story Italian Renaissance Revival-style bank building with a symmetrical façade has a seven-arch arcade at the central portion flanked by solid brick elements. Reportedly, this initial three-story building was structurally endowed to carry six stories. The center portion of the west-facing front façade has open arcades on both the lower one-story level and the upper two-story level. Semicircular arches with cast concrete surrounds are flanked by two square pilasters. The Upper arcade balcony has wrought iron railing. At the cast stone tile-veneered wall behind the arcade, three entrance doors have arched concrete surrounds. The first-story side bays are also veneered with similar tiles and contain steel-sashed windows and glass doors. The second-story side bays are exposed brick with French doors behind small balconies with wrought iron railings and cast stone surrounds supported by carved brackets. Extending across the façade, a denticulated cornice of cast stone is crowned by a low parapet with a simple coping.

Southern Arizona Bank and Trust is eligible for listing on the National Register not only as a contributor to the Downtown Tucson Historic District for its place on the financial building streetscape of Stone Avenue, but also as an individual building as one of Tucson's outstanding examples of Period Revival architecture. During the late 1950s and early 1960s, the bank's choice of Period Revival style for their buildings rather than International-style Modernism may have been either a statement of continuity with the financial stability and service of the past or a bold rejection of the popular post-WWII design paradigm or—perhaps both.

The "Annex Building" (140 N. Stone Avenue) immediately to the south is a complementary, one-story extension of the Period Revival stylistic ambience of this three-story building. Predating the 1957 three-story bank building, this one-story 1953 commercial building was remodeled in 1961 as the bank's Annex. To connect the two facades visually, the cast stone veneer tiles at the first floor of the Annex overlap the very narrow construction gap between the buildings.

140 N. Stone Avenue | Arizona Historical Society Museum | 117-11-0910 | 1953

This single-story Italian Renaissance Revival building possesses simple, box-like massing. Set on the front property line at the public sidewalk and between two neighboring buildings, the symmetrical façade features a centered arched opening with a two-leaf wrought iron gate that secures the recessed glass entry doors. The light-tan cast stone-veneered walls parapet feature an egg-and-dart molding to separate them from the darker veneer on the parapet above. Decorative wrought iron grilles are mounted over the two small windows flanking the central entrance. An ornamental iron light fixture hangs in the barrel-vaulted recessed entrance. This façade, remodeled with cast stone veneer, displays restrained ornamentation to defer to the main building.

The Annex Building (140 N. Stone Avenue) of the Southern Arizona Bank and Trust (150 N. Stone Ave.) is eligible for listing on the National Register as a contributor to the Downtown Tucson Historic District for its place on the financial building streetscape of Stone Avenue and as one of Tucson's outstanding examples of Period Revival architecture. During the late 1950s and 1960s, the bank's choice of Period Revival style for their buildings rather than International-style Modernism may have been either a statement of continuity with the financial stability and service of the past or a bold rejection of the popular post-WWII design paradigm or—perhaps both.

The "Annex Building" is a complementary, one-story extension of the Italian Renaissance Revival stylistic ambience of the three-story home office. Predating the 1957 three-story bank building, this one-story 1953 commercial building was remodeled in 1968 as the bank's Annex. To connect the two facades visually, the cast stone veneer tiles at the first floor of the Annex overlap the very narrow construction gap between the buildings.

136 N. Stone Avenue | National Bank of Arizona | 117-11-0920 | 1937

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*Non-contributor – Loss of integrity*
Single-story, horizontal box-like massing with a symmetrical façade. Simple flush façade with a three-bay arcade across the width of the building. Individual applied letters create the sign across the flush wall surface of the upper façade. The parapet has no articulation. Columns and piers have been decorated with pop-out stucco elements that create a recessed panel on front face and recessed base and capital. The three segmental arches are outlined with a stucco pop-out element. The entire back wall of the recessed porch consists of an aluminum-framed storefront. The floor of the porch is finished with pavers. The major and essential elements of the historic-period façade have been irretrievably lost or obscured by the 1973 remodel project.

120 N. Stone Avenue Pioneer Hotel North Addition 117-11-096E 1935
Based on historic photos, archival documents, and physical evidence, the 2005 restoration of the North Addition's street façade replicates the Spanish Colonial Revival character of its earlier historic period (1941-1960). The two-story box-like building extends the ornamentation of the hotel tower in the form of moldings, frieze, cornice, and window opening profiles. The flat-roofed North Addition is topped with a cornice and parapet wall. Like the original hotel's lower two floors the North Addition façade is veneered with stone tiles. The first floor has three openings to the recessed entrance porch and two windows that resemble those of the historic four-bay North Addition. The smaller rectangular opening (for the ATM machine) in the north bay does not match the historic pattern of the other two with corbeled upper corners as it did in 1941. The two windows with muntins replicate those originally seen in the south bay. The regularly spaced windows at the second floor closely resemble the patterns, placement, size, and style of the originals. These steel windows with muntins consist of a pair of casements flanked by narrow sidelights all spanned by a transom.

As an accurate reconstruction of the Spanish Colonial Revival style extending the characteristics of the Pioneer Hotel, the North Addition is eligible for listing on the National Register as a contributor to the streetscape character of the Downtown Tucson Historic District. The character of the North Addition is a reminder of the romantic and sophisticated character of the hotel lost because of the fire of 1970.

Outbuildings:
The surviving elements of the 1960 second-floor, free-form swimming pool, shade structure (cabanas), breeze-block walls, stairs, planters, and banquet hall addition contribute to the significance of the Pioneer Hotel for its association with the post-WWII boom in automobile-related tourism. The pool and related features including the parking garage at the first floor received the 1962 National Award for Excellence from the Swimming Pool Institute of America. The integrity of these features retains the essential elements of character needed to convey their significance for Modern design excellence as seen in historic postcards.

100 N. Stone Avenue Pioneer International Hotel 117-11-096D 1929
*Noncontributor – Loss of Integrity by veneer (Re-evaluate in 2024)*
The Spanish Colonial Revival-style character of the 1929 twelve-story hotel tower with an east wing (and 1930s North Addition at 120 N. Stone Avenue) was changed in 1974 to an expedient image of Modern influence. The tragic fire of 20 December 1970 that killed 29 people effectively ended the building's existence as a luxury hotel and community social center. In 1974, the building was adapted for use as retail and office rental spaces. In addition to its original architectural stylistic characteristics, the hotel was significant as an early example of cast-in-place reinforced concrete in a Tucson high-rise tower. It is that concrete structure that survived the fire and permitted the building to be rehabilitated and up-graded for office use.

The classical, three-part vertical composition of the tower is still evident even though "slipcovered" with a veneer of stucco panels. Still evident are the design elements of base, shaft, and capital. The original rectangular windows punched into the solid walls have been concealed by alternating vertical bands of solid wall and glass windows with spandrels. A thick boxed coping hides the historic cornice atop the

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tower. The base of the building at the first floor and mezzanine levels has been extensively remodeled to remove or cover the original Spanish Colonial Revival entrance, ornamentation, and openings.

The 1970 fire and resulting 1974 remodeling of the 1929 Pioneer Hotel caused the loss of integrity through removal or concealment of character-defining features to an extent that makes it not eligible for National Register listing as an example of Spanish Colonial Revival-style architecture contributing to the Downtown Tucson Historic District. Further physical investigation is needed to determine if sufficient essential elements still survive beneath the veneer to consider re-evaluation of eligibility should those conditions be reversible. The building's "threshold of integrity" and appropriate context should be identified as the baseline for re-evaluation as either a district contributor or an individual building.

Although the fire and the remodel project removed or concealed the Period Revival character of the 1929 hotel, the resulting changes to the building reflect the nation's response to building safety for high-rise buildings in general and for hotels in particular. The lessons learned from the fire and the inappropriate safety features of the original building design caused changes to the nation's building codes. Thus, the 1974 remodeling work reflects those landmark changes in high-rise building design and reforms of national fire codes sparked by the tragic fire in this building. Not until the fire at the Las Vegas MGM Grand Hotel in 1980 killed 87 was there such notice given to building safety design in hotels. In 2024, the National Register eligibility of the 1974 Pioneer Building should be re-evaluated under the context of "fire-life safety design for high-rise towers in the United States."

44 N. Stone Avenue Montgomery Ward 117-12-0100 1929

Located on a prime corner in Downtown Tucson, the corner tower of the building is a pedestrian-scale landmark on the streetscape. The west façade has four bays on Stone Avenue; the north façade has seven bays on Pennington Avenue. Each first-floor bay has a rectangular storefront with recessed entrances or display windows. Ceramic tiles veneer the spandrels below the display windows. In the wall above each storefront is a ribbon transom window. The second-floor steel casement windows are as broad as the storefront below. The parapet walls are enhanced with a cast stone frieze and clay tile shed roof.

The corner tower has a prominent second-floor window with ornate frame on each street face. A low-pitched pyramidal roof of clay tiles caps the tower. An arcaded cast stone frieze surrounds the top of the tower walls. As remarkable as the architectural decorations and materials appear, they contribute only a portion of the building's beauty. It is the artistic composition of the architectural elements within an underlying pattern that gives the building its order. And the harmonious proportions of the façade features give the building an alluring personality. The ability to blend features, patterns, and proportions into an artistic three-dimensional composition is one mark of a master architect.

The two-story department store designed by local architect Roy Place is among the finest examples of Spanish Colonial Revival style in Tucson. As such, the faithfully restored Montgomery Ward building is eligible for listing on the National Register not only as an individual property but also as a contributor to the Downtown Tucson Historic District.

When Walgreens occupied the building after Wards moved to another location, the Spanish Colonial Revival was transformed to an International-style façade in keeping with the competitive commercial trends of Downtown Tucson. The Tucson architecture firm Poster Frost Mirto prepared the restoration design that returned the building to it original character.

32 N. Stone Avenue Tucson Federal Savings Tower 117-12-0110 1966

Well-aware of the promised impact of the new financial monolith, a news article on page 53 of the May 11, 1964 Tucson Daily Citizen described the design and importance of the Tucson Federal Savings Tower as follows:

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*"The $5 million high-rise home office building, to be completed for occupancy in early 1966, will be southern Arizona's tallest structure, rising 250 feet in height. Plans by the architectural firm of Place and Place call for steel frame construction and concrete slab floors with extensive use of glass and bold color masonry for the exterior walls. A glass "window wall" on the north will be accented by colorful porcelainized paneling. The east wall will be all windows and the south wall will be colored masonry. The west wall, which faces Stone Avenue, will have windows enhanced by a special decorative grille."*

*"Total floor space of the complex will be approximately 160,000 square feet. Tucson Federal will occupy 35,500 square feet on completion, with the expectation of using more than 50 per cent of the building within 10 years. Space unused by the Association will be rented. During construction of the new home office, customer service operations of the downtown branch are located at 2 West Congress. Executive offices are on the second floor of the Walgreen Building with entrance at 11 E. Pennington. The accounting and data processing sections have been moved to a new $150,000 building at 820 E. Ft. Lowell Road at the rear of the firm's Amphitheater branch office. This building will house the Association's IBM 1440 computer which is to be installed shortly. Tucson Federal moved to 32 North Stone in 1958 when it completely remodeled the old Southern Arizona Bank Building."*

27 N. Stone Avenue Desert Bloom 117-12-033A 1901
This single-story, retail rental strip building of the One-part Commercial Block massing was transformed in 1958 to International style. The existing projecting upper façade retains its historic series of 15 smooth rectangular planes and horizontal cantilevered steel trellises above the storefront openings. The recessed display window storefronts are set at an angle to the upper façade to lead pedestrians to the entrances in the manner of many such Modern-influenced retail stores. The sidewalk and spandrel walls at the storefronts are sheathed with contemporary ceramic tile much the same way such tile finishes were installed in the 1950s. This is a very good example of an International-style retail store associated with the transformative development of the post-WWII Modern Period.

82 S. Stone Avenue The Citizen Building 117-13-027A 1913
Standing on a corner lot, the two-story, rectangular Classical Revival-influenced building presents symmetrical facades to both streets. As the land slopes down toward the west, the south façade drops allowing basement windows to grow taller from the front to back of the main building and to the one-story wing at the rear creating larger glass block windows on basement level as you move to west end. The flat roofline has a shallow cornice with parapets. At the center bay of the south façade a triangular pediment shape marks the middle of the façade. The tall rectangular windows on the south side façade are arranged in alternating threes and ones to imply five bays. The east front façade is divided into three bays, a wide center bay with three windows flanked by two narrow bays each with one window. At sidewalk level on the front façade are two recessed, arched entrances at the center to the raised main floor and to a stairway to the second floor, and at the right bay as a storefront. Historic photographs indicate that the arched window opening in the left bay was originally a storefront opening. These archways have canvas awnings similar in form to the original type. The other rectangular window also had operable canvas awnings to shade the windows from the desert sun. The plain, stucco-clad east wall is enhanced with simple belt course moldings at the floor levels and pilasters at the corners and bay lines. The north wall on the property line is a solid plane with no openings. The west wing replicates the window pattern and has a doorway to the basement level where the sidewalk has sloped down enough to allow entrance.

**Scott Avenue**

The four-block length of narrow Scott Avenue is broken into three distinct sections by jogs in alignment resulting from the evolution of downtown development resolving the royal Spanish Colonial layout with the orthogonal American grid. Driving south from Alameda to Pennington, the streetscape is defined by side elevations of adjacent buildings and open space. The five-story mid-century telephone company building looks west to a surface parking lot. The low-rise buildings funnel the space to glance off the six-story

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post-historic-period parking garage. One building has the only 1950s rooftop parking deck in Downtown. The block from Pennington to Congress is characterized by post-historic mid-rise parking garages and office building set back from the sidewalk of the east side of Scott Avenue. By contrast, the west side presents the front and side facades of low-rise historic retail stores. The intersection at Congress is distinguished with the only surviving example of clipped-corner entrances to retail stores. Scott Avenue again jogs alignment at Congress to pass by the monumental mid-rise façade of the US Post Office/Federal Courthouse overlooking a surface parking lot to the east. South of Broadway, the street passes by a two-story historic façade on the west and the multi-story contemporary utility office building that fills the entire block once the site of the Santa Rita Hotel. Scott Avenue continues south into the Armory Park Historic District with large-scale historic civic buildings, theater/gallery, and Carnegie Library park.

59 N. Scott Avenue The Mint 117-12-0030 1931
This two-story Spanish Colonial Revival-style building is the smallest building in the Downtown Tucson Historic District. This very narrow, vertical façade is enhanced with a character-defining ornamental iron balcony with wood plank decking and decorative cast iron railing and brackets. The low-pitched tile roof with side gables has rain gutters mounted to the exposed rafter tails. Rain leaders on the facade discharge storm water onto the narrow public sidewalk. The first-floor openings consist of a ten-panel wood door and a horizontal rectangular, aluminum sliding window with muntins. The second-floor openings consist of two twelve-light French doors flanking a four-light steel casement window. The walls are veneered with smooth stucco.

The zero-front-setback location of the building and its residential character relates well to the authentic Spanish Colonial fabric of Tucson. Its high-style Period Revival image, however, relates more to national trends of the 1910s through 1930s than to the vernacular adobe tradition of Sonora since the 17th-century. Its image is consistent with the original Spanish Colonial Revival-style character of the adjacent 1930 United States and Arizona State Employment Offices (54 E. Pennington Street).

31 N. Scott Avenue Retail Stores 117-12-0140 1919
*Non-contributor – Loss of integrity*
Single-story Postmodern-influenced remodel of four-bay façade has affected even the essential elements of historic character (i.e., form, proportions, roofline, and openings) by altering the three individual buildings to unify them as one. Blue tile below storefront windows. Bay openings at recessed storefronts are flanked by short engaged, precast-concrete Tuscan pillars beneath precast-concrete belt courses mimicking an entablature. Façade is veneered with stucco. Precast concrete canales (7 rainspouts) project from front parapet wall at each bay. Fixed canvas awnings of several forms shade the three south storefronts of the four. Storefronts are made of wood and French doors.

50 N. Scott Parking Garage 1971
*Non-contributor – Insufficient age*
This typical, four-story precast concrete parking garage is set back from the street to provide space for ramped driveways and the brick-veneered cylindrical masses containing the stair tower, elevator shaft, and mechanical equipment. The brick-paved public sidewalk extends into the open space to create something of a shallow plaza. In a Modernist sculptural composition of the garage facade, the verticality of the red brick cylinders contrasts with the horizontality of the natural gray concrete parking decks.

**6th Avenue**

Second in importance only to Stone Avenue, wide 6th Avenue is the one-way northbound arterial street through Downtown Tucson. Stone and 6th Avenue are the one-way arterial pair that passes under the SPRR tracks. Entering from the residential area of Armory Park Historic District at Broadway, the three-block-long streetscape of 6th Avenue passes the solid block of historic one-story retail stores on the east side and a surface parking lot and two-story Neoclassical façade on the west side. The intersection of 6th

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Avenue and Congress retains three corners with low-rise retail stores and auto repair garages which are contrasted by the post-historic-period Neo-Spanish arcades and open space of the Ronstadt Transit Center. Opposite the transit center, between Congress and Pennington, stands a solid wall of low-rise retail stores with a six-story post-historic-period parking garage at the north end of the block. As the cross street between Pennington and Broadway (formerly part of US-80), 6th Avenue was once the focus of auto-related commerce and services in Downtown. The Downtown Tucson Historic District ends just beyond the Sears Auto Service Center on Pennington.

101 N. 6th Avenue | Sears Auto Service Center | 117-11-1050 | 1946
Originally built as the auto repair garage for the (missing) Art Deco-style Sears store across the street, this single-story International-style building contributes to the 20th-century urban character of the Downtown Tucson HD. (The Art Deco Sears Annex still exists.) Deep cantilevered, wrap-around canopy with curved stucco soffit shades ribbon of display windows. Corner of building and windows are curved to follow shape of curb line at intersection. Service bay garage doors and drive-thru portal at N end of office and sales showroom to parking at rear.

53 N. 6th Avenue | Sears Building Addition | 117-12-017A | 1924
The quality of design and workmanship of this building is a rare, late example of Art Deco style. Its Modernistic character conveys the transition from the Progressive to the Modern Periods. The Art Deco building has two-story box-like massing with vertical emphasis of Art Deco details at piers and fluted panels. Scored grid pattern articulates the smooth stucco-veneered walls. Crested piers extend above the parapet. Stylized decorations highlight the building with linear hard-edged compositions. Strips of windows are separated by decorated spandrels. Relief ornamentation enhances door and window openings. Steel casement windows have fixed transoms. Parapets are decorated with stepped toppings of piers. The surviving annex matches original Sears building (demolished).

51 N. 6th Avenue | Kelly's Household Appliance | 117-12-019A | 1921
This single-story, Art Deco-style building is a remodel of an earlier commercial building. Grooved plaster surface relief give texture to the wall above the storefront. The hexagonal tile flooring at the recessed entry is a remnant of the original building fabric. The entry retains it original wood door. The pattern of storefront with recessed entry is more typical of a Commercial-style façade than an Art Deco façade. Its Modernistic facade transitions the building from the Progressive to the Modern Periods. The good quality of its design and workmanship is typical for Art Deco style employed as a façade remodel of a Commercial-style building.

31 N. 6th Avenue | Arizona Hotel | 117-12-0200 | 1917, 1953
*Previously listed individual building (see National Register nomination for more data)*
Originally constructed in 1917 and remodeled internally in 1953, the two-story Arizona Hotel still retains its Italian Renaissance Revival character of a symmetrical tripartite box-like façade with brick pilasters and stepped parapets. The stucco-veneered brick wall surfaces of each bay are punctuated at the second floor with a series of tall double-hung wood windows; a pair flanked by singles. The window openings are spanned by flat arches of brick with each lintel emphasized by a tall keystone. The upper parapet of the wide central bay is enhanced by a framed sign for “Hotel Arizona” surmounted by a cast stone flourish. Above each of the two flanking window groups is a cast stone swag-and-wreath motif. At the first floor level, the original wooden storefronts and transoms have been replaced by contemporary aluminum frames and infill panels. Nonetheless, the openings and fenestration framing patterns complement the character of the historic façade. Shallow quarter-round canvas awnings shade the east-facing storefronts.

11 S. 6th Avenue | Pima Wrecking and Salvage | 117-06-1910 | 1917

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This single-story, International-style façade transformed an earlier Commercial-style building of the Progressive period. The massing of building as a one-part commercial block remains unchanged although finishes and windows were modernized in 1948. The remodel emphasizes horizontally and simplicity. Cantilever awning and curved glass block corners are characteristic of International style, as is the horizontal pattern scored into stucco on the parapet. Black 2-inch by 2-inch ceramic tile veneers spandrel panels below the windows. Display windows and curved glass block flank the recessed entry. This is a good example of post-WWII modernization of commercial façade. The 2011 remodel project sensitively retains features of the International-style character and the massing of the Commercial style.

33 S. 6th Avenue Roberts-Reynolds Garage 117-06-195A 1917
This is a Progressive-period commercial building remodeled with an Art Deco-style façade transitioning to the Modern period. The single-story, box-like building has a typical one-part commercial block façade composition. The remodeled façade retains its essential components (piers, storefronts, upper wall, and parapets) of the original Commercial-style massing and openings. Its recessed entrance and storefront pattern convey a traditional approach to retail store design.

41 S. 6th Avenue Retail Stores Rental Building 117-06-1960 1916
This single-story Commercial-style building is a red clay brick, rectangular box on a corner lot. Decorative brick copings at parapets and sign panels characterize the Commercial style. Typical one-part commercial block massing retains its essential components (piers, storefronts, upper wall, parapets). Prism glass transoms are rare surviving storefront material. The façade is divided into four storefronts implying that the building was intended as a rental property for one to four tenants in the main building and one or two tenants in the attached matching store at its rear (113 E. Broadway). These buildings were designed by prominent local architect Henry Jastaad who also served as Tucson's mayor for 14 years.

111 S. 6th Avenue Alta Vista Appraisals 117-17-007B 1918
*Noncontributor – Loss of integrity*
A single-story commercial building of "No-style" has an exterior remodel that left it with several inharmonious stylistic expressions—International-style grid-patterned front wall; Sonoran-style stuccoed parapets, thick stem wall, and battered piers mimicking adobe construction. Postmodern-period bricks infill the storefront openings.

135 S. 6th Avenue Odd Fellows Hall 117-17-0110 1914
This three-story Classical Revival-style building of natural clay brick is an excellent example of a two-part block building with fraternal meeting hall upstairs and leased retail space downstairs—a typical building type where a fraternal group subsidizes their meeting hall with first-floor rental space. The wooden storefront windows have prism glass transoms and retracting awnings. The building retains a surviving example of an exterior steel fire escape (few remain, for this exit system no longer complies with building codes). Ely Blount may have designed the building while working for architect Henry Jastaad.

**Arizona Avenue**

The character of two-block-long, one-lane Arizona Avenue is unique in Downtown Tucson for its pedestrian-scale feeling as a narrow alley turned street. The historic brick buildings lining Arizona Avenue between Congress and Broadway convey a feeling of another time. This block displays front, side, and rear facades of historic buildings and a contrasting mid-rise contemporary apartment block. The centerpiece of the intersection of Arizona and Broadway is the two-story symmetrical façade of the Federal Moderne VFW Hall on the southwest corner.

14 S. Arizona Avenue Auto Service Garage 117-06-1910 1915

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This small, single-story Commercial-style red brick building has a narrow yellow-brick façade that retains its original openings for a storefront and transom. Within the opening, the storefront has been replaced with a glazed, segmented garage door plus a single man-door. Being located on an “alley” and among auto-service-related buildings, it is likely that this building may have originally possessed a vehicular door with man-door rather than a storefront. Above the transom window survives the characteristic masonry sign panel and two diamond lozenges in raised relief.

125 S. Arizona Avenue W.A. Julian Company 117-17-0090 1917
As a rare example of a building with frontage on two streets, this single-story brick structure has a Commercial-style front façade and a remodeled rear façade of Modern influence. The Commercial-style façade on Arizona Ave. has its original pair of wooden rolling doors, segmental-arched wooden double-hung windows, and "ghost" sign on the brick wall (W. A. Julian Co.). It is a rare surviving example of a once common post-WWI-era industrial type building.

**5th Avenue**

Although the three-block length of 5th Avenue touches only seven historic buildings, these properties are among the most iconic in Downtown Tucson. The Classical Revival Stillwell-Twiggs Boarding House is the only historic building fronting on 5th Avenue. The north end of 5th Avenue intersects with the diagonal Toole Avenue at the entrance to the SPRR Depot of the Warehouse Historic District. The Depot was the economic engine of Downtown Tucson during the first-half of the twentieth century. It sparked commerce and hospitality to grow the central business district. Today, the one-block-long modern streetcar turn-around loop passes through 5th Avenue between Congress and Broadway. This loop in Downtown is a pivot point for the streetcar lines to the west on Congress and Broadway and to the north on through the 4th Avenue Historic District to the University of Arizona campus and Medical Center.

128 S. 5th Avenue Tiberon Apartments 117-17-1160 1964
*Noncontributor – Loss of integrity*
As a three-story, courtyard apartment building having sustained stucco-veneering of its used brick façade and modification of its windows, the International-style Tiburon Apartments no longer convey the integrity of design, materials and workmanship that defined its historic-period architectural character. The building massing and opening sizes remain unaltered. The courtyard building has two wings – the three-story (half-basement) U-shaped wing on the east, north, and west; and the two-story wing on the south. The garden courtyard and outdoor elevator cannot be seen from the street through the glass-enclosed entrance.

134 S. 5th Avenue Stillwell-Twiggs House 117-17-014A 1902
This a rare, surviving example of Progressive-period boarding house architecture. The two-story, Classical Revival-style Hipped Box house is built of natural red clay brick. The strongly symmetrical façade is topped with a hipped dormer centered on front roof slope. French doors with sidelights and transoms are centered on the front porch. Double-hung wood windows are set in segmental arched openings. A deep, raised verandah with second-floor balcony spans the entire front. Rubble stone masonry retaining walls at property line support the front yard terrace with lawn and hedges.

**Alameda Street**

The diagonal alignment of Alameda Street turns east-west at Stone Avenue where the Spanish Colonial-period street pattern resolves into the orthogonal layout of the American townsite. Alameda Street is only two blocks long running one-way west-bound through the Downtown Tucson Historic District. It pairs with the one-way east-bound Pennington Street. It meets 6th Avenue and Toole Avenue at a five-points intersection. The Modern-influenced facades of the City Court building and the telephone company building create a deep canyon between Scott and 6th Avenue. These major buildings constitute the Modern-period area for local government and utility administration as conveyed in both scale and style.

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35 E. Alameda Street Southern Arizona Bank & Trust Parking Garage 117-11-096C 1968
The pre-cast concrete structural system of this four-level parking garage clearly expresses its bays, decks, and ramps in the state-of-the-art technology and typology of this post-WWII building type. The expression of modular structure and of texture in concrete is typical of the Brutalism interpretation of the Modern architectural movement.

75 E. E Alameda Street Retail Store 117-16-0330 1947
*Non-contributor – Loss of integrity*
The expression of modular cast-in-place concrete structure with its cantilevered beams and canopy are emblematic of the Modern approach to commercial building design in a central business district context. The brick wall panels and the high ribbon windows shaded by the wrap-around canopy has a slight feeling of Frank Lloyd Wright's Organic approach to Modernism. Set on the front and side property lines of the lot, the building carries on the traditional siting of Downtown commercial buildings. Its customers likely relied on street parking rather than an associated parking lot. The windows have been infilled and the natural brick has been painted and, in places, veneered with stucco. The original entrance has been greatly modified. Fans and vents piercing the flat rooftop imply that the building may have been converted for use as a mechanical room for the City Court and Jail. These changes have adversely affected the commercial image and Wrightian character of the building.

103 E. Alameda Street Tucson City Court 117-16-029A 1960
This building is one of only two in Downtown Tucson buildings (i.e., Tiburon Apartments, 128 N. 5th Ave., non-contr.) that have an interior courtyard somewhat reminiscent of locally traditional Sonoran-style buildings. The six-story void in the center of the cube-like building acts as a functional light as well as an aesthetic architectural amenity. The fenestration pattern of the four dissimilar facades respects the desert solar heat gain by placing ribbon windows on the south and north sides and placing solid walls on the east and west. The pre-cast concrete spandrel panels with a grid pattern alternate in bands of solid and void on the front façade. Similar panels sheath the east and west (side) facades.

As did many large-scaled International-style buildings, the City Court massing "floats" the block of upper stories above the recessed wall of the first floor to create an entryway at street level. Higher-quality stone veneers the angled wall at street-level entrance. Continuous, narrow ribbon windows atop the stone-veneered wall give the ceiling the appearance of floating on air, thanks also to structural columns behind the walls. The top floor is a recessed penthouse set back from the perimeter of the building. A cantilevered canopy centered on the penthouse's front wall projects nearly to the plane of the front façade.

The rehabilitation of the office building as City Court altered the exterior by removing some of the features that distinguished it as a Neo-Formalist interpretation of the International style. The seven-arched cantilevered canopy at the ground floor entrance was removed. Horizontal bands of waffled metal panels were removed from the south façade at the second through fifth floors. The multi-story breezeway enclosed by decorative concrete blocks has been infilled or covered. Although the building has sustained the loss of some of its Neo-Formalism features, it still retains its essential and major character-defining features that convey its architectural significance as an International-style office building.

Outbuildings:
The three-story precast concrete parking garage attached to the west façade contributes to the design integrity of form, function, and character of the main office building. It retains its architectural association with the office building and its precast concrete construction method.

126 E. Alameda Street Mountain States Telephone and Telegraph Company 117-11-076A 1947/66
The Mountain State Telephone Company building and addition, a component of the facility complex, is

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an excellent example of high-style corporate architectural character utilizing nationally recognized imagery of Art Deco and Neo-Formalism. The characteristic Art Deco-style massing, window/spandrel patterns, structural bay expression, and high-quality materials of the 1947 Telephone Company component building has influenced the additions and remodeling of three of the six buildings that now compose the complex. The Telephone Company buildings possesses restrained Art Deco massing and window patterns without the flamboyant zigzag decoration usually associated with that style.

At this building, Place & Place Architects introduced to Tucson the high-rise design characteristics of the iconic 102-story Empire State Building. The patterns of the façade and entrance to the five-story Telephone building is influenced by the 1929-31 Art Deco-style tower in New York City. No other building in the Downtown Tucson Historic District possesses the feeling of permanence, sophisticated design, and quality finishes as is conveyed by the original Telephone Company building and its subsequent additions and accretions. In the Telephone Company's 1966 remodel project on the block, three existing buildings on the south side of the block (137 [two combined] & 149 E. Pennington) were also veneered with the brick and stone slabs to match the Alameda Street building components.

The New Formalism style of the northeastern 1966 addition differs from the two western office portions of the building due to its function as a secure, windowless facility containing telephone switching equipment. Nonetheless, it does relate to the adjacent offices in materials and underlying patterns.

**Pennington Street**

The diagonal alignment of Pennington Street through the Downtown Tucson Historic District perpetuates the mark of the Spanish colonists who first laid out the town outside the gates of the Presidio. Almost a century later, the American townsite was established east of the Spanish/Mexican village. Eventually, most of the Hispanic adobe rowhouses were replaced by American brick and concrete commercial buildings. These two blocks of Pennington Street became a specialized business area still remembered as "Fashionable Pennington" for its mid-twentieth-century association with high-style clothing stores gravitating to Cele Peterson's salon of women's fashions. Civic leader, Cele (pronounce "seal") Peterson created the aura of good taste in clothing, art, and architecture in Tucson for almost fifty years. The high-style facades on Pennington Street still reflect the midcentury blending of Old and New Tucson. The buildings along the one-way east-bound street embrace and calm those who drive through the narrow tree-lined passage between Stone and Scott.

37 E. Pennington Street Howard & Stofft Stationers 117-11-0980 1941
This 1941 International-style building contributes to the early Modern-movement of commercial buildings in the Downtown Tucson Historic District. It has a single-story façade with symmetrical stepped-back display windows leading to a central wooden doorway. Although Modern in design, the original recessed storefront with walls of glass retain a little of the traditional feeling of pre-war commercial stores. The original stucco veneer on bricks of the front façade is a character-defining element of Modernism. The shallow cantilevered storefront canopy is missing. The missing projecting sign and cut-out letters standing atop storefront opening frame were distinctive midcentury Modern features associated with competitive façade imagery. The façade has been sensitively rehabilitated for a new commercial use.

47 E. Pennington Street Cele Peterson's Fashions 117-11-0990 1958
The two-story, Neo-formal-style building was built in 1958 after Cele Peterson's small (pre-1919) house/store there burned in 1956. Evidently, the current building is a combination of the earlier (ca. 1948) two-story Barrow's Furniture store to the east and the new addition to the west. The stucco-veneered Neo-formal façade blends the two buildings into one. The cantilevered canopy of six segmental arches is the most prominent Modern feature of the façade. This influential couturier and her architectural façade set the pace for high-style clothing stores and businesses on "Fashionable Pennington."
54 E. Pennington Street Arizona State Employment Service 117-12-006A 1930
During the historic period, this single-story Spanish Colonial Revival-style office was fashionably updated

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with Modern-movement façade alterations of the storefronts. The building stands prominently on a corner lot of a downtown intersection. Its artistic terra cotta parapet ornamentation draws the eye around the corner and unifies the adjacent facades. It still retains its original simple box-like massing with historic-period recessed entrances and display windows shaded by thin, cantilever canopies. Original storefronts with corbelled upper corners were modernized in 1948 as display case windows, transoms were in-filled, and ashlar sandstone spandrels added.

The middle storefront has a taller recessed entry behind three ashlar sandstone piers. The entrance is glass and steel with an island display case in the center. The sign hangs prominently above the opening. The east storefront has two bays, one with a deeply recessed entry with rows of plate glass display cases at the sides and on with plate glass windows above pebbled concrete wainscot and a door at the right.

The smooth stucco finish of the exterior walls is co-incidentally characteristic of both Spanish Colonial Revival and International style. The result is a comfortable blending of Old Spain and Modern Arizona. The use of rustic materials such as ashlar sandstone masonry and the clean geometric forms of openings and canopies provide a feeling of appropriateness for the historic cultural associations and recent history of the city.

59 E. Pennington Street Retail Shops 117-11-1010 1935
*Non-contributor – Loss of integrity*
This simple, two-bay retail building from 1935 sustained a remodeling project in 1982 during the short-lived economic up-turn and hopeful resurgence of Downtown development. The character of the façade was changed into a brick and stucco interpretation of Brutalism. The post-historic-period changes to the exterior adversely affected the original character of the building and streetscape. The single-story box-like building has a façade of stucco-veneered masonry walls and applied brick trim. Corbelled brick piers flank the door and window openings. A brick coping and soldier course articulate the parapet top. Wood-slatted, steel-framed awning have a quarter-cylinder shape.

65-86 E. Pennington Street Latimer Building 117-11-085A 1957
*Non-contributor, - Loss of integrity*
This otherwise typical single-story retail rental building is made unique in Downtown Tucson for its innovative rooftop parking deck for sixty cars. According to the local newspaper, it “incorporated numerous [unspecified] safety features. Combining desert tan and turquoises in its exterior décor, the building’s styling might be described as ‘Modern Old Pueblo.’ ”—Tucson Daily Citizen, 10 December 1958. The building retains its integrity of structural design and essential architectural character although the shade canopies have been modified and the window frames have been replaced in the original openings. Associated with the post-WWII economic success and resulting traffic congestion of Downtown, the Latimer Building with Tucson’s first rooftop parking facility is a midcentury Modern structural engineering design incorporating reinforced concrete construction.

102 E. Pennington Street Reilly Funeral Home 117-11-1020 1908
This is a rare surviving example of the Art Deco remodeling of a Classical Revival-style commercial building. Verticality of original massing is complemented by the vertical emphasis of Art Deco pilasters, bas-relief zigzag modulated parapet moldings, sunrise stepped headers. The highly artistic Art Deco features are applied heavily to front façade, moderately at upper floor of side façades at front bay, and lightly at parapets on both sides. Original segmental arches at front bay were changed to straight heads to emphasize hard-edged Art Deco character. Screened sleeping porches at the rear served the caretaker’s apartment before the advent of evaporative cooling in early 1930s. One-over-one double-hung and casement wood windows and decorative door transom windows may be original or historic replacements.

The 2012 rehabilitation project as a pizza parlor retained and preserved most of the Art Deco character-defining features of the main mortuary building’s exterior, especially at its primary façade, thus retaining

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its essential integrity. Reportedly modifications to finishes of the basement and first floor interiors (e.g., chapel, show room, offices) have somewhat compromised the integrity of materials and workmanship. The design integrity of interior spaces and floor plan remains at the first floor to convey the mortuary building type.

The inventory form prepared for the 1983 historic resource survey by Property Development Resources states that Henry Jastaad designed the original Neoclassical building as well as the Art Deco remodel. In November 2013, the CHPO staff found evidence in the UofA Roy Place Collection that attributes the remodel design to architect Roy Place.

Outbuilding: *Non-contributor – Insufficient age*
The historic-period box-like, stucco-veneered one-car garage with attached three-car carport at rear property line was demolished during 2012 rehab. As a secondary support building for the mortuary use, it had no Classical Revival or Art Deco stylistic features. It was replaced in 2012 by a slightly larger storage building of the same general massing and character. Its north façade is veneered with used brick rather than by stucco.

110 E. Pennington Parking Garage 117-12-0001A 2005
*Noncontributor – Insufficient age*
Standing opposite the multi-story City Court building, the six-story mass of this precast concrete parking garage looms over the narrow width of Pennington to create the feeling of an urban slit canyon. At the ground level of the north elevation, a series of tenant storefronts for shops and a restaurant are set as a detached strip center tucked beneath the second-floor parking deck. The storefronts are set back from the sidewalk behind the two-story tall concrete columns to create a shallow public space. Free-standing, broad concrete scissor stairs with pipe rail guardrails provide a sculptural quality and visual detail against the stacked parking decks. A decorative false cornice of tube steel framing has been attached to the top parapet seemingly as a Postmodern homage to the Downtown of a century earlier.

137 E. Pennington Street Mountain States Telephone and Telegraph 117-11-080C 1916
As part of its facilities expansion on this Downtown block in 1966, Mountain States Telephone and Telegraph Co. commissioned a design to unify the differing facades of three, separate adjacent buildings (these two three-story offices at 137 and one other two-story office at 149) on East Pennington Street. Using a veneer of tan brick facings, granite slab wainscot, and Art Deco-influenced massing and openings, they created a Modern monumental architectural image to increase the importance and visual scale of the company's holdings. This motif was expanded from the two conjoined, five-story buildings (with sides along Scott Avenue) at 126 West Alameda. One surviving Ionic-order pilaster of the 1916 Mountain States Telephone Co. building is still visible near the south end of the west façade.

The box-like massing upon a water-table base, the aluminum windows integrated into the vertical wall patterns, the recessed storefront entrance, and the high-quality brick and stone veneer materials are the essential character-defining elements of this building. This building's veneer repeats the character of the west façade of the 1947 addition along Scott Avenue. The origins of this Art Deco-influenced image of the 1947 Telephone Company addition can be traced to wall patterns and openings of the 1931 Empire State Building.

149 E. Pennington Street AT&T/Mountain Bell Telephone 117-11-1040 1947
This two-story 1947 International-style building was among the first constructed in Downtown Tucson following WWII. Its box-like massing, framed façade with ribbon windows and grid-patterned wall, recessed storefront entrance, and shallow cantilevered "eyebrow" are the essential and major elements of its Modern-period character. The 1966 remodel that veneered the façade with stucco and granite slab wainscot did not adversely affect the International-style façade. The alterations succeeded in emphasizing the corporate image by unifying this building with its neighbors at 137 E. Pennington using high-quality, sophisticated materials. The Mountain State Telephone Company building, a component of

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the facility complex, is an excellent example of high-style corporate architectural character utilizing nationally recognized imagery of the International style.

**Congress Street**

The slightly diagonal alignment of Congress Street whispers of its origin during the Spanish Colonial period. The orthogonal gird of the American townsite plan worked around the original irregular street patterns. This five-block-long streetscape of Congress Street possesses the most and the best-preserved historic buildings in the Downtown Tucson Historic District. Congress Street continues to pump the lifeblood of commerce through Downtown. If Congress is the commercial artery, then the heart of the district is between Scott and 6th Avenue. This one block of rehabilitated buildings defines and refines the spirit of place for the Downtown Tucson Historic District—you know you have arrived. Walking the length of Congress Street, you can see every chapter of the Downtown Tucson story. For almost fifty years, the local streetcar rolled through Congress Street between retail stores, businesses, hotels, saloons, pool halls, and theaters. The Fox and Rialto Theaters still anchor the west and east ends of Congress Street within the Historic District. In 2014, the Modern Tucson Streetcar again stops at street corners on Congress and Broadway, reinforcing the feeling of the pedestrian world of the historic central business district. The once vacant storefronts, victims of explosive suburban growth, are being preserved through certified rehabilitation projects for uses like those of the twentieth century. New large-scale infill projects for housing and offices sensitively complement the patterns, proportions, and materials of the historic buildings to complement their character and to perpetuate the optimism and energy of those who built them.

52 W. Congress Street Retail Store 117-12-0470 1955
*Non-contributor – Loss of integrity*
The box-like, two-story massing of a mixed-use commercial/office building is still evident, but fenestration has been altered and in-filled. The first-floor storefronts have been altered into an irregular floor plan layout. A portion of the historic-period storefront display window design is intact only at the east bay. As an International-style building remodeled by the pastiche addition of Spanish Eclectic ornamentation, modification of storefronts, and alteration of ribbon windows, it has lost its essential elements of Modern-period character.

29 W. Congress Street Arizona Daily Star 117-12-0360D 1905,20
The International-style-influenced façade was an architectural remodeling strategy for improving the newspaper's competitive edge among Downtown businesses by transforming its image from traditional to modern. It has a modified two-story (Two-part Block) façade with storefronts and brick surrounds at second floor windows. The surrounds intend to unify separate window openings to appear as a ribbon of windows and stucco panels—a common technique of post-WWII Modernization.

This property consists of two early-twentieth-century buildings of different heights and openings remodeled with matching Modern facades during 1950s. The proportions of the facades and openings suggest that the west building was from 1905 and the east building was from 1920. The two buildings were likely made to connect internally to serve a single tenant, the Arizona Daily Star newspaper. The historic-period Modern remodel has attained its own architectural significance as an example of an up-dated architectural style that still retains a feeling of the original buildings. Compared to the archival photo from the 1950s, recent changes to storefronts do not adversely affect overall integrity of façade. Current canvas awnings, although of contemporary size and shape, are reminiscent of the missing Modern-style canopies.

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27 W. Congress Fox Commercial Building 117-12-0350 + 1 more 1929
17 W. Congress Fox Theater 117-12-034A + 3 more 1929
*Previously listed individual building/addition (see individual National Register nomination for more data)*
The Fox Theater and Commercial Building, originally designed by California architect Eugene Dupree, underwent a certified restoration project in 2002 to preserve the architectural integrity of the exterior and interiors of the movie house. The façade of the Fox Theater and adjoining two-story Commercial Building share the same Art Deco details and thus have always appeared to be one structure. The theater façade is a smoothly stuccoed, wall with a deep, recessed, rectilinear entrance beneath a flat ceiling. The upper wall is pierced by three eight-over-eight double-hung wood windows. The parapet has a sculpted Art Deco zig-zag cap with a "drape-and-rosette" frieze. Above the marquee is a pair of applied pilasters topped with inverted arrow ornamentation. Two thick squared piers that flank the entry are clad in ceramic tiles in colors of orange, yellow, turquoise, and black framing glazed poster cabinets. A zig-zag pattern runs up the center of the tile surface. The authentically reconstructed metal marquee over the sidewalk is a tall rectangular-plan canopy extending almost to the curb both to protect patrons from the elements and to provide backlighted changeable signage. The original vertical "blade" sign hanging from the upper façade wall is a large illuminated display of the brand-name "FOX," was accidentally destroyed during a 1974 renovation. An authentically reconstructed sign replicating high-quality neon sign artistry again hangs from the front façade. A small, free-standing, flat-roofed ticket booth (1956) occupies the center of the recessed entryway at the rear of which is a series of paired doors giving access to the lobby. The interior of the lobby, auditorium, and balcony have been rehabilitated to the Art Deco grandeur of a pre-Depression-period movie palace. In 1930, the Fox Theater was the first evaporatively "air-cooled" public building in Tucson. In 1936, Carrier Refrigeration was installed to make the Fox the first "air-conditioned" public building in Tucson.

1 W. Congress Street Goldberg's Jewelers 117-12-033A 1905
*Non-contributor – Loss of integrity*
This early Progressive-period building has been remodeled as a two-story, No-Style retail store with box-like massing on a corner lot. It has a recessed corner entrance and display window with plywood spandrels below. False piers of wood flank the windows. Canvas awnings on metal frames shade the openings. A pair of horizontal pop-out belt courses articulate the upper wall. Mounted at regular intervals between the belt courses, gooseneck light fixtures illuminate the walls.

1 E. Congress Street Lerner Shops 117-12-0310 1953
*Non-contributor – Loss of integrity*
The Postmodern façade intervention of this 1953 International-style fashion store for adaptive use as a data facility has irretrievably altered its essential character-defining elements of massing, fenestration, and storefronts. It no longer conveys its significance of Modern architectural design.

2 E. Congress Valley National Bank 117-12-0870 1929
*Previously listed individual building (see individual National Register nomination for more data)*
Designed by Los Angeles architectural/engineering firm Walker and Eisen, the ten-story Valley National Bank is an excellent high-rise example of Second Italian Renaissance Revival-style that is the centerpiece of the financial district along Stone Avenue in Downtown Tucson. The facades convey the Three-part Commercial Block property type that gained national prominence following the 1893 Columbian Exposition in Chicago. The top part, containing floors nine and ten, is capped by a classic denticulated cornice and cross-hatched terra cotta tiled frieze. A false balcony on brackets extends across the ninth floor. The middle part, containing floors two through eight, is veneered with reddish brick in Flemish bond with cream-colored mortar. The bottom part, of the front (north) façade is marked by high arched windows at street level; the main entrance to the lobby from Congress Street is through a recessed terra cotta archway in which a bronze grille surmounts two monumental bronze doors topped by a keystone. The original steel double-hung windows have been replaced with single-light fixed windows in black metal frames throughout the upper stories. The original ornate interiors of the two-story-tall banking floor and mezzanine are still intact. Sections of the lobby ceiling are adorned with paintings

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alluding to visions of Spanish New World Conquest, American Manifest Destiny, and settlement of Tucson.

20 E. Congress Street Valley National Bank Branch 117-12-0860 1912, 1953
*Non-contributor – Loss of integrity*
Until its remodeling in 2016 as the "New Paradigm", the Downtown Branch of the Valley Bank was a very good example of International-style commercial façade. This two-story, symmetrical International-style façade remodel of 1953 transformed the original building's Revival-style character to a post-WWII image of Modernism. The deep rectangular mass of the building fills parcel. A partial fourth story covers the rear third of the building. The Modern square building façade had no openings or storefront except the recessed pair of entrance doors with sidelights. The upper stucco portion of the façade levitated above the first-floor stone-veneered walls as a popular visual theme for branch banks of the period.

The remodeled metal-veneered symmetrical façade centers on a wide three-story opening of glass. A third-floor glass-enclosed balcony fits within the shallow recess of the opening. Sheltered beneath a cantilevered steel and glass canopy, the two tall, single entrance doors are also recessed into the opening. Three stacked small square windows punctuate the front façade to the right of the opening. Windows with French balconies have been cut into the east (side). Although not a certified rehabilitation project, the new design nonetheless both complements and defers to the urban streetscapes as an expression of its contemporary time.

21 E. Congress Street Daniel's Credit Jewelers 117-12-0290 1898
Remodeled in 1953 during the post-WWII boom of Downtown Tucson, this 1898 retail store is architecturally significant for its surviving International-style characteristics such as its deeply recessed entrance with a terrazzo floor sign, black marble slab wall veneer, continuous high-sill jewelry case display windows, neon standing letters, box-like massing, and rejection of ornamentation. Of special interest is the only surviving Modern-period roll-away canvas canopy and mechanism above the storefront. The Daniel's Credit Jewelers building retains major and minor design and material characteristics of the International style.

25 E. Congress Street Franklin's 117-12-0280 1900
*Non-contributor – Loss of integrity*
The 2007 remodeling of Franklin's storefront may have been an intentional albeit expedient effort to mimic the jewelry store display windows and marble wall veneer of the Daniel's Jewelers immediately to the west (21 E. Congress). The craftsmanship of the remodeling is poor and the recycled marble slabs are of low quality and integrity. The loss of the broad display storefront signaled the loss of the essential massing and fenestration of the International-style façade leaving it with no style.

33 E. Congress Street Woolworth's 117-12-0080 1898,1957
*Noncontributor – Loss of Integrity*
This building, in its through-lot plan and opposite-side facades of 1957, retains sufficient essential elements (storefronts, materials, lobby stairs & planters) on the Pennington Street façade to convey its International-style architectural character. This is an unusual example of a through-lot building having two main entrances—one on the general retail and business corridor of Congress and one on the fashion street on Pennington. The Congress façade is a 1984 adaptive use for indoor auto parking that still expresses a historic retail use. The Pennington façade is the original design of the 1957 addition that readily portrays a Modern variety store. The Pennington façade (north) retains a higher-degree of International-style character—box-like massing, smooth stucco finish, slightly recessed storefront across the entire façade, aluminum storefront and hardware, lobby with terrazzo flooring, planters, stairs, and railings. However, the remodeling in 1984 significantly changed the character of the side of the building facing Congress Street leading to a loss of integrity. The stucco covering and changes to the design of the façade adversely affected the exterior design of the property.

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61 E. Congress Street McLellan's Building (west portion) 117-12-0220 1953
Seen as a holistic architectural composition, the dissimilar traditional facades of neighboring buildings were modernized in about 1953 by removing ornamentation and sheathing their wall materials with smooth stucco to create a unified, simple box-like International-style character. The various storefronts were replaced by uniform aluminum storefront systems and a continuous thin, horizontal canopy shaded the windows and corner entrance all around the corner. The taller bay at the west end of McLellan's façade was remodeled as a striking vertical counterpoint to the horizontal character of the rest of the building. The Modern signage "fin" attached to the front and projecting above the parapet has been retained although the letters have been removed and replaced. The stone-veneered recessed opening that once was a glass storefront still functions as an entrance to the two-story-plus bay. The west elevation of the bay still vaguely expresses the profile of the early theatrical use—office over retail, balcony area, theater house (roof garden), and stage fly (cabana). Retaining its essential elements of character, this tall bay is an important component of the whole McLellan store façade composition. Together, the two visually-related properties blend together as a single entity.

63 E. Congress Street McLellan's Building 117-12-0210 1909
During the significant 1953 remodel project, several small façades of traditional character were unified and modernized by removing ornamentation, sheathing in stucco, replacing storefronts with aluminum systems, and replacing canvas awnings with a metal canopy. The single-story, International-style building is square in plan with a two-story bay on its west end. This bay was once the easternmost bay of the adjacent State Theater (originally Tucson Opera House). At the street intersection, the southeast corner of building is angled and recessed to create a diagonally oriented entrance. Historic denticulated (tooth-like) brick coping suggests Regional Modernism alluding to territorial-period styles. The angled corner parapet is raised higher than rest emphasizing the main entrance. Storefront window systems fill the openings on south façade and around the corner. A continuous, thin cantilever marquee wrapping around the corner shades the storefronts and entrance. McLellan's as an excellent local example of International-style commercial architecture that retains its major and minor elements of International-style character.

72 E. Congress Street Rebeil Block/Indian Village Trading Post 117-12-0820 1897/1930
*Previously listed individual building (see individual National Register nomination for more data)*
Originally, this two-story commercial and office building conveyed High Victorian-period character influenced by Classical and Renaissance Revival. The Indian Village Trading Post transformed the architecture into Spanish Colonial Revival in 1930 to promote the Southwestern image of Tucson as a railroad tourist destination. Featuring a chamfered corner and two ground floor tenant spaces with high ceilings plus a full set of offices above, it is a Two-part Commercial Corner Block. The 1930s storefronts were modernized during the 1950s without adversely affecting the façade's patterns and proportions of solids and voids.

97 E. Congress Street Kress & Co. 117-12-121C 1955
*Noncontributor – Loss of integrity*
The remodeling project of 1988 removed or concealed even the most essential elements of International-style character of the 1955 building. The Kress & Co. building was altered from a store to rental offices well after the period of significance for the Downtown Tucson Historic District ended in 1968. The small retail store to the west of the Kress & Co. building was demolished and excavated to create a fenced, landscaped courtyard for the walk-out basement. The façade remodel and addition to the west is another example during the post-historic period of the continual changes to existing buildings that has always occurred in Downtown Tucson. Even as a post-historic remodel, the façade is a good example of the lingering influence of Brutalism from the Modern period. It may deserve re-evaluation for National Register eligibility in 2038 under a different context.

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98 E. Congress Street Central Block, Drachman Shoes 117-15-0050 1904
The Central Block is undergoing its third change of image from the original 1904 Commercial Italianate, to the 1954 International style "modernization," to a restoration/rehabilitation of its brick façade features and a rehabilitation of its storefront.

Whole building – This wide building is located on a corner lot. The northwest corner of building is chamfered or angled to create an entrance facing the intersection. The 1904 brick masonry on the alley facade has changed little other than infill of some windows and doors. The post-WWII remodeling was a good example of the trend toward modernization of traditional buildings.

98 E. Congress bay *(Wig-O-Rama)* – During 2017 and 2018, the upper façade of this west bay was restored to its Progressive-period Classical Revival character. The 1953 International-style white-finished steel panel veneer was removed from the original brick façade. The terrazzo flooring at the corner entrance retains the "National Shirt Co." logo from the 1950s. The adjacent facades of the 98 and 102 addresses both reflect the 1904 image of the building on the southeast corner of Congress Street and Scott Avenue.

102 E. Congress bay *(rehabilitated original facade)* – The bay containing a café was destroyed by fire in 2014, leaving only the front façade wall and storefront opening (the essential elements). Lost in the fire are the neon "Café" sign above parapet and neon "Grill" storefront sign on Congress Street. Also lost is the rare surviving example of a Modern-period retractable canvas awning. In 2018, the surviving original brick masonry and accurate replica metal cornice of the 1904 facade were restored and incorporated into the reconstructed retail bay. The missing storefront was replaced with a compatible contemporary aluminum system consisting of display and transom windows and a recessed entry doorway. The rehabilitation work retains the essential integrity of façade design, materials, and workmanship to convey this bay's significance as an example of Progressive-period Classical Revival commercial architecture.

118-120 E. Congress Street First Hittinger Block 117-15-0040 1901
*Previously listed individual building (see National Register nomination for more data)*
The two-story Classical Revival-style First Hittinger Block complements the architectural character and scale of the adjacent J.C. Penney store and addition. This recently rehabilitated Two-Part Commercial Block building integrates a contemporary rusted steel storefront and transom system in the first-floor opening of the otherwise intact historic façade. The upper façade is fenestrated with three wide segmental-arched windows; each window has two single-hung sidelights and a three-part transom. The brick masonry around the window openings has been laid in a pattern that replicates large stone ashlars, voussoirs, and keystones. A metal cornice is supported by closely spaced brackets atop a denticulated frieze. The façade is topped with a stepped parapet.

113 E. Congress Street W.A. Julian Building (West Half) 117-12-1230 1907
121 E. Congress Street W.A. Julian Building (East Half) 117-12-1240 1907
Most buildings in the Downtown Tucson Historic District that were altered during the period of significance have sustained remodeling that results in a complete façade in a single style or an up-dated storefront within an earlier façade resulting in two styles. Here at the Julian Building, several architectural styles are evident on the façade as it essentially existed in about 1968. The separate remodel projects by several tenants of the subdivided building have left a composite of distinct elements from the Mission, Commercial, Moderne, and International styles. Even with a "mixed" collection of architectural features, the building retains its essential elements of character (i.e., form, scale, roofline, openings, and composition of façade design) that convey its significance as a 20th-century downtown retail store. Thus, the W.A. Julian Building, when understood as the sum of its parts, is eligible for listing as a contributor to the Downtown Tucson Historic District for its architectural significance.

125 E. Congress Street Betty Gay 117-12-1250 1905
*Noncontributor – Loss of integrity*

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Due to inappropriate remodeling, the façade has irretrievably lost its integrity of design, materials, workmanship, and feeling so that it no longer conveys its architectural significance. It has lost not only its major and minor character-defining elements of style but also its essential elements of form, proportion, roofline shape, façade composition, and openings. It conveys No Style.

127 E. Congress Street The Screening Room 117-12-1260 1905
*Noncontributor – Loss of Integrity*
While the property could be considered a rare example of an early Progressive-period commercial façade that transitions from the Italianate to the commercial styles, the building at 127 E. Congress is not eligible for listing on the National Register as its integrity has been lost through the change in use to a theatre. Installation of the marquee and the offset lobby and ticket office have left only a parapet as a possible contributing element, and even this has stucco sheathing the original brick material.

128 E. Congress Street J.C. Penney Addition 117-15-0030 1903
130 E. Congress Street J.C. Penney Store 117-15-0010 1903
*Previously listed individual building and addition (see National Register nomination for more data)*
Designed by prominent Tucson architect David Holmes, the J.C. Penney Store and Addition (aka Chicago Store) is significant for its early-twentieth-century Classical Revival-style facades. The two-story façade is divided by a horizontal concrete sill separating the two floors. The ground floor is dominated by a bank of recessed display windows punctuated by the structural columns supporting the upper floor. The second floor is topped with a horizontal parapet wall articulated by a bracketed cornice. Beneath the cornice is a bank of double hung windows grouped in twos and threes with each group flanked by double pilasters. The pair of two-story buildings were joined together for use by a single large tenant. A series of stabilization and restoration efforts since 1999 have replaced the roof structure and returned the two adjacent street facades to their historic character.

135 E. Congress Street Town Shops 117-12-1270 1902
The “Town Shops” building is an excellent example of an International-style façade. The high integrity of its essential, major, and minor character-defining elements conveys the significance of its Modern design quality. Of importance are the Modern proportional play of solid and void in the façade composition, recessed entry with angled storefront and display case, terrazzo flooring and ramp, plain upper wall and parapet, and avoidance of ornamentation. The contemporary checkerboard-patterned stone veneer provides texture and colors that are in keeping with the International-style tenets of design.

137 E. Congress Street Dave Bloom Store (west bay) 117-12-1280 1905
*Non-contributor – Loss of integrity*
Due to inappropriate remodeling, the façade has irretrievably lost its integrity of design, materials, workmanship, and feeling. It has lost not only its major and minor character-defining elements of style but also its essential elements of form, proportion, façade composition, spaces, and openings. It conveys No Style.

145 E. Congress Street Dave Bloom Store / Hydra (east bays) 117-12-1290 1905
The “David Bloom & Sons” store is an excellent example of International-style commercial architecture. Furthermore, its surviving secondary shop facades near the rear of the side façade provide insight into the architectural evolution of the building (and of Downtown Tucson) through a distinct series of stylistic up-dates. The Art Deco upper facades and lower storefronts also contribute to the significance of the whole building for they remained untouched by the International-style remodeling and survived through the end of the period of significance in 1968. The only visible elements of the original two-story, Italianate-style building are the brick masonry and arched openings at the rear façade in the alley.

This single-story International-style building on a corner lot has simple box-like massing. Storefront on south façade angles inward from the parapet wall above. (Similar in form to the 1941 “Town Shops” façade at 135 E. Congress.) The storefront windows are formed by glass display cases "floating" above

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the sidewalk on recessed Roman brick spandrel walls. Terrazzo flooring with “David Bloom & Sons” logo still covers the recessed entry area. The opening for the storefront is edged with neon lighting. Glass entrance doors are rare surviving examples of the frameless "Herculite" type. Mill finish aluminum frames outline the glass windows and display cases. Four square display windows are cut into side façade. Steel pipe columns (originally clad in aluminum) support the upper facade of building. The walls are finished with smooth stucco. The parapet tops have no trim or coping.

At the north end of the side elevation, the Art Deco upper façade has angular folds and triangular (zigzag) articulation above the (covered) transom window. The south bay of three small storefronts has well-preserved Art Deco display cases floating above recessed black marble spandrels.

200-210 E. Congress Street Crescent Jewelers 117-06-1900 1900/1960
Originally, the multi-bay, one-part commercial block had a façade of natural red brick and rusticated stone which was richly ornamented in the Italianate style. A historic-period lot split through the single original building created two ownerships that are reflected today in two distinct yet compatible remodeled International-style facades. The original long, shallow rectangular building having 6.5 bays was divided to create a 4-bay tenant strip on the north side (210-220 E. Congress) and a 2.5-bay tenant space at the corner and west side (200 E. Congress).

After WWII, the façades were modernized into the International style by two remodel projects. The renovations removed most Italianate-style ornamentation, leveled the stepped parapet and flagstaff at the corner, knock off the projecting cornices, veneered the brick walls, and replaced wood windows and doors. Of the original building fabric, only the corbelled brick cornice on the north side and the stone coping on the corner and west side remained visible after the historic-period remodel projects.

On the north façade, the first remodel project created a simple interpretation of the International style that emphasized Modern horizontality rather than Italianate verticality. The apparent height of the four almost-square openings was lowered by covering the transom windows to create horizontal rectangular voids for aluminum-framed storefronts with recessed entrances. The walls around the storefront openings were veneered with smooth stucco. The upper walls provided a continuous plane for graphics. The shop signs consisted of letters mounted or painted on the wall surface rather than of panels mounted on the façade. The stucco veneer stopped at the bottom of the original brick cornice.

At the corner bay and west façade of Crescent Jewelers, the second remodel project moved further toward sophisticated International style and industrial technology by streamlining the facades with terrazzo sidewalk, curved terrazzo spandrels and aluminum jewelry display box windows, Herculite glass doors at the recessed corner entrance, roll-away canvas awnings, and grid-pattern dark glass wall tiles with integrated sign panels. Yet, even this industrialized International-style façade whispered a clue to its Victorian roots by retaining the rusticated stone coping atop its parapet wall.

During the post-historic period, the jewelry store façade sustained a moderate change to the upper walls that concealed, with a veneer of stucco, the glass panel system and stone coping. (Further physical investigation may reveal if the glass system still exists beneath a stucco furred-out system.) The change from a smooth, glass grid surface to a smooth, homogeneous stucco surface did not adversely affect the essential International-style character or Modern feeling of the building. The “Herculite” glass door and sidelights were replaced by a pair of aluminum doors. Also, the jewelry display windows and doors have been secured by steel grilles which if removed would restore the historic conditions. Their presence today does not affect understanding the storefront design and materials. The contemporary wedge-shaped fixed canvas awnings at the jewelry store windows are similar in form and scale to the original operable canvas awnings. At the westernmost bay of the north façade, small square windows with shutters have been cut into the upper stucco wall at the level of the concealed transom to express the image of the “Iguana Café” tenant. These windows, while incongruous with the International-style façade, do not appreciably affect the design integrity.

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The historic photos demonstrate that the facades visible today existed during the 1960s. Furthermore, the post-historic alterations retain the essential character-defining elements of the International style architecture for which the building is significant.

222 E. Congress Street Bun Sandwich Shop 117-06-1900 1919
This single-story, Commercial-style brick building was intended for retail tenant rental spaces. It is a good example of one-part Commercial Block building retaining the components of a typical façade: piers, storefront, upper wall with recessed sign panels, and parapet with brick coping. Storefronts of the east two bays have been sensitively modernized within the historic facades and openings. Other historic-period Modern storefronts have been preserved.

256 E. Congress Street Miller Curio Company 117-06-187B 1928
This single-story Commercial-style building with well-preserved natural brick ornamentation exemplary of the Commercial style. Massing, finishes, and features are virtually intact at this One-part Commercial block. The tripartite façade enhanced with low-pitch pedimented parapet at center bay. Rare surviving example of prism glass transoms. This building possesses virtually all the character-defining elements of Commercial-style retail architecture and is among the very best examples extant in Downtown Tucson.

268 E. Congress Street Silverberg's Jewelry Shop 117-06-187D 1916
This single-story, One-Part Block Commercial-style building retains is box-like massing and original openings. The original wood and steel storefronts with transoms are virtually intact at the bays of 268, 270, & 274; black glazed tile wainscot/spandrels are intact. A simple striated band articulates the parapet. The building is notable for having had a roof garden during the historic period (per Sanborn map)—a feature now imitated by the recent adaptive use as bar and restaurant. Although the additional rooftop elements and landscaping visible above the parapet are quite evident and perhaps top-heavy in appearance compared to adjacent buildings, the essential and major elements of its facades still convey its architectural character associated with the Early Statehood period of Downtown Tucson.

300 E. Congress Street Rialto Building 117-06-168A 1919
*Previously listed individual building (see National Register nomination for more data)*
The two-story Rialto Building is a Spanish Colonial Revival-influenced, mixed-use urban structure that combines commercial tenant spaces, apartments, and the lobby of the attached Rialto Theater. The style of this building complements that of the Hotel Congress across the street. The primary façade on Congress Street is a Two-part Commercial Block with commercial storefronts at street level and recessed sleeping porches above. The end bays, being box-like masses with parapets around the flat roof, frame the sloped clay-tile roof sheltering the deep sleeping porches with wooden railings. The street-level of the stucco-veneered brick masonry façade has a series of nine wide bays fitted with wooden storefronts and prism-glass transoms for retail and restaurant tenants. The second-floor red clay brick façade on the side facades is punctuated with a series of single and paired double-hung windows several of which are enhanced with cantilevered, shallow wooden balconies.

318 E. Congress Street Rialto Theatre 117-06-168C 1919
*Previously listed individual building (see National Register nomination for more data)*
Sheltered beneath the marquee and vertical neon sign, the box office and entrance to the Rialto Theatre stands at the second bay from the east of the Rialto Building. The Spanish Colonial Revival character of the exterior is brought into the lobby and auditorium with luxurious decoration and rich materials. In striking contrast to the high-style image of the street façade, the theater auditorium, balcony, and stage fly is constructed of an industrial-type exposed reinforced concrete framework with infill of hollow clay tiles. The auditorium is sheltered by a long-span wood truss roof.

301 E. Congress Street Hotel Congress 117-06-6166B 1919

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*Previously listed individual building and addition (see National Register nomination for more data)*
The Hotel Congress is a two-story, commercial-type building of Spanish Colonial Revival-style influence. The top (third) story, destroyed by fire in 1934, was never reconstructed. Instead, a new roof with a third-story penthouse was built atop the second story. The north façade facing the SPRR depot is composed of a canopied entrance flanked by two bays to the east and five bays divided by concrete columns to the west. A false balcony extends across the east window piercing the second bay from the east. The entry consists of a pair of wood framed doors and a glass transom flanked by narrow sidelights. The doorway is trimmed with copper. A marquee suspended by chains from leonine gargoyle brackets has scalloped edging and bottom. The words "Hotel Congress" are lighted by cat-eye lamps on the front of the marquee above the scalloping. Ornate wrought iron brackets support the underside of the marquee. The south façade on Congress Street faces the Rialto Theatre. The façade is composed asymmetrically with its entrance bay flanked by five bays to the west and four to the east. The south entrance is identical in detailing to the north entrance.

**Broadway Boulevard**

The slight meandering of Broadway Boulevard reflects many realignments since the Spanish Colonial Period as influenced by transportation, commercial, and governmental development. During most of the Period of Significance, Broadway Boulevard was a component of US-80; the highway turned ninety degrees at the intersection of Broadway and Stone. Always a location for transportation-related businesses (stables, gas stations, hotels, car dealerships), this six-block-long streetscape of Broadway was also the home for mixed commercial and governmental uses. The businesses on the blocks south of Broadway tended to cater both to highway travelers and to residents in the Armory Park residential area further south. The Tucson Modern Streetcar now travels to the east on Broadway and returns west on Congress. These two streets have almost always been a complementary pair of commercial arterials through Downtown Tucson. Today, the scale of buildings along Broadway range from low-rise to high-rise as compatible infill shares the streetscape with historic Main Street-type stores.

1 W. Broadway Blvd. 1 West Broadway Apartments 117-13-029A 2016
*Non-contributor – Insufficient age*
The character of the five-story 1 West Broadway apartment building complements that of the 1949 International-style Westerner Hotel to the east across Stone Avenue. As an expression of the early 21st century, its design is like that of the contemporaneous apartment building at 1 East Broadway. Here, a four-story, stucco-veneered box-like massing of apartments stacks atop the tall first floor of resident amenities and a commercial tenant space. Four stories of apartments stack directly atop the tall first floor of resident amenities and a commercial tenant space. Basement parking for tenants is accessed from Jackson Street. The fenestration at each of the upper floors consists of aluminum windows in square openings and recessed aluminum sliding doors at the cantilevered balconies. The first-floor aluminum storefronts are topped with translucent fiberglass panels shaded by deep rust-colored eggcrate grilles. The main pedestrian entrance on Broadway Boulevard is distinguished from the horizontality of balconies by a five-story-tall continuous, recessed bay painted in powder blue contrasting with the light ivory-colored synthetic stucco panels of the walls.

1 E. Broadway Blvd. 1 East Broadway Apartments 117-12-087C 2016
*Non-contributor – Insufficient age*
The character of the five-story 1 East Broadway apartment building complements that of the 1949 International-style Westerner Hotel to the south across Broadway Boulevard. As an expression of the early 21st century, its design is like that of the contemporaneous apartment building at 1 West Broadway standing diagonally across the intersection of Broadway and Stone. Interpreting the tenets of International style, the upper floors cantilever beyond the line of structural columns *(pilotis)* to provide street-level open space and an area for the one-story storefronts tucked below. Basement parking for tenants is entered from Stone Avenue and is exited on Broadway. The fenestration of the upper floors consists of aluminum windows in rectangular openings and recessed aluminum sliding doors at the

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cantilevered balconies on the top two floors. The main pedestrian entrance on Broadway Boulevard is distinguished from the horizontality of windows by a five-story-tall continuous, recessed bay. Filling the first story of that recess, a storefront system of dark-tinted glass and two balconies serve as the focus of the asymmetrical primary façade.

10 E. Broadway Blvd. Westerner Hotel 117-13-0390 1949
The Westerner Hotel, as the best example of an International-style urban hotel relating to post-WWII automobile transportation contributes to the 20th-century urban character of the Downtown Tucson Historic District. The design of this four-story structure is the urban counterpart to the large, two-story motels built along the Miracle Mile highway link. Brick columns (now painted) support the upper three floors, giving the upper box-like mass of the building the appearance that it is floating in air. Stairwell landings are emphasized with an original Modernist styled pop out. Balconies are attached to the façade as well and emphasize horizontal lines of the box-like building. In 2016 the building was converted to apartments and a several-story addition built to the east. An excellent example of International-style spatial composition and minimal ornamentation, even in its adapted use as apartments and with the addition to the east, the Westerner facades retain their major elements of character.

44 E. Broadway Blvd. Sonoran Institute / Office Building 117-13-2270 1979
*Non-contributor – Insufficient age*
The four-story Sonoran Institute Office Building consists of offices and parking on the first floor and of offices on the upper three floors. The box-like structure is solid on the sides and glazed on the front and back. The solid rough masonry side walls project beyond the sleek glass and aluminum curtain walls and the fourth-floor recessed balconies of the front and back sides. The white stucco-veneered concrete columns and lintels of the first floor support the side walls. Visible through the curtain walls are deep, flat, steel floor trusses that clear-span across the width of the building. This relationship does not follow a major tenant of the International style that places the *pilotis* (first floor exposed columns) well behind the upper curtain walls to achieve a feeling of building weightlessness and ground-floor openness. Here, the structure has the appearance of one building set atop an unrelated building. These two stacked massing elements lack continuity of spatial relation, underlying pattern, and construction methods of a midcentury International-style building. Surrounded by projecting steel frames, tall slit windows pierce the west masonry wall in a somewhat irregular pattern.

55 E. Broadway Blvd. U.S. Post Office & James A. Walsh Courthouse 117-12-0960 1929
*Previously listed individual building (see National Register nomination for more data)*
Originally built as a ground-floor post office with courtrooms on the second floor, the restrained Neoclassical style here is apparent in the corner quoins and decorative pilasters of terra cotta that sport a mottled glaze made to look like stone, but with accents in color. The building is made from various shades of buff-colored brick and uses Roman and Greek ornament with heavy bronze doors and decorative iron lamps at the entry. Even the underside of the projecting eaves has an articulated pattern with accent colors. (Nequette 2002) The building was rehabilitated in 2001-2003 for use by the Federal Bankruptcy Court.

60 E. Broadway Blvd. Pacific Finance Loans 117-13-037A 1900
As a Progressive-period, Commercial-style building, this retail/business commercial building is among the earliest surviving examples of Commercial-style architecture in Downtown Tucson. It retains its single-story box-like massing, characteristic stepped parapet, brick-framed sign panels, and broad storefront openings with transoms. A historic photo confirms evidence from Sanborn maps that this is one of three identical adjacent buildings. They may have been constructed simultaneously for rental spaces as an early version of a strip center. Although the front has been remodeled with a modern welded metal storefront system, the property retains enough integrity to remain a contributing property to the district.

66 E. Broadway Blvd. Ruffner's Gift Shop 117-13-0360 1916
*Non-contributor – Loss of integrity*

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According to a 1948-49 photograph, the original Classical Revival two-story, stucco-veneered building had box-like massing with simple cantilevered cornices and low parapets. The building had two similar parts—north and south--with slightly different second-floor windows. The north part had wood casement and the south had wood double-hung. Prior to 2009, the building had been extensively remodeled. The cornice had been removed and a flat-headed window was changed into an arched window to emphasize a new entrance on the east façade. The original storefronts at the northeast corner of the building were removed and realigned to create a recessed entryway. Wood windows were replaced with aluminum windows having patterns different from the historic designs.

Subsequent remodeling, in 2012, has chiseled stucco from all the first-floor walls and from the second-floor walls of the south part. Small, flat steel awnings have been added above the windows and the aluminum storefronts have been replaced with rusted steel frame windows. The building has lost the essential elements that convey its Classical Revival style which is associated with the early Statehood Period of Downtown development.

121 E. Broadway Blvd. Auto Sales Building 117-06-1940 1917
This is an excellent example of a brick Commercial-style building having many character-defining masonry details. It has typical one-part commercial block massing. Its broad storefront has an integral transom and a recessed central entrance. The upper wall, surmounted with a low curved parapet with coping, has three small brick panel frames in raised relief and cast stone ornaments at the tops of the corner piers. A series of tall segmental-arched windows and doors punctuate the side alley façade. A double-door service entrance at the north end balances the display window at the south end of the façade.

124 E. Broadway Blvd. Veterans of Foreign Wars Building 117-17-0030 1947
The Veterans of Foreign Wars building is the best example of Art Moderne (or Federal Moderne) style in Downtown. The building's high integrity of design and materials is verified by the image shown in the architects' original rendering. Rehabilitation of the interior as a communications facility seems not to have affected the exterior. The 1947 VFW building designed by Place & Place Architects is a rather late expression of Art Moderne design that presaged the advent of International style in Tucson. The stacked bond pattern of the polished stone veneer on the façade provides a stylistic transition between the Art Moderne and the International style which was gaining popularity in Arizona during the late-1940s. The two-story, box-like building has a high central block façade a framed two-story-high recessed entrance flanked by lower symmetrical wings. The low parapet, decorated with an angular modulating surface, steps back from the façade—a faint echo of Art Deco characteristics.

The paired double-hung windows in their bevel-edged recesses at each floor at either side of the central block reinforce the feeling of formality and stability. The architects have balanced horizontal and vertical patterns on the grid façade using the sideways massing of the façade blocks against the upward proportions of the windows and entry. A thin, curved marquee cantilevers out above the central entrance door.

The historic association with the Veterans of Foreign Wars is emphasized by the flagstaff surmounting the central block of the façade. The high-quality materials and workmanship enhance the significance of the building. The Moderne character of the building façade once extended to include the public sidewalk which was paved in white terrazzo. This rare feature generally lost to the brick and concrete sidewalks of urban renewal in Downtown Tucson. Beyond the stone veneer wrapping around the front bay of the building, the walls change to red clay brick on the sides and back.

151 E. Broadway AC Hotel Tucson 117-12-087C 2016
*Noncontributor – Insufficient age*
The five-story AC Hotel Tucson fills a large parcel on the northeast corner of Stone Avenue and Broadway Boulevard at a scale comparable to that of the mid-rise Westerner Hotel on the southeast

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corner and the historic US Post Office to the east. The contemporary character of design and materials of the AC Hotel Tucson blend with those of the International-style Westerner Hotel. The new building fits well into the spatial fabric of historic Downtown.

178 E. Broadway Blvd. Lewis Hotel / Auto Sales 117-17-0010 1917
*Previously listed individual building and addition (see National Register nomination for more data)*
The two-story, box-like brick Commercial-style building is an excellent example of the early-twentieth-century architecture characterizing Downtown Tucson. The ground floor with its broad storefront windows with transoms and doors displayed merchandise and new automobiles. The bulkhead walls beneath the storefront windows are veneered with glossy black ceramic tiles. On the second floor was originally a hotel. The restored facades possess the character-defining features associated with the Commercial style—abbreviated cornices at the roof level below the parapets, brick piers with capitals, brick string courses at the second-floor level. The tall one-over-one double-hung wood windows at the second floor have flat-arched brick lintels with stone keystones and thrust blocks.

201 E. Broadway Blvd. Trailways Bus Station 117-06-179A 1971
*Noncontributor – Insufficient Age*
Looking more like an abandoned entertainment venue than a bus station, the original one-story, box-like building of slump block masonry has been painted and fitted with stucco-on-frame projecting backlighted marquees (plastic panels missing) on its two street facades. The broad windows have been painted over or boarded up. The original main entrance doors have been replaced by a pair of residential fifteen-light French doors. The west wall has been enhanced with a colorful mural depicting a montage of Native American design motifs, plants, animals, and clouds.

210 E. Broadway Blvd. Safeway 117-06-7130 1937
The Safeway store is a Modernistic building transitioning from the late-Progressive to the early-Modern period. In addition, this Art Deco-style building may be one of Safeway's early regional prototypes for their new national "supermarket" concept. This building is significant not only for its architectural style but also for association with corporate innovations in design and structure to improve marketing, service, sanitation, and efficiency.

The one-story, box-like brick building possesses the form, lines, and openings that are essential elements of the Art Deco style. Of special interest is the stylized crenellated parapet. The character of the four-bay primary façade wraps around the corner to embrace one more large display window toward the parking lot. Although still being entered on the front as was traditional for pedestrian-related storefronts in urban settings, it has a side parking lot. As a consideration for the hot and sunny environment, a steel parking shade canopy was added against the west side of the building. Its sheet metal fascia suggests that it may have been added at some time after the store had been in operation. (Further study is needed to determine if the canopy is a contributing historic-era feature.) The sense of open space at the parking lot is a contributing feature.

Of special interest is the innovative bowstring-truss roof punctuated with a series of saw-tooth skylights to bring daylight into the depths of the sales area to present food in its "best light." Popular between the late-1930s and early-1960s for free-spanning large commercial and industrial buildings, bowstring trusses generally no longer meet structural code requirements unless they are substantially modified and strengthened. The 2012 modifications to the building have retained the prototype design innovations but have left only the essential elements of the Art Deco style intact to continue conveying its architectural character.

211 E. Broadway Blvd. Commercial Building 117-06-177A(1) 1946
*Noncontributor – Insufficient significance*
This single-story, Modern-influenced brick building has simple box-like massing and no ornamentation. No awnings shade the façade. Except for the installation of security grilles on windows and doors, the

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building looks as it did when new. This little office is an example of the functional box-like buildings that were constructed immediately following WWII in response to the tremendous need for new commercial space. As a simple building of Modern influence, it lacks architectural significance.

213 E. Broadway Blvd. Commercial Building 117-06-177A 1950
*Noncontributor – Insufficient significance*
This single-story, Modern-influenced brick building has simple box-like massing and no ornamentation. No awnings shade the façade. Except for the installation of security grilles on windows and doors, the building looks as it did when new. This little office is an example of the functional box-like buildings that were constructed immediately following WWII in response to the tremendous need for new commercial space. As a simple building of Modern influence, it lacks architectural significance.

220 E. Broadway Blvd. Auto Repair 117-06-7100 1944
*Non-contributor – Loss of integrity*
The single-story façade consists of solid planes and piers of exposed brick alternating with floor-to-ceiling openings in no regular pattern. Being a mid-block building, it is perceived more as a two-dimensional composition than a three-dimensional box. Historic masonry is evident from the chiseled brick surfaces resulting from the removal of original stucco. Contemporary masonry piers are differentiated from historic material by their construction in salvaged used brick. The openings are in-filled with rusted steel-framed windows and doors. The building no longer possesses the essential elements of Modern character.

230 E. Broadway Blvd. Auto Sales 117-06-7110 1929
*Non-contributor – Loss of integrity*
During 2012, the historic character of this single-story, box-like building had been radically changed to a contemporary expression of Modernism. The building now conveys the feeling of a Bauhaus-inspired stucco-veneered box with a large wrap-around storefront window at the corner. A continuous thin, shallow, steel canopy cantilevers from the wall to shade the wrap-around window. A single man-door pierces the plain, stucco-veneered wall west of the storefront. The main façade has no ornamentation. Approximately 80% of the side façade retains its historic-period character as a Progressive-period brick building. The historic-period rear addition to the c. 1929 building is still obvious. Although the remodeled front and corner of the building is a benign contemporary interpretation of Modernism that blends with the streetscape, the extreme changes have adversely affected the design integrity of the building itself. The essential elements of the building's historic character have been lost.

On Downtown sidewalks Street Lamp Posts ca. 1912
The ubiquitous five-globe street lamp posts (also one- and two-globe) have become an icon of Downtown Tucson and other adjacent historic districts that were developed at the time of Arizona statehood. These human-scaled elements of historic street furniture live compatibly with the later vehicular-scaled streetlights of the post-WWII period and those installed since beginning of 1970s urban renewal period. The City of Tucson continually moves these Arts-and-Crafts-style lamp posts around the Downtown sidewalks as public works projects and access to new buildings demand. Within the past decade, the City Historic Preservation Office had Allison Diehl of Desert Archaeology conduct a physical condition survey of the globe lamp posts in the historic districts and found that only eight of them are the original cast iron models. Most of them are authentic replicas of aluminum or fiberglass that cannot be visually discerned from the originals. More important than the integrity of material or location is the lamp posts' integrity of feeling, design, workmanship, setting, and association.

## ARCHAEOLOGICAL RESOURCE CONSIDERATIONS

The Downtown Tucson Historic District stands upon a site that has seen continual human occupation for many centuries. Farming began along the Santa Cruz River in the Early Agricultural Period (2,100 BC – AD 50), and evidence of prehistoric occupation in downtown proper dates as far back as the early Hohokam Period (AD 500 – 1,450). During historic times, the area has sustained many periods of

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physical redevelopment from the Spanish and pioneer American occupation to the present. Thus, it is likely that subsurface cultural and historic resources may have survived either on private property or within the public rights-of-way. The City of Tucson has designated the downtown area an Archaeological Sensitivity Zone.

The historic resources survey at the foundation of this nomination limited its investigation to archival research and visual field observation of buildings and streetscapes. The scope of this historic resource survey and nomination project for the Downtown Tucson Historic District did not include archaeological research, survey, testing, or data recovery. However, many archaeological investigations have been conducted within Downtown Tucson during the past decades as scholarly endeavors and in compliance with historic preservation regulations at the city, county, state and federal level.

The development and redevelopment on the land throughout Downtown Tucson still leaves a possibility of finding subsurface archaeological resources intact. The vacant lots and parking areas possibly may conceal subsurface features and artifacts. Many of the taller and larger buildings have basements that undoubtedly destroyed remnants of earlier foundations, utilities, wells, or privies. The series of Sanborn Fire Insurance maps can provide valuable information to guide future development on specific parcels of land.

Public agencies and private owners should take appropriate actions to identify and protect potential archaeological resources when planning development or maintenance projects. Private owners, public servants, and contractors should monitor digging so that if subsurface structures, artifacts, or human remains are encountered, work should stop, the City and State Historic Preservation Office should be notified, and through consultation, the method of preservation treatment should be determined.

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## 8. Statement of Significance

**Applicable National Register Criteria**
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [X] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance**
(Enter categories from instructions.)
Architecture

Commerce

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## Period of Significance

1900 – 1968
Contributing buildings convey 20th-century character of the Progressive- and Modern-periods related to the historic commerce and architecture in Downtown Tucson.

## Significant Dates

1900 – First Appearance of Progressive-period Commercial-style buildings in Downtown
1901 – EP&SWRR links Tucson to mines and natural wonders of southeastern Arizona
1906 – An electric-powered streetcar system replaces the 1898 mule-drawn streetcars
1937 – Miracle Mile Road directs highway traffic to Downtown and fuels auto-tourism development
1945 – First appearance of Modern Movement buildings and façade remodels in Downtown
1959 – Tucson population soars 368% in ten years overtaxing Downtown's ability to serve customers
1968 – End of viability of Downtown as commercial center of Tucson simultaneously due to opening of I-10 bypass, initiation of urban renewal demolitions, and opening of first major suburban shopping center.

## Significant Person

(Complete only if Criterion B is marked above.)
None

## Cultural Affiliation

None

## Architect/Builder

Roy Place, architect
Henry O. Jaastad, architect
David Holmes, architect

## Statement of Significance Summary Paragraph

**The 20th-century architecture and streetscapes of the Downtown Tucson Historic District convey the history of commercial competition that shaped this evolving central business district to serve the local community and the southern Arizona region from 1900 to 1968.** The Downtown Tucson Historic District is significant at a local level under National Register Criterion A in the Area of Commerce as the center for retail trade, business, and hospitality serving both the city and southern Arizona through its far-reaching connections by railroad and highway. The 20th-century facades, buildings, and streetscapes convey the dynamics of commercial competition within Downtown Tucson. The district is significant at a local level under National Register Criterion C in the Area of Architecture for its excellent examples of 20th-century commercial facades and buildings that include the Commercial-style, several Period Revivals, Art Deco, and interpretations of the Modern Movement. The buildings convey advances in construction methods and materials during the 20th century.

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## Period of Significance Justification

**1900 to 1968** is the period of viable development and operation of Downtown Tucson as the traditional central business district as characterized by its surviving, twentieth-century buildings of Progressive- and Modern-movement character.

The *1900 Commercial Panel Brick retail building (60 E. Broadway)*, a One-part Commercial Block, constructed as a speculative rental is the oldest intact building of the historic district and the last survivor of three identical adjacent buildings. Rehabilitated in 2013, it retains the character-defining elements needed to convey the essence of its Progressive-period architectural image. Its first year in service coincided with the 1901 arrival of the El Paso & Southwestern Railroad that connects the copper mining towns of southeastern Arizona to Tucson bringing additional freight and passenger business to Downtown. Although the *1897 Rebeil Block (72 E. Congress)* is the oldest standing building in the historic district, its architectural significance dates from 1930 when it was remodeled from Victorian-period style into Spanish Colonial Revival style to appeal to tourists seeking the nostalgia of the Spanish-influenced Old West.

By 1960, the Downtown could no longer conveniently serve the booming population of Tucson which had grown 368% during the previous decade. El Con Mall (3061 E. Broadway), the first major suburban shopping mall opened in 1960 and expanded in 1968. It soon stole away the anchor department stores and most customers of Downtown Tucson. In 1968, the City of Tucson began demolishing the western third of the central business district and most of the Barrio as part of a federally funded urban renewal project to create a modern civic plaza, convention center, and governmental mall. Furthermore, the 1968 opening of Interstate 10 diverted highway traffic away from the struggling businesses of Downtown Tucson that suburban shoppers already avoided due to traffic congestion and lack of parking. These three major local events marked the end of Downtown Tucson as the city's traditional central business district and ushered in fifty years of developmental dormancy.

## Narrative Statement of Significance

## COMMERCE

The Downtown Tucson Historic District is significant under National Register Criterion A in the area of Commerce because of its association with the growth and economic development of Tucson and the surrounding region during the first seven decades of the twentieth century. The district reflects the influence of the railroad and highway in this development and the role of Tucson as the regional center for distribution, business, and tourism. Tucson is still a regional transportation hub for the Southern Pacific mainline and US Highways 80 and 89 (now Interstate 10).

### Origins of American Main Streets and Downtowns

In new western territories of the United States during the 19th and early-20th-centuries, the development of commercial architecture was very important to settlement and town building. Americans seeing in their newly founded towns the potential to become great urban centers, intentionally clustered businesses in central districts along primary travel routes. Private enterprise was the principal generator of the nation's development; commercial architecture was the natural result. The "Main Street" was the American equivalent of the Italian *piazza* or the Spanish *plaza*. The urban core, as the focus for community trade and activities, gave the town its identity (Longstreth, 1987).

As towns grew, the primary street attracted a majority of densely packed commercial functions rather than sharing its space with detached residential development. The freestanding house standing in the center of a landscaped yard became America's ideal. These residential districts with dwellings set back from the

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street differed greatly from concentrated commercial zones and from traditional Spanish row houses [Fig. 1]. Civic, institutional, and religious buildings were also designed as freestanding structures. Following World War II, the automobile made the concentrated downtown less accessible for lack of sufficient parking. Thus, suburban shopping centers surrounded by parking lots sprang up on the edges of residential subdivisions. (Longstreth, 1987).

**Commerce Shapes Downtown Tucson Streetscapes**

Local commerce has always been the true foundation for business in Downtown Tucson as influenced by transportation and tourism. Tenants of specialty stores and of later department stores continually moved in a hopscotch manner around the available buildings to find larger spaces or more advantageous locations. The generic box-like form of the retail storefront building allowed easy adaptation for each new business tenant.

The continual migration of businesses within Downtown can readily be appreciated by following their names and addresses in the annual City Directories. As businesses succeeded and outgrew their earlier spaces, they often moved to a larger building but kept ownership of the smaller building as a rental for starter businesses. Thus, the pre-World War II downtown business community grew supported on each other's shoulders. Real estate investors, developers, and businesses all could become landlords of rental spaces. Some shops such as Daniel's Credit Jewelers simultaneously operated two outlets at opposite ends of downtown. Even department stores joined in the migration patterns. The larger financial businesses, banks, and professional offices tended to remain, reconfigure, and grow within their original multi-story buildings. When these well-financed institutions truly outgrew their spaces or when new banks or savings-and-loans came to town, they were among the first businesses to construct new, high-design landmark buildings.

At the turn of the twentieth century, Tucson began taking advantage of its railroad connections to promote its climate for tourism and health care. The Southern Pacific Railroad in Tucson and the Santa Fe with Fred Harvey Houses virtually invented the Old West image in Mission and Spanish Colonial Revival styles. Naturally, the Mission-style railroad depot became the first impression of a pre-World War II town. Hospitality facilities for railroad travelers clustered near the passenger station at heart of town–hotels, restaurants, bars, curio shops, and theaters [Photo 33]. Downtown hotel buildings still surviving in Downtown Tucson include the *1917 Lewis Hotel (178 E. Broadway)*, the *1917 Arizona Hotel (31 N. 6th Avenue)*, and the *1919 Hotel Congress (301 E. Congress)*.

Demolished in 2009, the 1904-1973 Santa Rita Hotel (Spanish Colonial Revival) in Downtown Tucson successfully transitioned from serving travelers on the railroad to tourists in their automobiles. Limousines and touring busses shuttled passengers from the railroad stations to large resorts at the edge of town and beyond– 1930 Pueblo Revival-style Arizona Inn at 2200 E. Elm and 1928 Mission Revival-style El Conquistador, demolished in 1968 for expansion of El Con Mall. Beginning in the 1940s, the downtown hotels competed fiercely with the Miracle Mile motels on the northern highway approach to the city. The 1940 Ghost Ranch Lodge (Spanish Colonial Revival) on the Miracle Mile Road was an innovative motel that combined planning elements of a motor court with the amenities of a dude ranch and resort. The International-style *1949 Westerner Motor Hotel (10 E. Broadway)* in Downtown was the urban answer to the outlying highway motels.

Downtown Tucson was the historic center for movie theaters, fraternal meeting halls, and banquet halls. They served the residents and visitors to Tucson. The *1930 Fox Theater (17 W. Congress)* and the *1919 Rialto Theater (318 E. Congress)* still operate in restored or rehabilitated form to present motion pictures and live music. Newcomers and visitors to Downtown Tucson could find a warm welcome and hospitality at numerous fraternal, veteran, and social halls. The buildings constructed for the *Veterans of Foreign Wars Hall (124 E. Broadway)* and for the *Odd Fellows Hall (135 S. 6th Ave.)* have been repurposed for a cable television studio, a restaurant, and art studio.

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Downtown Tucson has always been the seat of government and justice, and the administrative center for public utility companies within Pima County. Within the historic district, stand the *1929 U.S. Post Office & James A. Walsh Courthouse (55 E. Broadway)*, the *1986 Branch Post Office (141 S. 6th Ave., non-contributor)* and the *1960 Tucson City Court (103 E. Alameda)*. Other federal, county, and city offices border the district on the north and west. The growing administrative and operational facilities for Mountain Bell / Mountain States Telephone and Telegraph Co. *(126 E. Alameda)* have built or remodeled six adjacent buildings. Other utility companies for gas, electricity, and City water and sewer have office buildings immediately outside the historic district boundary.

**Specialized Business Areas**

The subdivision of the central business district into several small, specialized business areas contributes to the feeling of the Downtown Tucson Historic District. The scale of Downtown is subtly reinforced by the groupings of similar building types and businesses arranged along certain local streets as influenced by transportation routes. During the early-20th-century, the construction of railroad track overpasses at Stone, 4th, and 6th Avenues had a major influence on growth patterns and specialty business areas in Downtown Tucson by connecting streets northward to the residential neighborhoods and the University of Arizona campus.

The historic streetcar route provided convenient access for pedestrians from surrounding neighborhoods to reach the retail shops and theaters of Congress Street [Photo 21]. The railroad hotels and restaurants tended to line the streets radiating from the two passenger stations [Photo 25]. The post-World War II motor hotels flanked the state highway on the Miracle Mile leading from north of town through downtown on Stone Avenue [Photo 27]. Automobile-related businesses, such as repair garages, auto sales, tire shops, and gas stations clustered between Congress and Broadway near 6th Avenue [Photo 30].

The high-rise facades of banks and professional buildings along Stone Avenue made that route the “Wall Street” of Tucson [Photo 26]. Law offices naturally gathered around the federal courthouse and post office [Photo 35]. “Fashionable Pennington Street” [Photo 32] was pioneered in the 1930s by the *Cele Peterson Shop (47 E. Pennington)*. It was the nucleus of a fashion district that included locally-owned fashion stores such as Levy’s, Steinfeld’s, Myerson’s, and Jacome’s. Cele Peterson’s was the first fashion store established in Downtown Tucson and the last to leave in the 1980s (Henry, 2010). Department and variety stores continually relocated within the downtown area jockeying for better positions and seeking larger quarters. Social and fraternal clubs and grocery stores gravitated toward the southeast quarter of Downtown Tucson to be near the residences of the Armory Park district.

## ARCHITECTURE

The Downtown Tucson Historic District is significant at a local level under National Register Criterion C in the Area of Architecture for its excellent examples of 20th-century commercial facades and buildings that include the Commercial style, Classical and Italian Renaissance Revival, Spanish Colonial Revival, Art Deco, Moderne, and interpretations of the Modern Movement through International and Miesian styles, New Formalism, and Brutalism. The buildings convey advances in construction methods and materials of the 20th century.

In Tucson, as throughout America, commercial competition changed the stylistic character of architecture each decade to attract customers’ attention toward new products, services, and ideas. Remodeled facades and new buildings continually updated the images of Downtown businesses to portray freshness and progress. The ever-changing architectural styles demonstrated competitive marketing strategies that dotted the urban streetscapes. Today, the district’s accretion of historic architectural styles conveys trends in commerce through contrasts of popular and high styles, of decorative and simple details, of revival and innovative designs, and of traditional and industrial materials. Nonetheless, following World

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War II, explosive suburban growth combined with shifting transportation modes diminished the volume of commerce in Downtown Tucson. The business downturn dramatically slowed the rate of change and growth in Downtown Tucson so that the district has retained its essential urban character of the late-1960s.

The historic urban character of the Downtown Tucson Historic District can be appreciated first by seeing its excellent local interpretations of commercial architecture styles reflected America's Progressive and Modern movements. Second, the distribution and redistribution of commercial styles and building functions reflect how economics, commerce, transportation, and tourism influenced the development of the central business district. And third, at a level of research and analysis not addressed by this nomination, the interwoven stories of scores of important people and ethnic groups associated with Downtown Tucson may be discovered and told to perpetuate communal memory, strengthen community image, and conserve local heritage.

**Twentieth-century American Movements Affect Architecture**

From the late-19th century to the early decades of the 20th century, the Progressive movement responded in many ways to cure the economic and social problems created by rapid industrialization in America. Progressivism began as a social movement that soon grew into a political movement. Progressives believed that the social problems of poverty, violence, greed, racism, and class warfare could best be minimized by providing good education, safe environments, beautiful cities, and efficient workplaces. Progressives believed that government rather than the church should be the effective tool for reform. Progressive architecture and City Beautiful urban planning could create harmonious civic environments that uplift the spirit and aspirations of all people to improve their social stations and embrace the good life.

The American Modern movement reflected the values and aesthetics of American life during the mid-20th century. Modernism was primarily an artistic and architectural movement that looked to the future of freedom without obvious references to historical precedents of aristocracy. New democratic institutions led to revolutionary ideas on how architecture should respond to the needs of the working class. Decorative styles were rejected in favor of utilitarian aesthetics where "form follows function" (Louis Sullivan) and "ornament is a crime" (Adolf Loos). Rational Modern design expressed functional, technical, or spatial properties rather than ornamentation. Early-20th-century industrial advances in engineering, materials, and construction techniques greatly influenced Modern design. (Chris Evans)

**Evolution of Commercial Architecture in Downtown Tucson**

The architecture of the Downtown Tucson Historic District illustrates the evolution of historic character of the central business district between 1900 and 1968. The characteristics of individual buildings, the relationships among the buildings, and the layout of the street patterns of Downtown, as seen within the continuum of time, convey the significance of Downtown Tucson in the history of commerce and architecture. Developmental changes in transportation, commerce, tourism, and government shaped the central business district which in turn affected the community and region.

In Downtown Tucson, change is continual. In the unending quest for a competitive edge, business owners repeatedly change the character of their buildings to convey a feeling of freshness and progress. As a result, many historic-era buildings have had their original character altered or veneered several times. In Downtown Tucson, there still exist the structural skeletons and external shells of Victorian-era buildings covered by the veneers of Period Revivalism and Modernism. For this reason, although few nineteenth-century architectural features are visible on buildings today, learning about their underlying characteristics is important for understanding the twentieth-century architectural context.

The contrasting solids and voids created by the blocks of densely packed buildings and by the rectilinear grid of streets provide the essential urban character of Downtown Tucson at the largest scale. At the next

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smaller level of perception, the continuity of building massing, property adjacency, and façade composition serves to unify the character of the streetscapes. And, at the smallest scale, the diversity of architectural styles, building materials, and construction methods contribute to the eclectic urban setting. It is the seemingly random mixture of building styles springing from seventy years of development that creates the visual excitement characterizing Downtown Tucson's. The vibrant interplay of complementary yet diverse architectural expressions conveys the *Zeitgeist* of the Progressive and Modern periods of significance. The architectural history of the city's commercial development during the twentieth century is evident in the diversity of well-preserved buildings concentrated in the Downtown Tucson Historic District.

## IMPORTANT ARCHITECTS OF DOWNTOWN TUCSON

During the 20th-century development of Downtown Tucson, the city was undergoing a transition from its reliance on out-of-town architects, primarily from California, to developing a community of architects who had the artistic and technical skills to design and construct commercial buildings. Business owners and developers in Tucson initially called on architecture firms from beyond Arizona such as William Curlett & Son, *1919 Rialto Building and Theater (3300 & 318 E. Congress)*; Walker & Eisen, *1929 Valley National Bank (2 E. Congress)*; and M. Eugene Durfee *1930 Fox Theater and Commercial Building (17 & 27 W. Congress)*. Some of the known Tucson-based architects designing non-residential buildings in Downtown Tucson during the period of significance included Henry Jaastad, *1916 Retail store (41 S. 6th Ave.)*; David H. Holmes, *1903 J.C. Penney (128 E. Congress)*; Roy Place, *1919 Hotel Congress (301 E. Congress), 1929 Montgomery Ward (44 N. Stone), 1929 Pioneer Hotel (100 N. Stone)*; and Place & Place, *1947 Veterans of Foreign Wars (124 E. Broadway)*, *1958 Southern Arizona Bank & Trust (150 N. Stone)*.

### Development History / Additional Historic Context Information

To interpret the developmental history of commercial architecture in the Downtown Tucson Historic District, we split its Period of Significance (1900-1968) into the two major times reflecting America's spirit during the Progressive and Modern movements. In turn, we divided these two times into a total of eight minor periods informally named to characterize local historic trends and events that are conveyed by architectural styles and evolving streetscapes. Each period in the following narrative begins with an overview of the national and local historic context and a recitation of events and influences affecting Downtown development. Within themes we then identify the contributing buildings that convey the actions of commercial competitors in addressing the opportunities and constraints of that period. We intend that this approach to interpretation will allow readers and visitors to distinguish the temporal order of stories cued by the spatial array of architectural styles on each streetscape of the Downtown Tucson Historic District.

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## ARCHITECTURE DURING THE PROGRESSIVE MOVEMENT 1900-1930

The Period of Significance for the Downtown Tucson Historic District begins in 1900 during the **Territorial Booster Period (1896-1912)**. The 1900 Census notes that Tucson population had grown by 66% from 7,531 during the previous decade. At the turn of the 19th century, the national Progressive movement for social, economic, and civic improvement coincides with the excitement of Arizonans in promoting statehood. Both Phoenix and Tucson try replacing the territorial frontier image by upgrading architecture, infrastructure, city services, government, education, transportation, and commerce. During the first thirty years of the twentieth century, Downtown Tucson begins to shed its architectural symbols of the Old West, Sonoran traditions, and Victorian styles, in favor of Progressive character [Figure 3]. Little affected by the national financial Panic of 1907, development slightly slows in Tucson and Arizona where citizens, business owners, and politicians focus on civic improvements in hopes of gaining credibility for statehood.

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A series of major fires during 1898 destroy extensive portions of Downtown Tucson that had been built of adobe and wood frame [Figure 2]. At that time, because much of the area still consists of Sonoran-type buildings, the City Council orders the use of fire-resistant materials and construction methods for commercial buildings. The resulting Downtown building boom constructs larger, safer commercial buildings that reflect the latest Anglo-American architectural styles rather than the traditional Sonoran pueblo character.

In 1902, under the banner of Progressive reform, the City of Tucson demolishes "The Wedge" red light district in Downtown to eliminate blight and crime and to spur commercial redevelopment. New fire-resistant buildings must comply with building codes. During 1906, an electric-powered streetcar system replaces the original mule-drawn streetcars of 1898. The City lays new tracks down the middle of the dirt streets upon a narrow lane of concrete.

Dramatic changes in regional transportation occur in Tucson during the first decade of the century. In 1901, the El Paso & Southwestern Railroad (EP&SW) connects the copper mining towns of far southeastern Arizona to Tucson bringing freight and passenger business through Downtown. At the northeast end of Downtown, the Southern Pacific Railroad constructs the 1907 Mission Revival-style Passenger Depot that spurs development of the warehouse district and increases the number of hotels and lodgings. Miners, engineers, and railroaders became part of the growing population of those both stopping and working in Tucson. The *1902 Stillwell-Twiggs House (134 S. 5th Ave.)* [Photo 14] is a large Classical Revival home converted for use as a boarding house for railroad employees.

New businesses spring up in Downtown to serve the wants and needs of travelers and workers. In 1900, three identical *Commercial Panel Brick Buildings (60 E. Broadway)* are constructed ushering in Progressive architectural character to Downtown Tucson. Of the three speculative retail buildings, only one has survived as the oldest building in Downtown Tucson retaining its essential original character. The *1901 First Hittinger Block (118 E. Congress)* is constructed for retail trade and business offices. Now, it is among the oldest intact buildings in Downtown Tucson Historic District. Rehabilitated in 2003, it retains its Italian Renaissance Revival character. The Classical Revival-style *1903 J.C. Penney / L.A. Furniture Co. (128 & 130 E. Congress)* is the first of several national department stores to take root in the promising real estate of Downtown Tucson.

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Continuing with the physical and social improvements of the nationally popular Progressive movement, the **Statehood Development Period (1912-1920)** brings many civic enhancements, transportation innovations, new businesses, and moral reforms to Downtown Tucson. The Tucson population grows 54% from 13,191 in 1910 to 20,242 in 1920. With Congress admitting Arizona as the Union's "Baby State," optimism for prosperity sweeps over the former territory. Tucson's newspapers spread the word of statehood. One newspaper soon built itself a new home, the Classical Revival-style *1913 Tucson Citizen Newspaper Building (82 S. Stone Ave.)*.

Progressivism brings streetscape and infrastructure enhancements to Tucson. During 1913, the City of Tucson installs the Arts-and-Crafts-inspired *Five-globe Lampposts* [Figure 4] in Downtown to test public acceptance. Within a year, the popular fixtures having either one, two, or five globes, the Public Works install them throughout town. Although these lampposts have been relocated within streetscapes many times, they remain Tucson's signature street furniture of the period in general and Downtown in particular.

In 1916, the City of Tucson paves Congress Street through the central business district. Horse-drawn wagons soon disappear from the streets. The Fourth Avenue Overpass at the SPRR tracks connects Downtown to northern neighborhoods and the UA in 1916. Pedestrians and automobiles can now safely cross beneath the tracks to gain unimpeded access to Downtown businesses. The connection spurs a

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new outgrowth of commercial development from Downtown along Fourth Avenue beyond the tracks north to University Boulevard.

Progressivism also brings moral reform to Tucson. In 1915, five years before the 18th Amendment enacts national prohibition, the Arizona legislature prohibits the manufacture, sale, and transportation of intoxicating liquors. The closing of saloons and bars throughout Arizona and in Downtown Tucson has an adverse effect on commerce.

By 1915, automobiles become common on the streets of Tucson promoting the appearance of automotive sales and repair facilities in Downtown. In 1917, Tucson's 15 auto dealerships are all in Downtown grouped around Broadway and 6th Avenue. Three auto-related buildings in Downtown were constructed in the Commercial style: 1915 Auto Service Garage (14 S. Arizona Ave.); 1917 Auto Sales Building (121 E. Broadway); and 1917 Lewis Hotel / Auto Sales (178 E. Broadway) [Photo 13]. W.A. Julian builds an innovative structure anticipating auto travel that has the Tucson Overland Co. car showroom and the Julian plumbing business on the first floor and the Lewis residential hotel on the second floor. To provide more rental space to the auto dealer, Julian moves his business nearby to the Commercial-style *1917 W.A. Julian Co. Building (125 S. Arizona Ave.)*. His hotel building is the first of many to appear on Broadway Boulevard, the future highway route.

In 1918, after 22 years of promoting the growth of businesses, health, and enhancements for the community, the Tucson Chamber of Commerce succeeds in making Tucson a prime destination for those suffering from pulmonary ailments such as tuberculosis. Perhaps because of that boost in business for health cures, Tucson feels little of the brief national recession following World War I. Businesses providing hospitality, entertainment, and souvenirs spring up near the SPRR depot especially along Congress Street. Designed in the progressive, yet conservative, Commercial style to attract travelers are built the *1916 Silverberg Jewelry Shop (268 E. Congress)*, the *1919 Bun Sandwich Shop / Borgaro's Curios (222 E. Congress)*, and the *1916 Retail Stores Rental Building (41 S. 6th Ave.)* [Photo 1]. In the regionally thematic Italian Renaissance Revival style, are the *1919 Hotel Congress (301 E. Congress)* [Photo 2], *1919 Rialto Retail Building & Boarding House (300 E. Congress)*, and *1919 Rialto Theater (318 E. Congress)*.

As an innovative city pioneering air transportation, in 1919 Tucson establishes the first city-owned airport in the nation – the Tucson Municipal Flying Field – to the south of Downtown. The perpetually clear, sunny climate proves beneficial to developing air service in Tucson. The municipal airport initially serves contracted airmail routes, but during the 1920s, it becomes a hub for the infancy of passenger service that eventually supplants the popularity of railroad travel.

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The unbridled financial speculation, growing prosperity, and building frenzy of the nation during the **Roaring Twenties Boom Period (1920-1930)** is also felt in Tucson. The Tucson population grows 60% from 20,242 in 1920 to 32,506 in 1930. Expressing a decade of success and seemingly unstoppable optimism in the commercial fortune of Tucson, large-scale and lavish development springs up on Stone Avenue. Among Tucson's first high-rise towers, the 11-story *1929 Valley National Bank (2 E. Congress)* [Photo 4] emulates the character of Wall Street in New York City with its dignified Italian Renaissance Revival architecture. This edifice sets the mark for many other banks and financial institutions that will contribute to the impressive streetscape of Stone Avenue. The 11-story *1929 Pioneer Hotel (100 N. Stone; non-contributor)* expresses the local heritage in a Spanish Colonial motif. More national-brand department stores establish their presence in Tucson. Ward's commissions local architect Roy Place to design a national store with local character. The *1929 Montgomery Ward / Roy Place Building (44 N. Stone; now restored)* [Photo 19] is among Tucson's finest examples of Spanish Colonial Revival retail architecture. The federal government also constructs a large-scaled, impressive building, the Classical Revival-style *1929 US Post Office & James A. Walsh Federal Courthouse (55 E. Broadway)* [Photo 3].

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The affordable family automobile burst onto the American scene motivating the federal government to pass the Federal Aid Highway Act of 1921 for helping states fund the construction of the cross-country highways. The government envisions how the highways can increase interstate commerce and national security. Tucson benefits substantially in 1921 with the designation of US Highways 80, 84 and 89 passing through Downtown on Stone Avenue and Broadway Boulevard. By 1927, traffic grows to the point that Tucson must install its first traffic signal at Congress and 6th Avenues. In 1929, the Sixth Avenue Overpass at the SPRR tracks connects Downtown retail businesses to the wholesale warehouse and industrial area and to residential neighborhoods farther north.

Newly established in 1922, the Tucson Sunshine Climate Club promotes Old West tourism and health cures. Businesses expand to serve visitors arriving in Downtown Tucson by train and by automobile. Joining the Lewis Hotel of 1917 to make the most of the new highway route, other hotels spring up along Broadway include the Santa Rita, El Presidio, Roskruge, Dunway, Apache, and Catalina. From this period of booming tourism, only the Lewis Hotel still stands on Broadway. Rail ridership and freight hauling reach new highs for Tucson the railroad town. The Southern Pacific Railroad increases its promotion of vacations along the Sunbelt. In *1928, the Commercial-style Miller Curio Company (256 E. Congress)* [Photo 11] opens selling Old West souvenirs and Native American crafts to tourists. Originally located on the Nogales Highway (now the Rodeo Grounds), the Tucson city airport relocates to a larger site to the southeast of town in 1927.

## ARCHITECTURE DURING THE MODERN MOVEMENT 1930-1968

Following the crash of the New York Stock Exchange in October 1929, the Great Depression affects national commerce and transportation. It slows local business and building development in Arizona and Downtown Tucson [Figure 6]. Nonetheless, during the **Great Depression Recovery Period (1930-1941),** Tucson bankers, entrepreneurs, utilities, and city officials struggle to keep commerce moving and businesses surviving. The Tucson population only grows 10% from 32,506 in 1930 to 35,752 in 1940.

In 1930, the City of Tucson uses the building slowdown as an opportunity to plan for urban growth in future good times by adopting the community's first zoning ordinance. And, understanding the need to help businesses reach more customers, the City replaces its aging electric streetcar operations with a city-wide bus system requiring little expenditure for infrastructure [Figure 7]. The buses help some Downtown businesses to survive the Depression by expanding access to the central business district from additional surrounding residential areas.

In 1936, the City constructs the *Stone Avenue Overpass* at the SPRR tracks anticipating connection of the planned Miracle Mile Road (Highways 80 and 89) to Downtown Tucson in 1937. The newly constructed Miracle Mile Road collects southbound traffic from the Casa Grande Highway and Oracle Road onto Stone Avenue through Downtown Tucson to reach the Benson Highway south of town. The highway connection fuels development along Miracle Mile Road of roadside-type businesses with Old West and Modernistic themes catering to auto tourists. The Miracle Mile segment of Highways 80 and 89 is the first divided highway in Arizona.

Many families come to depend upon income from federal work programs such as Civilian Conservation Corps (Sabino Canyon park improvements and Work Progress Administration municipal public works) established by President Franklin Roosevelt's New Deal in 1933. That year, Congress enacts the 21st Amendment to repeal national prohibition. The bars and lounges that reappear on the streets of Downtown Tucson help offset the financial strain and social gloom of the time. Tucson and the surrounding areas rely upon limited amounts of tourism for business. Agriculture, ranching, and mining slow to a halt as national commodity prices fall to nearly nothing.

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Even as the effects of the Depression begin to take hold, some businesses continue with building projects planned and funded during the late-1920s. The owner of the 1897 Victorian Italianate Rebeil Block remodeled the two-story building in a thematic Spanish Colonial Revival style to attract tourists to the new tenant, the 1930 Indian Village Trading Post (72 E. Congress) [Photo 12]. Likewise, a tiny two-story 1931 office building of Spanish Colonial Revival style, *The Mint (59 N. Scott)*, wedges between two earlier retail buildings.

The national popularity of the Art Deco style comes to Tucson during the 1930s and become its signature architecture of the Great Depression Recovery Period. A country-wide cinema empire proceeds with construction of a movie palace and its associated retail/business building, the Art Deco *1930 Fox Theater (17 W. Congress) and Fox Commercial Building (27 W. Congress)* [Photo 5]. Across the nation, the Fox cinema chain transforms its theaters from live vaudeville stages for use as motion picture houses, first silents and then talkies. In 1936, the Fox Theater installs the first major mechanical refrigeration unit (Carrier) in Tucson and changes the entire strategy of competitive commerce in Downtown Tucson. For a precious dime, one could momentarily escape the Depression and heat through the magic of a refrigerated movie theater. To profit further from the draw of the theater, Fox also constructs matching retail and business buildings next door.

Many types of local businesses embrace the Art Deco style [Figure 5]. The franchised *1937 Safeway grocery store (210 E. Broadway)* utilizes the vertical piers, stepped-back parapets, and plate-glass display window of Art Deco massing to compete with the smaller local grocers and butchers of Downtown. Safeway even devoted a corner lot for on-site parking, one of the first attempts in Downtown to accommodate patrons with automobiles.

The *1931 Kelly's Household Appliances (51 N. 6th Ave)* remodels a 1921 Commercial-style building to appear as modern as the electrical appliances it sells. In 1935, even the *Reilly Funeral Home (102 E. Pennington)* [Photo 17] remodels the Victorian Italianate facade of its original 1908 building to bring new life to the old business. In 1936, the retail building now called *The Screening Room (127 E. Congress)* completes the second of ultimately three remodeling projects (1912, 1936, and 2012 rehabilitation) to update the façade of the original 1905 Victorian-period building. The latest of the surviving Art Deco facades is the *1940 Roberts-Reynolds Garage (33 S. 6th Ave*.) that remodeled a Commercial-style building of 1917).

Of growing importance to the community beginning during the 1930s, is the Mountain States Telephone company that begins in a two-story Classical Revival-style building at 137 E. Pennington. Around the corner and behind this original building, the communications company builds its signature six-story building, the Art Deco-style *1932 Mountain Bell building (126 E. Alameda)*. The design elements of rows of punched rectangular windows arranged between vertical piers and mullions are inspired by the façade of the Empire State Building. This large addition would be the first of many on this block for Mountain Bell. The company would use this refined Art Deco façade vocabulary in 1966 to veneer adjacent older buildings with matching granite water tables and brick walls.

Just as the economic benefits of the New Deal programs begin to be felt, the Recession of 1937 returns national and local unemployment levels to those of 1934. Nonetheless, having prospered by providing small business and home loans from the federal recovery programs, the Valley National Bank constructs a matching three-story addition to its 1929 Italian Renaissance Revival-style tower, the *1937 Valley National Bank Branch (2 E. Congress)*. Perhaps taking advantage of New Deal loan programs in 1937, the owner of the *W.A. Julian Building (113 & 121 E. Congress)* takes commercial competition in another architectural direction. The owner splits the tenant space and remodels differently the half-facades of the original 1907 building. This approach becomes another method of changing Downtown buildings that usually modify one façade at a time or unify two buildings under one slipcover facade.

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Anticipating the involvement of the United States in World War II already raging in Europe and in the Pacific, the federal government and national transportation systems quickly mobilize for war in ways that dramatically affect Tucson. In 1941, the Southern Pacific Railroad remodels the 1907 passenger depot [Figure 14] into Spanish Colonial Revival to accommodate a shift in peacetime traffic to war-effort freight and troop trains. Because of its strategic location on a national scale and because of its consistently fine flying weather, the US Army Air Corps adapts the municipal airport site in 1940 for use as Davis-Monthan Army Air Field (later Air Force Base). The civilian workers, servicemen and women assigned to the base bring federal funds into the local economy. So too does the Consolidated Aircraft defense plant near Tucson. However, wartime rationing of food, fuel, household products, and construction materials limits shopping, constricts business, and nearly halts construction and remodeling in Downtown Tucson. Few tourists can travel during the **World War II Rationing Period (1941-1945)**. A housing shortage entices hotels and motels to accommodate long-term military families instead of short-term tourists. The Tucson population grows 27% from 35,752 in 1940 to 45,454 in 1950. Most growth occurs during the second half of the 1940s after the Allies win the war and America turns to new peacetime pursuits.

Being thrust into World War II, Arizonans become suddenly more aware of the world, technology, and design. In Downtown Tucson few construction projects occur during the war, but those that do completely shift the architectural paradigm of commercial competition with appearance of the truly modern International style. Today, the sole intact building in Downtown surviving from the WWII period is the International-style *1941 Howard & Stoffts Stationers (37 E. Pennington)* appropriately standing on Tucson's "Fashionable Pennington Street." The building's stark geometric massing, cantilevered planes, play of solids and voids, rejection of ornamentation, and signs integrated with architecture set the mark for nearly all new construction and remodeling that would follow in Downtown Tucson for thirty years. Another survivor of the WWII period is the *1942 Town Shops (135 E. Congress)* that modernized the 1913 remodeling of the original 1902 building.

Although little construction occurs during World War II, Arizona innovators develop two technologies that would boost the post-war Tucson building boom—air conditioning in homes and businesses and lightweight aggregate in larger concrete blocks. Having developed an improved, mass-produced evaporative cooler in 1939, Goettl Air Conditioning Co. in Phoenix goes on to build an affordable, efficient combination evaporative cooler/air conditioner that makes Southwestern desert living comfortable. In 1944, Builders Supply Corporation in Phoenix invents the "Superlite" concrete block that becomes the affordable, efficient, long-lasting construction material of choice in Arizona and the Southwest during the 1950s and 1960s. These innovations, as applied to Modern architecture, immediately transform the streetscape character of Phoenix, Tucson, and the entire Southwest. When paired with the aerospace industry and family automobiles, advances in air conditioning and lightweight concrete block aggregate make possible the suburban sprawl of the post-war American Sunbelt.

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In 1945, travel and trade return forcefully to Downtown Tucson during the **Post-World War II Surge Period (1945-1950)**. On the American home front, victory foretells lifting of restrictions on consumer goods, cars and gasoline, and foods as well as on building materials. It means that veterans will return to pick up their lives or start lives anew. In Tucson, it means that many Air Force veterans once stationed at Davis-Monthan Air Force Base will return to the desert to settle in new suburban tract houses and start new families. A post-WWII Downtown residential building boom rushes to create expanding outlying neighborhoods. Discharged from the military, hundreds of skilled craftsmen move to Tucson. The long-suffering Downtown businesses optimistically welcomes this potential blessing of vigorous commerce and renewed construction. Yet in a move that offsets some of this growth during 1946, Southern Pacific Railroad debuts its first diesel freight engines in Tucson. This technological advance toward more affordable transport results in layoffs of personnel once needed to tend the steam locomotives.

In 1948, the City of Tucson creates the non-profit Tucson Airport Authority and moves the municipal airport to its current location into three vacated military manufacturing hangars in South Tucson. During

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the same year, the citizens of Tucson approve a bond issue to fund the construction of a riverside boulevard bypassing Downtown Tucson. The visionary design provides room for a future 4-lane freeway with a landscaped median.

Tucson welcomes veterans returning from military service by providing employment and social services in Downtown. The Classical Revival-style 1914 *Odd Fellows Hall (135 S. 6th Ave.)* got a modernized facelift in 1946 which has now been restored to its 1914 character. The Art Moderne-style (aka Federal Moderne) *1947 Veterans of Foreign Wars Hall (124 E. Broadway)* [Photo 6] provides veterans and their families with full amenities of lounge, meeting rooms, banquet auditorium, and exercise gym. The *1948 Arizona State Employment Service (54 E. Pennington)* remodels a 1936 retail store for outreach offices for servicemen and newcomers to Tucson. This alteration is unique in Downtown as a well-integrated combination of new International-style windows and doors that retains the rich Spanish Colonial Revival ornamentation at the parapets. The resulting hybrid architecture is remarkable for celebrating Tucson's traditional past while anticipating a modern future.

Following the war, automobiles continue to affect family life, tourism, and Downtown businesses at a greater pace than in previous decades. An important national department store embraces the optimism, prosperity, and automobile craze of post-war America in its new construction and expansion projects. The *1946 Sears Auto Service Center (101 N. 6th Ave.)* is the first International style building constructed in post-war Downtown Tucson. Subsequently, the 1924 Art Deco Sears store across the street receives a matching addition in the *1947 Sears Building Addition (53 N. 6th Ave.)*. Auto-related tourism regains traction in Downtown with the International an important national department store-style *1949 Westerner Hotel (10 E. Broadway)* [Photo 16] at the pivotal intersection where US 80 & 89 turns from Stone Avenue to Broadway Boulevard. The Westerner Hotel is the only post-World War II modern hotel constructed in Downtown Tucson.

Retail and fashion stores join in the rush to modernize their competitive image by updating their facades with International-style veneers. The *1948 Dave Bloom and Sons (137 & 145 E. Congress*) remodels the 1931 Art Deco façade of the underlying 1905 Victorian Italianate building. Evidence of this stratigraphic effect is seen clearly on the 6th Avenue side elevation where three layers of "slipcovers" are revealed at three small subleased storefronts [Photo 7]. The remodeled main storefront of Dave Bloom and Sons possesses most of the character-defining features expected of a new, smoothly stucco-veneered International-style building, including *piloti* columns, recessed corner entrance, angled display windows cantilevered over the sidewalk, terrazzo paving, aluminum-framed plate glass, and no ornamentation. The *1948 Crescent Jewelers (200 E. Congress)* envelopes its 1900 Italianate façade using a stucco on frame system to simulate a smooth International-style façade.

The post-war remaking of Downtown Tucson sometimes requires demolition prior to construction. The *1948 Pima Wrecking and Salvage Co. (11 S. 6th Ave.)* remodels its 1917 Commercial-style façade in the stylish International style to promote the firm's participation in Modern movement transformation of the city by removing selected buildings one at a time. Wrecking and salvage firms play a role in solving the parking problems of Downtown Tucson.

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Fueled by the creation and relocation of new families moving to the Sunbelt after the war, **the population of Tucson explodes 368%** from 45,454 in 1950 to 212,892 in 1960! [Figure 10] To meet the demand of Tucson's newcomer population boom, mass-housing subdivisions sprawl far beyond the city limits. These new households, most with a family automobile, create an enormous customer base for the existing Downtown businesses. This apparent blessing of limitless mobile patronage turns out to be the curse that chokes the central business district during the **Suburban Shift Period (1950-1960)** [Figure 8].

The Downtown evolved from a pedestrian-scale business district with access conveniently enhanced by a streetcar line through nearby neighborhoods. Between 1900 and 1930, the fabric of the Downtown

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streets accommodates the moving and parking of the earliest automobiles that supplanted horse-drawn wagons. But by 1950, the cars that give suburban families mobility and choice in where and when to shop clog the Downtown streets. With cars, cars everywhere, nor any place to park, customers forsake Downtown for convenient neighborhood shopping centers [Figure 9]. Desperate to assure the economic viability of the central business district, the City of Tucson issues a Comprehensive Downtown Parking Plan that combines merchant sales promotions with the existing bus system to shuttle customers from stores to parking lots within and surrounding Downtown.

Paradoxically, the initial response to parking problems is to demolish deteriorating buildings of struggling businesses to create surface parking lots. In trying to balance parking with business, this redevelopment method weakens the economic potential of Downtown. Entrepreneurs experiment with more imaginative approaches such as constructing a new retail/business building structurally capable of parking cars on the roof. The Modern *1957 Latimer Building & Don's Rooftop Parking (65 E. Pennington)* [Photo 18] set the stage for the future multi-floor precast concrete parking garages that would increase parking density while minimizing loss of commercial buildings.

Automobiles and trucks also compete with the railroad in bringing visitors and freight to Tucson. Improvements of the highways in the 1930s to bring travelers into Downtown become inadequate to carry increased traffic volume by 1950. So, in 1954, the City opens the planned riverside bypass boulevard between Congress Street and Miracle Mile Road giving regional traffic an alternative to drive unimpeded around Downtown. By 1958, ADOT takes possession of the riverside bypass boulevard to transform it into a portion of the Interstate 10 bypass freeway.

In an unending effort to attract a diminishing number of tourists in Downtown, urban hotels compete with one another in updating their streetscape image and amenities. To get ahead of the new highway-related Westerner Hotel, the *1917 Arizona Hotel (31 N. 6th Ave)* remodels its Italian Renaissance Revival façade in 1953 with an International-style veneer. (That Modern slipcover will be removed in a 21st-century rehabilitation project to restore the Period Revival character of the railroad hotel.)

After fifteen-years of frugality and rationing, families at last possess the disposable income and find the product selection to satisfy their pent-up desire for fashion. Businesses that had survived the economic trials of depression and war jump at the chance to compete for new customers. These well-known local entrepreneurs expeditiously sheath their old Victorian and Commercial facades with a veil of International style: *1953 Daniel's Credit Jewelers (21 E. Congress)*; *1953 McLellan's (61 & 63 E. Congress)*; and *1958 Desert Bloom (27 N. Stone)*. The façade of *1954 Drachman's Shoes (98 E. Congress)* [Photo 15] envelopes the underlying 1904 Italianate-style Central Block by using a prefabricated, prefinished metal panel system to simulate a grid-patterned International-style façade. The system is complete with retractable cantilevered awnings that can be concealed within a shallow soffit above the continuous ribbon windows.

The similarity of the box-like massing of some earlier styles simplified modification into Modern-image facades with removal of ornamentation and covering with smooth white stucco or metal panels. These remodeled facades appear International-style superficially rather than spatially. Nonetheless, the resulting facades and streetscapes convey the century-long story of continual commercial competition in Downtown Tucson. Beginning in the 1870s, Anglo-American merchants conceal Sonoran adobe and stucco with board-and-batten Boomtown storefronts and boardwalk porches. In the 1950s, merchants cloaked Commercial panel brick with International-style stucco, expansive display windows, and cantilever canopies.

By comparison, one remarkable businesswoman, Cele Peterson, has the vision, passion, and ability to create a New Formalism architectural image for her women's wear salon on the street where she had begun and which she had christened "Fashionable Pennington" [Photo 32]. She moves her business from a modified Classical Revival cottage, The Co-Ed Shop at 48 E. Pennington, to the *1957 Cele*

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*Peterson's Clothing (47 E. Pennington)* [Photo 20]. Her Modern building becomes the rallying point for other purveyors of fashion to establish a mutually supportive, yet competitive gathering of businesses. So powerful is the allure and cache of Pennington Street that it entices a national variety store to expand their store, the *1957 Woolworth's (33 E. Congress*), and to switch the main entrance to face Cele Peterson's Clothing store.

Advertising is the life-blood of commercial competition. During the 1950s, merchants use broadcast media of radio and the infant television to get their message to the customers. But their primary advertising method is still in the power of print. Even the local newspapers compete for advertisers by updating their building's exteriors. In about 1955, the *Arizona Daily Star (29 W. Congress)* chooses the International style as the new image for remodeling the 1920 updated facade of their 1905 Commercial-style building.

Following World War II, banks in Tucson shift focus from serving miners, ranchers, and railroaders to financing developers and builders creating the suburban vision. Savings and loan institutions join the banks in expanding Tucson's impressive financial district on Stone Avenue [Figure 11]. The architectural image promoted by these competitive financial institutions swings between the traditional dignified stability of the Italian Renaissance Revival *1958 Southern Arizona Bank & Trust (150 N. Stone)* and the modern vibrant accessibility of the International style *1957 Pima Savings and Loan Association (151 N. Stone)*.

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By 1960, the population explosion, suburban sprawl, and traffic jams take a tremendous toll on the businesses of Downtown Tucson. Population growth settles down to a more manageable rate increasing 23% from 212,892 in 1960 to 262,933 in 1970. Nonetheless, offsetting a decade of monumental efforts of merchants and City officials, unstoppable trends in economy, transportation, community planning, and commerce will seal the fate of the central business district during the **Downtown Downturn Period (1960-1968)**.

In 1960, the El Con Shopping Center at 3601 E. Broadway opens to serve suburban neighborhoods as Tucson's first regional shopping center. The convenient El Con draws business away from Downtown, two-and-one-half miles to the west, where access and parking is limited. Neighborhood strip centers and area shopping centers (e.g., Campbell Plaza at 2854 N. Campbell Ave.) along arterial streets quickly lure customers away from Downtown. Soon, big name chain stores open branches in these suburban shopping centers—branches that become the main stores when the chains abandon Downtown. The smaller local businesses also forsake Downtown for the suburbs. The decentralization of domestic commerce throughout the expanding suburbs is the pattern of community development that leaves Downtown economically adrift.

The nation-wide Recession of 1964 slows the post-war boom of development and construction in Tucson. Weaker retail businesses in Downtown Tucson falter and close. Owner-occupancy decreases in favor of rentals. Although not vacant, the retail buildings rent space to less desirable uses than once served the city and nearby neighborhoods.

The Tucson Airport Authority constructs a new terminal at the Tucson Municipal Airport in 1963 to serve six airlines and one international inspection station—earning it the title of Tucson International Airport. Hotels, stores, businesses, and car rentals subsequently develop near the airport to serve travelers no longer passing through Downtown. Air travel greatly shrinks railroad ridership and causes more stress for the railroad hotels and restaurants of Downtown.

After decades of planning, land acquisition, and incremental construction projects, the Arizona Department of Transportation completes the Interstate 10 freeway across southern Arizona during the 1960s. In 1962, the extension of the Interstate 10 freeway opens between Casa Grande and the northern

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edge of Tucson. In 1964, a larger diamond interchange replaces the earlier cloverleaf interchange at 6th Avenue to create the southern gateway to Tucson from Benson and Nogales and to prepare for the anticipated bypass of Downtown Tucson by a new segment of Interstate 10. In 1968, traffic on Stone Avenue (Highways 80 and 89) through the central business district diverts onto the newly opened Interstate 10, thus bypassing Downtown Tucson and its already struggling businesses.

In a last chance effort in 1964, the City of Tucson approves a Downtown Revitalization Plan for 80 acres of urban renewal land. Between 1967 and 1970, a Great Society-era federal grant funds the demolition of the "blighted" west end of Downtown and much of the adobe-built Barrio to make way for Modern civic buildings and a convention center [Figure 13].

As in Downtown Phoenix during the 1960s, the City of Tucson builds upon a planning concept of saving Downtown by repurposing the central business district as a civic center for government, conventions, corporate business, finance, and hotels. Thus, the International-style *1960 Tucson City Court (103 E. Alameda)* sets root at the north end of Downtown immediately across the street from the Mountain Bell complex. The communications giant constructs the *1966 Mountain Bell Annex (126 E. Alameda)* adjacent to its 1932 building. The new, secure, windowless equipment building is an expression of New Formalism using stone veneer reprising its earlier Art Deco motifs.

Downtown merchants and politicians continue the quest to balance viable businesses with convenient parking by sacrificing tenuous commercial buildings to provide new parking areas. Leading the way for multi-story parking garages is the *1968 First Interstate Bank Parking Garage (35 E. Alameda)*. This functional parking "ramp" is significant not only for its role in Downtown commercial development but also as an early example of structural precast concrete technology in the Brutalist interpretation of Modernism.

Although façade remodeling slows during the 1960s, the pendulum of popular taste continues to swing. Two Stone Avenue buildings associated with larger adjacent buildings dramatically switch their architectural character through style-reversal veneer operations. The *1968 Arizona Historical Society Museum (140 N. Stone)* remodels the existing International-style annex building to match seamlessly the Italian Renaissance Revival style of the bank. This Downtown outpost of the main Arizona Historical Society museum near the University of Arizona will serve visitors of the planned Convention Center as envisioned in the Downtown Revitalization Plan. The actual museum branch did not materialize until late 2000 when the then Wells Fargo Bank donated the space to the Arizona Historical Society. Two doors south, in 1964, a dramatic remodeling transforms the original Spanish Colonial Revival-style façade of the *1941 Pioneer Hotel North Addition (120 N. Stone)* to International style. This Modern street façade is part of the competitive hotel's major renovation of the pool and cabana area to take on the character of a Palm Springs resort. As demonstrated time and again, change is continual in Downtown Tucson. In recent years, the Modern street façade of the Pioneer Hotel North Addition has been accurately restored to its 1941 Spanish Colonial Revival character. The rear of the Addition, the pool, and the cabana still retain the 1964 International-style character.

Knowing the competitive nature and generous architectural budgets of bankers, the City's revitalization plan encourages construction of signature financial buildings along Stone Avenue [Figure 12]. They all wish to express civic pride through optimistic interpretations of Modern architecture. The *1964 Arizona Bank Branch (160 N. Stone)* conveys a vibrant, yet softened version of typically raw concrete Brutalism by using brick columns supporting a second-floor array of stucco-veneered fins. The *1966 First National Bank (200 N. Stone)* is another interpretation of Brutalism rendered with a series of Neo-expressionist brick barrel vaults harkening back a century to the materials and forms of the turn of the 20th century and the Spanish Colonial arches of the 18th century.

Demonstrating Downtown Tucson's unflagging hope for the future, the 21-story *1966 Tucson Federal Savings Tower (32 N. Stone)* [Photo 8] reflects an effort by the banking industry to create a modern and progressive image by building unique, innovative architectural forms that respond to the desert

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environment and urban context. The respected local architectural firm, Place & Place, chooses a Neo-expressionist interpretation of Miesian-style Modernism for the tower. For more than a decade, the tower will have the honor of being the tallest building in Tucson. Soaring above Downtown, it still conveys the freshness of design innovation and expresses the optimism of 20th-century Tucson.

## POST-HISTORIC PERIOD OF DOWNTOWN TUCSON 1968-2018

After fifty years of commercial dormancy, the City of Tucson is using comprehensive transportation enhancement, economic development incentive programs, and historic preservation zoning overlays to revitalize the Downtown Tucson Historic District. The area is enjoying new 24-hour life brought by the modern streetcar, university student housing, and entertainment venues. Many of the listed and eligible historic properties are being adapted for new uses through certified rehabilitation projects.

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## 9. Major Bibliographical References

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1993

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

**Historic Resources Survey Number (if assigned): _____**

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## 10. Geographical Data

**Acreage of Property** 39.8 acres

**Latitude/Longitude Coordinates**
Datum if other than WGS84:
(enter coordinates to 6 decimal places)

A. Latitude: 32.224213 Longitude: -110.972136

B. Latitude: 32.224358 Longitude: -110.971770

C. Latitude: 32.224619 Longitude: -110.971787

D. Latitude: 32.224621 Longitude: -110.971100

E. Latitude: 32.224416 Longitude: -110.971098

F. Latitude: 32.224425 Longitude: -110.970486

G. Latitude: 32.224723 Longitude: -110.970488

H. Latitude: 32.224726 Longitude: -110.970301

I. Latitude: 32.224862 Longitude: -110.970300

J. Latitude: 32.224864 Longitude: -110.969656

K. Latitude: 32.224970 Longitude: -110.969658

L. Latitude: 32.224870 Longitude: -110.969481

M. Latitude: 32.224452 Longitude: -110.969471

N. Latitude: 32.224455 Longitude: -110.969099

O. Latitude: 32.223621 Longitude: -110.968991

P. Latitude: 32.223662 Longitude: -110.968515

Q. Latitude: 32.222125 Longitude: -110.968503

R. Latitude: 32.222170 Longitude: -110.967192

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S. Latitude: 32.223180 Longitude: -110.967196

T. Latitude: 32.222272 Longitude: -110.966332

U. Latitude: 32.220734 Longitude: -110.966203

V. Latitude: 32.220733 Longitude: -110.966949

W.Latitude: 32.220267 Longitude: -110.966951

X. Latitude: 32.220268 Longitude: -110.967885

Y. Latitude: 32.220539 Longitude: -110.967886

Z. Latitude: 32.220535 Longitude: -110.968710

AA. Latitude: 32.221083 Longitude: -110.968713

BB. Latitude: 32.221074 Longitude: -110.969616

CC. Latitude: 32.220638 Longitude: -110.969619

DD. Latitude: 32.220304 Longitude: -110.971699

EE. Latitude: 32.221030 Longitude: -110.971766

FF. Latitude: 32.221067 Longitude: -110.971255

GG. Latitude: 32.221783 Longitude: -110.971390

HH. Latitude: 32.221721 Longitude: -110.972251

II. Latitude: 32.221721 Longitude: -110.972251

JJ. Latitude: 32.222145 Longitude: -110.972042

KK. Latitude: 32.222258 Longitude: -110.972061

LL. Latitude: 32.222342 Longitude: -110.971423

MM. Latitude: 32.223888 Longitude: -110.971718

NN. Latitude: 32.223833 Longitude: -110.972037

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

The irregular polygon-shape of the district overlays the grid pattern of streets to include whole and partial blocks of urban development in Downtown Tucson. The boundary follows curb lines rather than centerlines of streets and front property lines in order to include character-defining elements of the setting, e.g., sidewalks, canopies, signs, lamp posts, street furniture, and landscaping. Refer to the survey map and latitude/longitude coordinates for a more precise boundary description.

The historic district generally stands within an irregular polygon defined by these meets and bounds of streets:
beginning at the intersection of
Church Avenue and Alameda Street,
go east on Alameda Street to 6th Avenue,
thence south to Congress Street,
thence east to 5th Avenue,
thence north to Toole Avenue,
thence southeast to Herbert Avenue,
thence south to 12th Street,
thence west to 6th Avenue,
thence north to Broadway Boulevard,
thence west to Scott Avenue,
thence south to Jackson Street,
thence west to Church Avenue, thence north to the point of beginning at Church Avenue and Alameda Street.

**Boundary Justification** (Explain why the boundaries were selected.)

The irregular polygon of the district boundary tightly encloses the area defined by contributing historic buildings and their associated streetscapes and open spaces that together characterize the twentieth-century central business district of Tucson. The boundary encompasses numerous previously listed individual historic buildings that relate to the significance of the district. To the most practical degree, non-contributing properties at the perimeter have been excluded to provide the district with a high proportion of contributing properties. In several places, the district boundary touches other National Register-listed historic districts—Armory Park HD on the south and Warehouse HD on the northeast. The west and north sides of the Downtown Tucson HD are bounded by areas of urban redevelopment dating later than the period of significance.

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## 11. Form Prepared By

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telephone: 602-253-5381
date: 20 October 2017; rev. 21 September 2018

## Additional Documentation

Submit the following items with the completed form:

**See continuation sheets for the following:**

- **Maps:** A **USGS map** or equivalent (7.5 or 15-minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)
  **Figures**

**Photographs**

**See continuation sheets**

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
**Estimated Burden Statement**: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**United States Department of the Interior**
National Park Service

**National Register of Historic Places Continuation Sheet**

| Downtown Tucson Historic District |
|---|
| Name of Property |
| Pima, Arizona |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documentation Page 1

## PHOTOGRAPH LOG

| | |
|---|---|
| Name of Property: | Downtown Tucson Historic District |
| City or Vicinity: | Tucson |
| County: | Pima |
| State: | Arizona |
| Name of Photographer: | Staff of Ryden Architects, Inc. |
| Date of Photographs: | Various, 2009-2013 (see below) |
| Location of Original Digital Files: | 902 W. McDowell Road, Phoenix, AZ 85007 |

Photo 1: AZ_Pima_DowntownTucsonHistoricDistrict_0001 (January 2012)
Retail Shops (41 S. 6th Ave), west façade (left) and south façade (right), camera facing northeast

Photo 2: AZ_Pima_DowntownTucsonHistoricDistrict_0002 (August 2012)
Hotel Congress (301 E. Congress St.), west façade (left) and south façade (center), camera facing northeast

Photo 3: AZ_Pima_DowntownTucsonHistoricDistrict_0003 (April 2009)
U.S. Post Office and James Walsh Federal Courthouse (55 E. Broadway Blvd), east façade, camera facing northwest

Photo 4: AZ_Pima_DowntownTucsonHistoricDistrict_0004 (April 2009)
Valley National Bank (2 E. Congress St.), north façade (left) and west façade (right), camera facing southeast

Photo 5: AZ_Pima_DowntownTucsonHistoricDistrict_0005 (January 2012)
Fox Theater and commercial building (17 W. Congress St.), south façade, camera facing northwest

Photo 6: AZ_Pima_DowntownTucsonHistoricDistrict_0006 (April 2009)
Veterans of foreign Wars (124 E. Broadway Blvd.), south façade, camera facing north

Photo 7: AZ_Pima_DowntownTucsonHistoricDistrict_0007 (January 2012)
Dave Bloom and Sons (145 E. Congress St.), south façade (left) and east façade (right), camera facing northwest

Photo 8: AZ_Pima_DowntownTucsonHistoricDistrict_0008 (August 2012)
Tucson Federal Savings (32 N. Stone Ave.), (center) north façade (left) and west façade (right), camera facing southeast

Photo 9: AZ_Pima_DowntownTucsonHistoricDistrict_0009 (January 2012)
Lerner Shops (1 E. Congress St.), west façade (left) and south façade (right), camera facing northeast

Photo 10: AZ_Pima_DowntownTucsonHistoricDistrict_0010 (December 2009)
Woolworth's/Old Pueblo Parking Garage (33 E. Congress St.), south façade, camera facing north

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Photo 11: AZ_Pima_DowntownTucsonHistoricDistrict_0011 (April 2009)
Miller Curio Co. (256 E. Congress St.), north façade, camera facing south

Photo 12: AZ_Pima_DowntownTucsonHistoricDistrict_0012 (April 2009)
Rebeil Block (72 E. Congress St.), east façade (left) and north façade (right), camera facing southwest

Photo 13: AZ_Pima_DowntownTucsonHistoricDistrict_0013 (April 2009)
Lewis Hotel (178 E. Broadway Blvd.), north façade, camera facing south

Photo 14: AZ_Pima_DowntownTucsonHistoricDistrict_0014 (April 2009)
Stillwell Twiggs Boarding House (134 S. 5th Ave), east façade, camera facing west

Photo 15: AZ_Pima_DowntownTucsonHistoricDistrict_0015 (April 2009)
Central Block (98 E. Congress St), north façade (left) and west façade (right), camera facing southeast

Photo 16: AZ_Pima_DowntownTucsonHistoricDistrict_0016 (April 2009)
Westerner Hotel (10 E. Broadway Blvd), north façade (left) and west façade (right), camera facing southeast

Photo 17: AZ_Pima_DowntownTucsonHistoricDistrict_0017 (June 2013)
Reilly Funeral Home (102 E. Pennington St), south façade, camera facing north

Photo 18: AZ_Pima_DowntownTucsonHistoricDistrict_0018 (August 2012)
Dizzy G's (65 E. Pennington St), south façade (left) and east façade (right), camera facing northwest

Photo 19: AZ_Pima_DowntownTucsonHistoricDistrict_0019 (August 2012)
Montgomery Ward (44 N. Stone Ave), north façade (left) and west façade (right), camera facing southeast

Photo 20: AZ_Pima_DowntownTucsonHistoricDistrict_0020 (June 2012)
Cele Peterson Clothing (47 E. Pennington St), south façade, camera facing north

Photo 21: AZ_Pima_DowntownTucsonHistoricDistrict_0021 (November 2011)
E. Congress St. at 6th Ave., camera facing west

Photo 22: AZ_Pima_DowntownTucsonHistoricDistrict_0022 (November 2011)
N. 6th Ave at Congress St., camera facing north

Photo 23: AZ_Pima_DowntownTucsonHistoricDistrict_0023 (November 2011)
S. 6th Ave at Broadway Blvd., camera facing north

Photo 24: AZ_Pima_DowntownTucsonHistoricDistrict_0024 (November 2011)
E. Broadway Blvd at 6th Ave., camera facing east

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Photo 25: AZ_Pima_DowntownTucsonHistoricDistrict_0025 (January 2009)
N. 6th Ave. north of Congress St., camera facing northwest

Photo 26: AZ_Pima_DowntownTucsonHistoricDistrict_0026 (August 2012)
N. Stone Ave. at Alameda St., camera facing southeast

Photo 27: AZ_Pima_DowntownTucsonHistoricDistrict_0027 (August 2012)
E. Broadway Blvd. at Stone Ave., camera facing southeast

Photo 28: AZ_Pima_DowntownTucsonHistoricDistrict_0028 (August 2012)
Stone Ave. at Broadway Blvd., camera facing northeast

Photo 29: AZ_Pima_DowntownTucsonHistoricDistrict_0029 (January 2012)
N. Scott Ave. at Pennington St., camera facing southwest

Photo 30: AZ_Pima_DowntownTucsonHistoricDistrict_0030 (August 2012)
S. 6th Ave. at Congress St., camera facing southeast

Photo 31: AZ_Pima_DowntownTucsonHistoricDistrict_0031 (August 2012)
E. Pennington St. east of Scott Ave., camera facing northeast

Photo 32: AZ_Pima_DowntownTucsonHistoricDistrict_0032 (May 2013)
E. Pennington St. at Stone Ave., camera facing northeast

Photo 33: AZ_Pima_DowntownTucsonHistoricDistrict_0033 (August 2012)
E. Congress St. at Toole Ave., camera facing northeast

Photo 34: AZ_Pima_DowntownTucsonHistoricDistrict_0034 (May 2013)
East Alameda St. at Stone Ave., camera facing southeast

Photo 35: AZ_Pima_DowntownTucsonHistoricDistrict_0035 (January 2012)
Downtown Tucson from 6th Ave. and Broadway Blvd., camera facing northwest

NPS Form 10-900-a (Rev. 8/2002) OMB No. 1024-0018 (Expires 5-31-2012)

**United States Department of the Interior**
National Park Service

**National Register of Historic Places**
**Continuation Sheet**

| Downtown Tucson Historic District |
|---|
| Name of Property |
| Pima, Arizona |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

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MAPS - Eligibility and Photo Key Map



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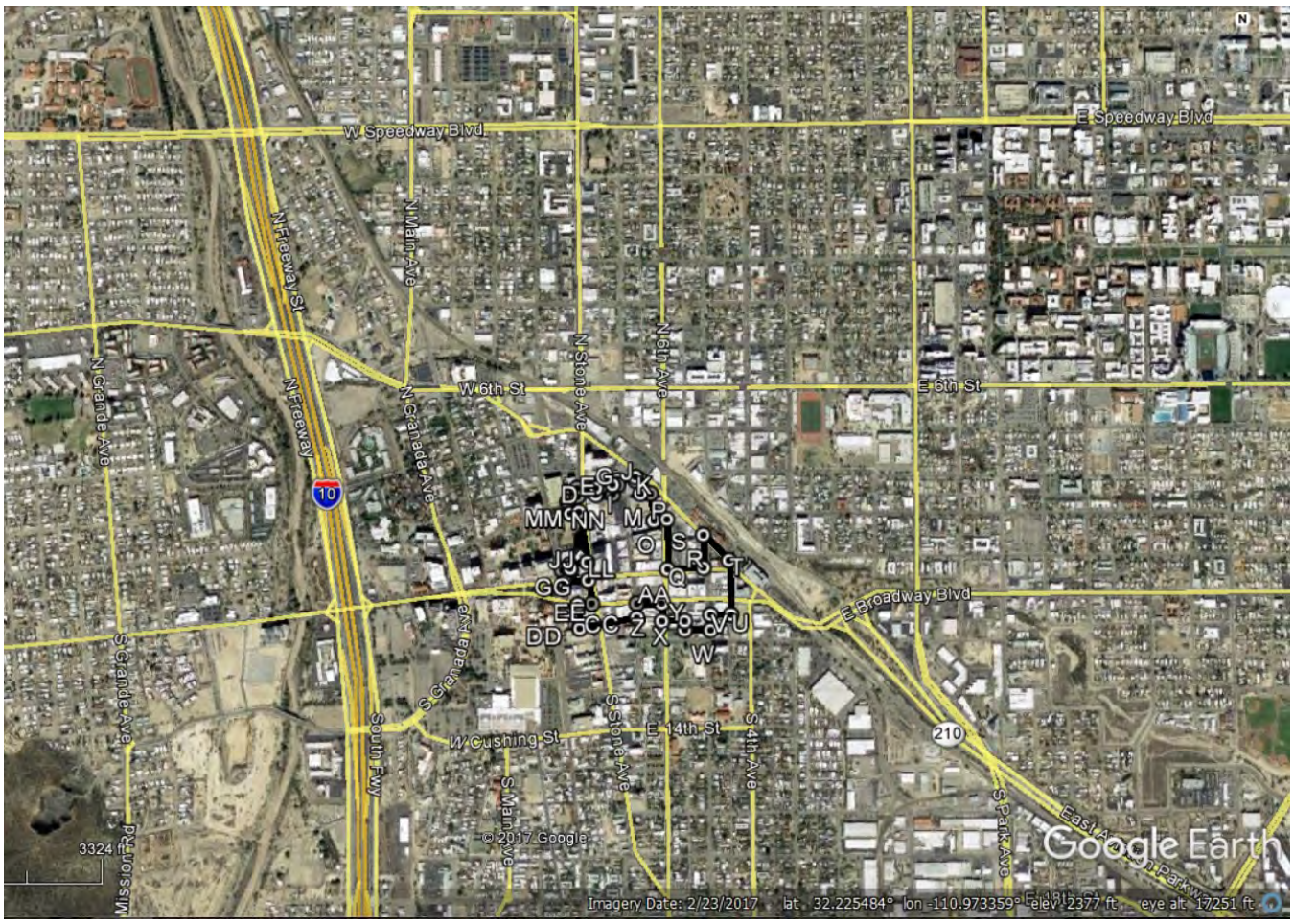
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## National Register of Historic Places Continuation Sheet

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**DOWNTOWN TUCSON HISTORIC DISTRICT** Boundary Map (with Longitude/Latitude Coordinates)




A. 32.224213, -110.972136
B. 32.224358, -110.971770
C. 32.224619, -110.971787
D. 32.224621, -110.971100
E. 32.224416, -110.971098
F. 32.224425, -110.970486
G. 32.224723, -110.970488
H. 32.224726, -110.970301
I. 32.224862, -110.970300
J. 32.224864, -110.969656
K. 32.224970, -110.969658
L. 32.224870, -110.969481
M. 32.224452, -110.969471
N. 32.224455, -110.969099
O. 32.223621, -110.968991
P. 32.223662, -110.968515
Q. 32.222125, -110.968503
R. 32.222170, -110.967192
S. 32.223180, -110.967196
T. 32.222272, -110.966332
U. 32.220734, -110.966203
V. 32.220733, -110.966949
W. 32.220267, -110.966951
X. 32.220268, -110.967885
Y. 32.220539, -110.967886
Z. 32.220535, -110.968710
AA. 32.221083, -110.968713
BB. 32.221074, -110.969616
CC. 32.220638, -110.969619
DD. 32.220304, -110.971699
EE. 32.221030, -110.971766
FF. 32.221067, -110.971255
GG. 32.221783, -110.971390
HH. 32.221721, -110.972251
II. 32.222095, -110.972332
JJ. 32.222145, -110.972042
KK. 32.222258, -110.972061
LL. 32.222342, -110.971423
MM. 32.223888, -110.971718
NN. 32.223833, -110.972037

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FIGURES

Figure 1. View of Congress Street looking west from between Church and Meyer, 1880. (Arizona Historical Society photograph collected for publication in Saarinen and Gibson, eds., Territorial Tucson [unpublished manuscript])




Figure 2. View of West Congress Street looking west, ca. 1898. A portion of The Wedge is visible in the distance. (Arizona Historical Society Photo Collection, Reynolds, A.S. – Tucson #1, f.55a)



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figure 3. Camera facing east on East Congress Street from the intersection at Scott Avenue, c. 1914. (Arizona Historical Society photograph collected for publication in Saarinen and Gibson, eds., Territorial Tucson [unpublished manuscript])




Figure 4. View of Congress Street looking west from 6th Avenue, circa 1914.



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Figure 5. View of Congress Street looking east from Stone Avenue, n.d. (from Arizona Historical Society, Photo Collection)




Figure 6. View of Congress Street looking west from 6th Avenue, n.d. (from Arizona Historical Society, Photo Collection)



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Figure 7. View of 6th Avenue looking north from Congress Street, n.d. (from Arizona Historical Society, PC 177 F.20 1732)




Figure 8. View of Congress Street looking west toward Scott Avenue, 1953. (from tucsongaymuseum.org)



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Figure 9. Camera facing west on East Congress Street toward Scott Avenue n.d. (from neat-stuff-blog.blogspot.com)




Figure 10. View of 6th Avenue looking northwest toward Pennington, 1963. (from Entertainment Magazine Online emol.org/tucsonrodeo)



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Figure 11. North Stone Avenue from Alameda looking south (circa 1966) (from CardCow.com)



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Figure 12. Aerial view of Downtown Tucson looking north, n. d. (circa 1968). (from CardCow.com) The Downtown Tucson Historic District is seen in the lower right quarter of the photo.



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Figure 13. Downtown during construction of the Tucson Community Center and other elements of urban renewal, 1970. (from Community Development Program, City of Tucson, Summary Report, p. 18)



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Figure 14. Southern Pacific Railroad Depot, August 2012. (Photo by Don W. Ryden, AIA)



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Photo 1: AZ_Pima_DowntownTucsonHistoricDistrict_0001 (January 2012)
Retail Shops (41 S. 6th Ave), west façade (left) and south façade (right), camera facing northeast



Photo 2: AZ_Pima_DowntownTucsonHistoricDistrict_0002 (August 2012)
Hotel Congress (301 E. Congress St.), west façade (left) and south façade (center), camera facing northeast



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Photo 3: AZ_Pima_DowntownTucsonHistoricDistrict_0003 (April 2009)
U.S. Post Office and James Walsh Federal Courthouse (55 E. Broadway Blvd), east façade, camera facing northwest






Photo 4:
AZ_Pima_DowntownTucsonHistoricDistrict_0004 (April 2009) Valley National Bank (2 E. Congress St.) north façade (left) and west façade (right), camera facing southeast

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Photo 5: AZ_Pima_DowntownTucsonHistoricDistrict_0005 (January 2012)
Fox Theater and commercial building (17 W. Congress St.), south façade, camera facing northwest




Photo 6: AZ_Pima_DowntownTucsonHistoricDistrict_0006 (April 2009)
Veterans of foreign Wars (124 E. Broadway Blvd.), south façade, camera facing north



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Photo 7: AZ_Pima_DowntownTucsonHistoricDistrict_0007 (January 2012)
Dave Bloom and Sons (145 E. Congress St.), south façade (left) and east façade (right), camera facing northwest






Photo 8: AZ_Pima_DowntownTucsonHistoricDistrict_0008 (August 2012) Tucson Federal Savings (32 N. Stone Ave.) (center) north façade (left) and west façade (right), camera facing southeast

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Photo 9: AZ_Pima_DowntownTucsonHistoricDistrict_0009 (January 2012)
Lerner Shops (1 E. Congress St.), west façade (left) and south façade (right), camera facing northeast




Photo 10: AZ_Pima_DowntownTucsonHistoricDistrict_0010 (December 2009)
Woolworth's/Old Pueblo Parking Garage (33 E. Congress St.), south façade, camera facing north



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Photo 11: AZ_Pima_DowntownTucsonHistoricDistrict_0011 (April 2009)
Miller Curio Co. (256 E. Congress St.), north façade, camera facing south



Photo 12: AZ_Pima_DowntownTucsonHistoricDistrict_0012 (April 2009)
Rebeil Block (72 E. Congress St.), east façade (left) and north façade (right), camera facing southwest



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Photo 13: AZ_Pima_DowntownTucsonHistoricDistrict_0013 (April 2009)
Lewis Hotel (178 E. Broadway Blvd.), north façade, camera facing south



Photo 14: AZ_Pima_DowntownTucsonHistoricDistrict_0014 (April 2009)
Stillwell Twiggs Boarding House (134 S. 5th Ave), east façade, camera facing west



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Photo 15: AZ_Pima_DowntownTucsonHistoricDistrict_0015 (April 2009)
Central Block (98 E. Congress St), north façade (left) and west façade (right), camera facing southeast




Photo 16: AZ_Pima_DowntownTucsonHistoricDistrict_0016 (April 2009)
Westerner Hotel (10 E. Broadway Blvd), north façade (left) and west façade (right), camera facing southeast



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Photo 17: AZ_Pima_DowntownTucsonHistoricDistrict_0017 (June 2013)
Reilly Funeral Home (102 E. Pennington St), south façade, camera facing north




Photo 18: AZ_Pima_DowntownTucsonHistoricDistrict_0018 (August 2012)
Dizzy G's (65 E. Pennington St), south façade (left) and east façade (right), camera facing northwest



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Photo 19: AZ_Pima_DowntownTucsonHistoricDistrict_0019 (August 2012)
Montgomery Ward (44 N. Stone Ave), north façade (left) and west façade (right), camera facing southeast



Photo 20: AZ_Pima_DowntownTucsonHistoricDistrict_0020 (June 2012)
Cele Peterson Clothing (47 E. Pennington St), south façade, camera facing north



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Photo 21: AZ_Pima_DowntownTucsonHistoricDistrict_0021 (November 2011)
E. Congress St. at 6th Ave., camera facing west



Photo 22: AZ_Pima_DowntownTucsonHistoricDistrict_0022 (November 2011)
N. 6th Ave at Congress St., camera facing north



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Photo 23: AZ_Pima_DowntownTucsonHistoricDistrict_0023 (November 2011)
S. 6th Ave at Broadway Blvd., camera facing north




Photo 24: AZ_Pima_DowntownTucsonHistoricDistrict_0024 (November 2011)
E. Broadway Blvd at 6th Ave., camera facing east



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Photo 25: AZ_Pima_DowntownTucsonHistoricDistrict_0025 (January 2009)
N. 6th Ave. north of Congress St., camera facing northwest



Photo 26: AZ_Pima_DowntownTucsonHistoricDistrict_0026 (August 2012)
N. Stone Ave. at Alameda St., camera facing southeast



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Photo 27: AZ_Pima_DowntownTucsonHistoricDistrict_0027 (August 2012)
E. Broadway Blvd. at Stone Ave., camera facing southeast





Photo 28: AZ_Pima_DowntownTucsonHistoricDistrict_0028 (August 2012) Stone Ave. at Broadway Blvd., camera facing northeast

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Photo 29: AZ_Pima_DowntownTucsonHistoricDistrict_0029 (January 2012)
N. Scott Ave. at Pennington St., camera facing southwest



Photo 30: AZ_Pima_DowntownTucsonHistoricDistrict_0030 (August 2012)
S. 6th Ave. at Congress St., camera facing southeast



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Photo 31: AZ_Pima_DowntownTucsonHistoricDistrict_0031 (August 2012)
E. Pennington St. east of Scott Ave., camera facing northeast



Photo 32: AZ_Pima_DowntownTucsonHistoricDistrict_0032 (May 2013)
E. Pennington St. at Stone Ave., camera facing northeast



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Photo 33: AZ_Pima_DowntownTucsonHistoricDistrict_0033 (August 20a12)
E. Congress St. at Toole Ave., camera facing northeast




Photo 34: AZ_Pima_DowntownTucsonHistoricDistrict_0034 (May 2013)
East Alameda St. at Stone Ave., camera facing southeast



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Photo 35: AZ_Pima_DowntownTucsonHistoricDistrict_0035 (January 2012)
Downtown Tucson from 6th Ave. and Broadway Blvd., camera facing northwest



## CHARACTER-DEFINING FEATURES OF THE DISTRICT

### EVALUATION OF CHARACTER-DEFINING ARCHITECTURAL FEATURES

As an important part of evaluating National Register eligibility, Ryden Architects, Inc. assessed architectural integrity (i.e., design, materials, workmanship, feeling, setting) to determine if a façade, building, or streetscape retains sufficient character-defining features to convey the significance of the historic resource. Our approach to evaluate eligibility follows the National Register Bulletins: *"How to Complete the National Register Registration Form"* and *"How to Apply the National Register Criteria for Evaluation."* We used national and local architectural history references for identifying and prioritizing the essential, major, and minor character-defining features for each of the various architectural styles found within the historic district.

Change is continuous for competitive commercial buildings of historic Main Streets and Downtowns. Appropriate change to historic properties can be respectfully achieved if the character of the façade, building, and streetscape is identified, respected, and preserved. Changes may occur through alteration of existing building fabric, addition to a building, and construction of a new building nearby. We suggest that this prioritized list of architectural features may also be used by the State and City Historic Preservation Offices for determining appropriateness of proposed changes to historic properties.

Proposed changes should be designed and evaluated for compliance with *The Secretary of the Interior's Standards for Rehabilitation*. Even the appropriateness of changes to noncontributing buildings as they affect adjacent contributors may be determined using these standards. This historic district nomination is intended as the foundational document for the complementary Historic Preservation Commercial Design Guidelines (Planning & Zoning Technical Specifications) that will direct changes to existing buildings, construction of infill buildings, and enhancement of streetscapes.

**General Elements of Design for Facades, Buildings, and Streetscapes** (Francis D.K. Ching)

- Axis
- Symmetry and Balanced Asymmetry
- Proportion and Regulating Lines
- Scale and Size
- Rhythm and Repetition
- Hierarchy
- Spatial Relationships and Organizations
- Articulation of Form

**Essential Features of Buildings**

- Plan
- Massing
- Roof Form
- Openings
- Porches and Stairs

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(sometimes Ornamentation depending on style)

**Major Features of Buildings**
Roof Features
Entrances
Doors and Windows
Materials

**Minor Features of Buildings**
Ornamentation
Details
Texture
Color
Fixtures
Signs
Setting and Landscaping

## ARCHITECTURAL STYLES CONVEY HISTORIC TRENDS AND EVENTS

Downtown Tucson's architectural styles reveal the periods of development associated with historic trends and events that shaped the fortunes of the central business district during its Period of Significance, 1900-1968. The following table demonstrates the evolution of architectural character of Downtown Tucson. Many of the listed styles overlap the various periods.

| | | |
|---|---|---|
| **Architectural Styles during the Progressive Movement** | | |
| 1900-1912 | Territorial Booster Period | Classical Revival |
| 1912-1920 | Statehood Development Period | Commercial Style |
| 1920-1930 | Roaring Twenties Boom Period | Spanish Colonial Revival and Italian Renaissance Revival |
| **Architectural Styles during the Modern Movement** | | |
| 1930-1939 | Depression Recovery Period | Art Deco |
| 1939-1945 | World War II Rationing Period | Art Moderne or Federal Moderne |
| 1945-1950 | Post-World War II Surge Period | International Style and Modern Influence |
| 1950-1960 | Suburban Shift Period | International Style and New Formalism |
| 1960-1968 | Downtown Downturn Period | Miesian and Brutalism |

## ARCHITECTURE AND STREETSCAPES CHARACTERIZE THE HISTORIC DISTRICT

### Progressive- and Modern-Period Architecture Blend in Downtown Tucson

The styles of the buildings and the character of the streetscapes in Downtown Tucson contribute to the feeling of a progressive and modern central business district where development during the 20th-century in the desert Southwest was based on transportation, commerce, and tourism. The architectural eras of Downtown Tucson's buildings possess two complementary characters---pre-war Progressive in brick and wood, and post-war Modern in concrete and steel. Defining the specific

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architectural styles, materials, and building types of the buildings reveals the decades of their construction or remodeling. The very fact that more than half of the historic-era buildings have remodeled facades clearly demonstrates that competition was fierce and construction budgets were small. Remodeling occurred to about the same degree and pace before and after World War II. The numbers of Progressive and Modern styles seen in Downtown Tucson are close to equal, thus characterizing the two major components of development evenly.

**Landscaping Introduces a Suburban Feeling to Downtown Tucson**

Post-historic-era urban renewal has changed the urban streetscapes by introducing unifying characteristics of suburban shopping center landscape consisting of trees and shrubbery in planters, of brick pavers as sidewalk finishes, and uniformity of street furniture. These changes physically affect the sidewalk areas of the rights-of-way, but only visually affect the building facades by obscuring the second floors and wall signs. Although these enhancements update the feeling of time to the downtown setting, they have no adverse effect on the feeling of place as the unique central business district of Tucson.

**Qualities Distinguishing the District from the Surroundings**

The central business district of the city possesses a unique combination of characteristics that distinguishes it from any other area. Districts of differing functions and types surround Downtown Tucson including the warehouse and railroad district, the residential districts, and the Modern-era civic convention plaza, and governmental mall. The combined characteristics of commercial uses, mixed ages, high density, construction quality, variety of scale, and urban setting in Downtown Tucson distinguish it from any other area in the city.

NPS Form 10-900-a (Rev. 8/2002) OMB No. 1024-0018 (Expires 5-31-2012)

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MAPS - Eligibility and Photo Key Map

