

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 Arizona Hotel

historic name Arizona Hotel

PART OF: Downtown Tucson, Arizona MPS

other name/site number Inventory No. 93

2. Location

street & number: 31-47 N. Sixth Avenue / 135 E. Tenth Street _____ not for publication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).

James W. Bawin ASHPO 24 JULY 2003
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

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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other (explain): _____

Signature of the Keeper

Date of Action

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)

DOMESTIC / hotel
COMMERCE/TRADE / specialty store; business

Current Functions

(Enter categories from instructions)

DOMESTIC / hotel
COMMERCE/TRADE / specialty store; business;
restaurant

7. Description

Architectural Classification

Late 19th & Early 20th Century Neoclassical Revival-
influenced; Two-Part Commercial Block

Materials

(Enter categories from instructions)

foundation Stone

walls Brick

roof Unknown

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)

- √ 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.

Areas of Significance

(Enter categories from instructions)

Community Development/Planning

Architecture

Period of Significance

1917-1953

Significant Dates

1917

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown; Storefront alterations by Henry O. Jaastad in 1918; Remodeling by Henry O. Jaastad in 1933.

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.

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; UA Special

Collections10. Geographical DataAcreage of Property Less than one acre**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>12</u>	<u>502950</u>	<u>3565110</u>	3	<u>—</u>	<u>—</u>	<u>—</u>
2	<u>—</u>	<u>—</u>	<u>—</u>	4	<u>—</u>	<u>—</u>	<u>—</u>

 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 Byname/title Patricia Rogers, R. Brooks Jeffery and Janet H. Parkhurst / Janet Strittmatter, Inc.organization University of Arizona Preservation Studies Class date May 10, 2002street & number College of Architecture, Planning and Landscape Architecture,
University of Arizona, P.O. Box 210075city 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 Great Western Associates Istreet & number 4038 E. Campbell telephone —city or town Phoenix state AZ zip code 85018

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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National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 1

Arizona Hotel
Pima County, Arizona

NARRATIVE DESCRIPTION

The Arizona Hotel is an end-row, two-story, building with a basement, retail space on the ground floor and a former hotel, now Section 8 apartments, on the second floor. The slightly trapezoidal property is bounded by Sixth Avenue on the east, a 20' alley to the south (10th Street), a Scott Street-facing property on the west and an adjacent Sixth Avenue property on the north. The basement occupies the entire footprint of the building and according to a 1939 property record card contains four rooms, equal to the number of structural bays on the floors above. According to the current property manager, the basement is used principally by the northernmost tenant which has traditionally been a restaurant. Although the ground floor is divided into four structural bays, it houses five retail spaces that have been leased to dozens of tenants since 1917, the most notable being the Wells Fargo Company. As seen in the floor plan, Store #1 is the smallest space (330 sq. ft.) and is carved out of the structural bay of Store #2. The current occupant of Store #2 has exposed the interior brick walls that has revealed an eight-foot wide structural arch between Stores #2 and #3 that appears to be part of the original construction, but has since been bricked in. Each retail space ranges in area from approximately 2000 to 2500 sq. ft and has a street façade facing east (6th Avenue) from which a recessed entry is carved out. Each entry space has a slightly different configuration, but generally is splayed to attract passersby to look at the storefront windows without blocking the entrance. The original interiors had 12' tall ceilings clad in tin pressed tin, some of which are still present.

In addition to the retail spaces, the ground floor has a stairway entrance to the second floor that is carved out of the structural bay of Store #4. The second floor is accessed through wood-framed double leaf entry doors with a transom and a marble staircase. Currently, the former residential hotel is composed of a lobby, 23 rooms and 10 bathrooms; the original hotel contained 36 rooms and six bathrooms. Although no information could be found on the original configuration of rooms, the property manager indicated that the second floor lobby was once much larger and was defined as an "atrium" that has since been roofed over. The original hotel also had a screened sleeping porch protruding almost 12 feet on the west façade of the second floor which was removed in approximately 1990 (Brown).

The principal façade faces east and Sixth Avenue, and is composed in a restrained Neoclassical Revival style. The four-bay structural bay composition of the ground floor facade is transformed to a three-bay composition of the second story façade, with the central bay of the second story resting above the middle bays of the ground floor. The ground floor façade contains a series of storefront bays with recessed entries all glazed with plate glass framed with terracotta tile. Each of the storefronts and the hotel entrance have protruding fabric awnings that have been added in the last five years. The dominant second floor façade is symmetrical in design with three bays defined by decorative pilasters that extend to the ground and pediment centered on each bay. The wide central bay is marked by a single window in the center of the façade over the hotel entry and was once accentuated by a sheet metal and neon marquee with the name "Arizona Hotel". The single, central window is balanced by two sets of window ensembles, each with a paired window flanked by single windows. The central bay is also accentuated by its decorative features, including molded surrounds above the windows with ornamental keystone detail on the central and flanking window ensembles. Above the central window is the building name plate with a raised molding and letters spelling "The Arizona". Above each of the central bay window ensembles is a decorative swag. The secondary bays, at either end of the façade, are each defined by another window ensemble. These windows are accentuated by painted keystones above each of the ensemble's windows. The windows in the central bay have cast concrete sills while those of the secondary bays have corbelled sills. The top of the building is marked by a stepped parapet with a cap row and four cast concrete capped pilasters. Applied to each of the pilasters is a cast

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Section Number 7 Page 2

Arizona Hotel
Pima County, Arizona

decorative detail at the level of the top of the second story windows.

The south and west (rear) facades are painted brick with fenestration restricted primarily to the second floor composed of single windows topped with shallow segmented arches and corbelled brick sills. All the windows in the building are wood-framed with double hung sashes. New fixed pane windows have been added to the side façade that although small in size are not similar to the original windows in their shape. The rear façade, viewable from a vehicular access at the rear of the building but shrouded by trees, has been modified to accommodate steel fire exit stairways. Four of the five ground floor tenants have doors and windows opening to the rear access of the property, however all of them have been modified to accommodate contemporary security or mechanical needs. There are also three basement access wells constructed of reinforced concrete and ashlar stone; the southern rear basement entrance is hidden by a contemporary structure over the entrance well. Single unit, double-hung windows line the entire second floor except for the northernmost dwelling unit (the manager's residence) which is an ensemble of two double-hung windows. The fire exits utilized existing window openings by enlarging them and attaching a platform between the exit door and fire staircase. A flashing detail that marked the attachment of the original sleeping porch to the building still remains; otherwise there is no evidence of the former sleeping porch. Above this molding are a series of vents marking the air space between the second floor ceiling and building roof. The rear roof is defined by parapet wall with no decorative elements. The north façade sits directly on the property line abutting the building to the north of the nominated property.

The building's foundation and basement walls are constructed of ashlar stone exposed in the basement, double brick walls reinforced with exterior pilasters on the east façade and interior pilasters on the other facades on the ground and second floors. The street façade is plastered; the other facades are painted brick. The floors on the first floor are concrete with some entries accented by terrazzo and others with prismatic glass to provide light to the basement below. The second story floor is constructed of wood that has been covered with a linoleum-like surface.

The building maintains much of its architectural integrity. Throughout its history, the ground floor retail space has undergone various tenant improvements, including minor modifications to the façade, but nothing that violates the fundamental integrity of the stylistic nor the typological characteristics. Recent painting (maroon and gray) has accentuated the decorative features of the east façade in a manner probably not consistent with the original, more monochromatic, façade. Also the recent addition of matching "quarter-round" canvas awnings is inconsistent with the building's original character, but awnings of some variety were probably always present. The original tin ceilings are exposed in only one of the retail stores, but it is possible that the other tin ceilings are hidden behind the plastered ceilings in the other retail spaces.

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Section Number 8 Page 3

Arizona Hotel
Pima County, Arizona

NARRATIVE STATEMENT OF SIGNIFICANCE

The Arizona Hotel is eligible under both Criterion A, as an extant example of a two-part commercial block hotel building, related to the context of Planning and Development of Downtown Tucson. Under Criterion C, the Arizona Hotel is significant for its Late 19th and Early 20th Century Neoclassical Revival influences related to the context of Architecture in Downtown Tucson. The period of the building's significance begins with the date of its construction, 1917, during the third period of Tucson's central business district development (1896-1935) and continues through the fourth period of downtown development (1935-1970) to the current time period.

The history of Arizona Hotel is obscure. A bargain and sale deed, dated 1914, granted the land on which the Arizona Hotel now occupies to Luke G. Radulovich. Radulovich, referred to in the city directories of that time as a "capitalist", is more renowned in Tucson's downtown development for the Radulovich Block (now demolished), a prominent two-part commercial block at the northeast corner of Stone and Congress where he had a thriving business, "L.G. Radulovich & Co. Sanitary Plumbing, Crochery & Glassware". Radulovich arrived in Tucson "sometime before the turn of the (20th) century" when he built up his business in a very short time. Newspaper accounts indicate that in 1890, W.A. Julian, a competitor in Tucson's plumbing business, bought out Radulovich for \$25,000, and his newly merged business, W.A. Julian Company, dominated 85% of all plumbing, heating and roofing business in Tucson (W.A. Julian..., 1928). By 1906, Radulovich and his family had moved to Austria "after having made a small fortune here", but returned in 1908 to invest as a partner in, and later president of, the Tucson Owl Drug Company, which eventually became one of Tucson's prominent drugstores. By 1917, he is listed as "retired" and beginning in 1918 his city directory entry is associated with the Arizona Hotel. Radulovich does not appear again in any references until his death in 1921.

No information exists on the architect of this building, but it is clearly designed by someone versed in the popular commercial styles of that time. Neoclassical Revival elements such as the division of the overall symmetrical facade into individually symmetrical bays, the triangular pediment, window ensembles with molded surrounds, and decorative pilasters.

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Section Number 9 Page 4

Arizona Hotel
Pima County, Arizona

BIBLIOGRAPHY

Brown, Hal, property manager. Personal Interview. 2 April, 2002.

Pima County Assessors Office, Property Record Card.

Tucson City Directories.

"Tucked inside a boulder was a 14-cent mystery" *Tucson Daily Citizen*, November 18, 1977.

"W.A. Julian, who Put Roof on Tucson, Retired Business Man, Is Candidate for Mayor" *Arizona Daily Star*, November 11, 1928.

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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Section Number 10 Page 5

Arizona Hotel
Pima County, Arizona

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Property currently comprises three parcels in Block 195, City of Tucson. The tax parcel and legal description for the southernmost of these is 117-12-0200, part of Lots 9, 10 & 11. The middle parcel, 117-12-019A, is an irregular rectangular one comprising approximately the south 24.86 feet of the north 96.81 feet of the east 152.12 feet of Lot 9. The northernmost parcel, 117-12-017A, is the north part of Lot 9. The combined parcels form a trapezoid with frontage on Sixth Avenue and the southern boundary on Tenth Street, a former alley. The Sixth Avenue frontage of the combined parcels totals 190.87 feet, the north boundary is 159.4 feet, the west is 174.42 feet and the south is 142 plus feet.

BOUNDARY JUSTIFICATION

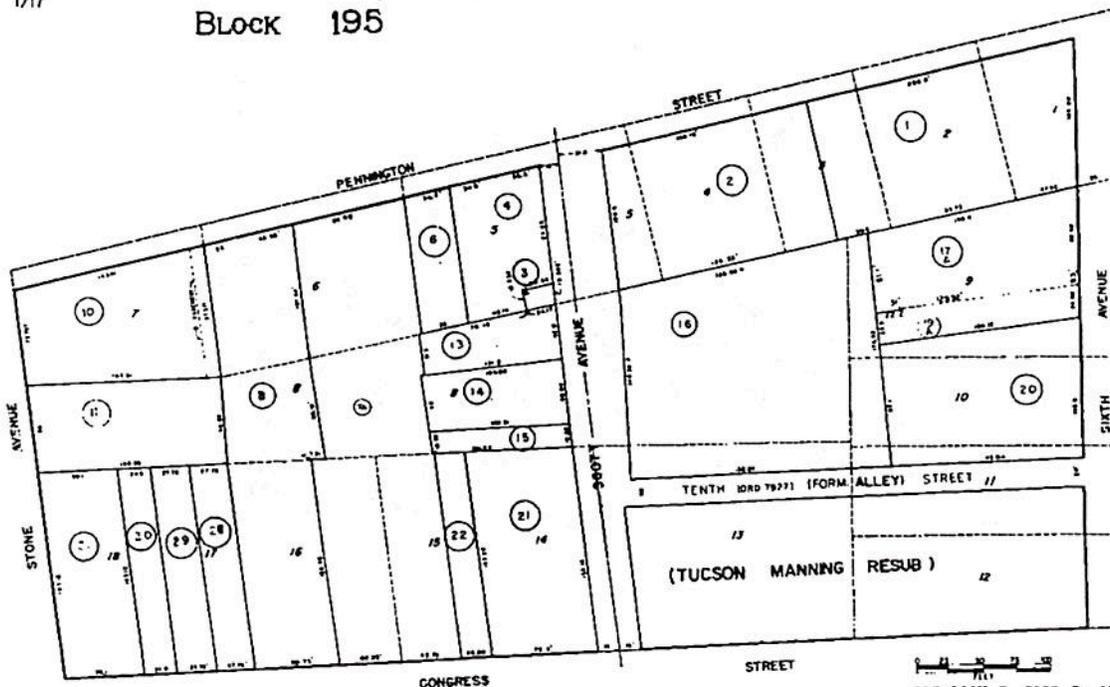
The boundary of the nominated property corresponds with the current ownership of the property and the combined parcels contain the building walls of the building; accessor's parcel numbers 117-12-0200, 117-12-019A, 117-12-017A.

ASSESSOR'S RECORD MAP

117-12
1/17

CITY OF TUCSON
BLOCK 195

2 17



BBE BOOK 8, PAGE 71, M & P
S12, T14S, R13E
1990-4

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Section Number PHOTOS Page 6

Arizona Hotel
Pima County, Arizona

NOTE: Archival pen used to label all original photos.

PHOTOGRAPHER:	Goran Radovanovich
DATE:	April 13, 2002
NEGATIVE NUMBER:	DTT-C-31A
LOCATION OF ORIGINAL NEGATIVES:	Arizona Architectural Archives College of Architecture Planning and Landscape Architecture P.O. Box 210075 The University of Arizona Tucson, Arizona 857212-0075

PHOTO #1: Sixth Avenue (east) façade; looking SW



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Section Number PHOTOS Page 7

Arizona Hotel
Pima County, Arizona

PHOTOGRAPHER: Goran Radovanovich
DATE: April 13, 2002
NEGATIVE NUMBER: DTT-C-26A
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives
College of Architecture Planning and Landscape Architecture
P.O. Box 210075
The University of Arizona
Tucson, Arizona 857212-0075

PHOTO #2: Interior view of communal kitchen for residents; looking NW

