

Subject: National Register Weekly List 09/19/2003
Date Sent: Monday, September 22, 2003, 12:34:28 PM
From: Edson_Beall@nps.gov
To: WASO_CR_NRHE@nps.gov

September 19, 2003 We apologize as Hurricane Isabel delayed this notice.

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places. For further information contact Edson Beall via voice (202) 354-2255, E-mail: Edson_Beall@nps.gov

Our physical location address is:
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW,
Washington D.C. 20005

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 9/08/03 THROUGH 9/13/03

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ARIZONA, MARICOPA COUNTY,
Rancho Arroyo,
6737 N. 20th St.,
Phoenix, 03000901,
LISTED, 9/12/03

ARIZONA, PIMA COUNTY,
Arizona Hotel,
31-47 N. Sixth Ave., 135 E. Tenth St.,
Tucson, 03000902,
LISTED, 9/12/03
(Downtown Tucson, Arizona MPS)

ARIZONA, PIMA COUNTY,
First Hittinger Block,
116 E. Congress St.,
Tucson, 03000904,
LISTED, 9/12/03
(Downtown Tucson, Arizona MPS)

ARIZONA, PIMA COUNTY,
Fox Theatre,
17 W. Congress St.,
Tucson, 03000905,
LISTED, 9/12/03
(Downtown Tucson, Arizona MPS)

ARIZONA, PIMA COUNTY,
Hotel Congress,
303-311 E. Congress St.,
Tucson, 03000906,
LISTED, 9/12/03
(Downtown Tucson, Arizona MPS)

ARIZONA, PIMA COUNTY,
J. C. Penney--Chicago Store,
130 E. Congress St.,
Tucson, 03000907,
LISTED, 9/12/03
(Downtown Tucson, Arizona MPS)

ARIZONA, PIMA COUNTY,
Rialto Building,
300-320 E. Congress St.,
Tucson, 03000908,
LISTED, 9/12/03
(Downtown Tucson, Arizona MPS)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

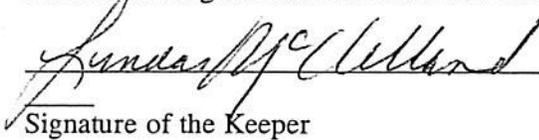
NRIS Reference Number: 03000908

Property Name: Rialto Building

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.



September 15, 2003

Signature of the Keeper

Date of Action

=====
Amended Items in Nomination:

Section 8: Significance

The Period of Significance is hereby revised as "1919 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)

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, wordprocessor, or computer, to complete all items.

1. Name of Property Rialto Building (Commercial and Apartments)

historic name Rialto Block; Rialto Building

PART OF: Downtown Tucson, Arizona MPS

other name/site number Inventory No. 147A

2. Location

street & number: 300-320 E. 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).

James W. Gorman ASHPD 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): _____

United States Department of the Interior
National Park Service

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historic name Rialto Block; Rialto Building

other name/site number Inventory No. 147A

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publication
city/town: Tucson _____ vicinity
state: Arizona code: AZ county: Pima code: 019 zip code: 85701

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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:

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 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 / Multiple Dwelling
COMMERCE/TRADE / specialty store

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE / specialty store;
DOMESTIC / multiple dwelling

7. Description

Architectural Classification

Late 19th & Early 20th Century Revivals: Spanish
Colonial Revival-influenced; Two-Part Commercial
Block

Materials

(Enter categories from instructions)

foundation Concrete
 walls Brick
 roof Laid Composition
 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.

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 # _____

Areas of Significance

(Enter categories from instructions)

Community Development/Planning

Architecture

Period of Significance

1919-1970

Significant Dates

1919

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Alexander Curlett of William Curlett & Son (architect)

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; Los Angeles Public Library; owners' personal collection

10. 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>503130</u>	<u>3565030</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 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 Rialto Redux LLCstreet & number 3970 W. New York Drive telephone —city or town Tucson state AZ zip code 85745**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

Rialto Building
Pima County, Arizona

NARRATIVE DESCRIPTION

Summary

The Rialto Building is a large, triple-use complex on City of Tucson Block 91 that combines a theater, street-level commercial and second-story residential apartments. According to Longstreth's definition, as it appears from Congress Street and S. 5th Avenue, the building is a two-part commercial block with very different architectural treatment and structure for each zone. A Mission-tile balcony roof on the north façade is a modest Spanish Colonial Revival influence. Occupied in 1920, the Rialto Building was designed by California architect Alexander Curlett of the Los Angeles firm, William Curlett and Son, also responsible for the Hotel Congress across the street to the north.

The building also incorporates what can be called a "type 1 theater," where the entrance lobby simply forms one bay of an otherwise commercial storefront zone and the massive auditorium and fly-loft, though visible from other orientations, are hardly seen from the "Main Street" facade. Owing to a recent real estate split between components of the Rialto Building, the commercial spaces and apartments are now under separate ownership. Although artificial to separate what has been united through its history, this nomination will focus upon the non-theater components of the building while a separate nomination will handle the Rialto Theater. This part of the Rialto Building is significant under Criteria A and C.

Description

Under the recent real estate split, the theater and its lobby (tax parcel numbers 117-06-177B and 117-06-168C) are owned by the Rialto Foundation and the street level commercial spaces, second story apartments and parking lot south of the theater are owned by Rialto Redux LLC. The latter's holdings include tax parcel numbers 117-06-168A, 117-06-168B and 117-06-177A, the parking lot.

Measurements included in the following discussion are from as-built drawings done by architect-in-training Natasha Winnick or assessor's archival building record cards. Since 1920 the Rialto Building has stood at the east end of Tucson's "Main Street" at first somewhat U-shaped in plan configuration. Like its parcels, however, which related to the irregular layout of early Tucson, the building itself had trapezoidal rather than rectangular wings. The auditorium formed the east leg of the U while the commercial/apartment component angled parallel to Congress Street then formed an L along S. 5th Avenue. The 186'-0" frontage along Congress Street was considerably longer than the 110'-8" frontage along S. 5th Avenue. Sometime during the 1930s, a "free-lance" Depression-era structure of frame was built in the former courtyard of the U to extend some of the ground floor commercial spaces.

As seen today, the Congress Street façade includes a zone of individual street-level commercial spaces ranging in width from 12'-0" to 22'-0," separated by cream colored plastered brick piers each featuring a tile diamond ornament at the transom level. All openings are original. This zone is capped by a slightly projecting, stepped plaster reveal. The second story apartment zone incorporates, within two red finish brick end blocks flush with the commercial space below, several residential units recessed behind a trellised balcony and shaded by a pitched roof. For many decades up to the present, the end blocks have been capped by flat, cream-colored, plastered parapets. Originally, however, they had sculpted, Mission Revival style, false front parapets. These details plus the Mission-tile-clad pitched roof over the balcony, were modest Spanish Colonial Revival style influences used by the architect in the nearby Hotel Congress as well (see historic photograph). As shown on the accompanying plan and elevation drawings by Natasha Winnick there are ten commercial bays on this facade of which one is distinct in appearance. The second bay from the east is a segmental arched, ornamental plaster opening for the theatre lobby. The fourth

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Rialto Building
Pima County, Arizona

bay from the east, addressed 314 and considerably narrower at 12'-0" than the other bays, accommodates the lobby and stairway to the apartments above.

According to prior tenant Paul Bear and early photographs, the original Congress Street commercial bays had either flush front storefronts or diagonally recessed entries. The northeast corner space, 320 E. Congress Street, and both spaces west of the theater lobby, had flush storefronts. Starting with the fifth bay from the east corner, 308 E. Congress Street, all storefronts had recessed entries up to the northwest corner space which had a chamfered entry plus column at the building corner. The original treatment of all storefronts included white marble fascia at the base, copper window framing, wood frame single lite doors, large vertical panes of showcase-level glass and full-width prismatic glass transoms. Today 308 E. Congress Street is almost entirely original with the exception of some later tile decoration in the lower panel of the door. Some of the other bays retain much of what is original or early. For example there was an early, general replacement of the prismatic glass by larger panes in the transoms. The entry to the apartment lobby, 314 E. Congress Street, once identical to that of the Hotel Congress to the north (the work of the same architect, Alexander Curlett) had double, dual-lite doors flanked by sidelites. Framing division of the transom zone above corresponded to that below. Today there is a single wood door with wood panel infill of the west sidelite. A recent modification to several of the commercial spaces has been the substitution of a flush front, anodized aluminum storefront for the former recessed entry configuration.

Each two-story end block features a second-story pair of original nine-over-one wood double hung windows spanned by a concrete lintel. The plastered recessed wall of the apartment zone, incorporating individual wood French doors, flanking sidelites and transoms, is barely visible behind the balcony components. The Mission-tile-clad pitched balcony roof is supported by red brick piers, continuations of the plastered ones below. Each balcony bay has a pale-green-painted low wall of vertical siding with a central planter which, stabilized by a pair of wood posts, cantilevers slightly above wood brackets. The balcony is further partitioned by low walls to create individualized porches. Roofing material has been installed on the floors and there are benches. An excellent central business district view is provided from each porch. Early photographs reveal that the pale green arched trellises are original.

The S. 5th Avenue or west façade is a standard two-part commercial block in appearance. A regular pattern of varying-width commercial spaces is created by the same plastered columns as seen on the principal Congress Street façade. There are six bays, two of which accommodate the northwest corner shop. Recent flush front window walls replace the earlier storefronts on this façade and very little remains of the original. The second-story red finish brick apartment zone is flush with the storefronts below and rests above the slightly projecting plaster reveal continuing from the north façade. Second story windows, which relate to the apartments within, are commonly either paired or single nine-over-one wood double hung ones. On this façade, all windows have concrete lintels and brick sills.

The east façade lines an access lane between the Rialto Building and the Greyhound Bus Station on parcel number 117-06-175A. Not ornamented, the north 69'-9" is a two-story common brick wall that incorporates the east corner commercial space below and apartments above. To transition from the Congress Street façade, the east face of the plastered brick post, a small area of commercial window wall and a narrow segment of red brick above are visible on this façade. On this façade there are a few very small ground floor openings and two wall-mounted evaporative coolers. Second story windows are either paired nine-over-one wood double hung ones, or smaller six-over-ones. As the brick wall progresses southward towards the massive, adjacent theater structure (see Rialto Theatre nomination), the flat parapet steps down at intervals.

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Rialto Building
Pima County, Arizona

From the south, one can view the rear of the Rialto Building complex including the theater structure to the east and the 1930s make-shift addition in what was once the courtyard of the original U. As the building turns the corner, the finishes and glazing of the southwest end bay on S. 5th Avenue continue a short distance. The remainder of this south-facing wall, 51'-0" feet in length, is of brick with second story apartment windows and boarded-up or barred openings below. What may have once been an open, outdoor balcony for apartments oriented above the former rear courtyard was later framed in with bands of one-over-one double hung windows to create individual sleeping porches. The L-shaped sleeping porch enclosure along the east rear and part of the south facades appears to be an early modification apparently related to the construction of the make-shift addition. The addition is a one-story frame structure with an unusual, rolled-composition-clad, hipped roof. Part of the original brick wall of the courtyard forms its south wall. Access to the rear of several commercial spaces is provided from a lane between the make-shift addition and the original west wing of the Rialto Building.

The structure of the original commercial and apartment component of the Rialto Building is concrete foundations with brick walls and brick street-level piers. The partial basement with wood posts which once existed beneath the shops was entirely filled in with sand in 1981. At that time concrete slabs were installed on the shop floors. The second-story floor and roof structure is of wood joists. The roof is flat with laid composition cladding. Wall interiors and ceilings are lath and plaster finished. Second story flooring is spruce in the common and storage areas and oak in the apartment units.

Although there are a few street-level commercial tenants, most of the commercial spaces currently stand vacant or are used for storage. Only a couple of the shop spaces were viewed very briefly for this study. It appears as though all shops originally had high plastered ceilings and many had mezzanine spaces to the rear. Now some have had the ceilings lowered and one has been sculpted to give a "Southwest" appearance. The make-shift 1930s addition to the south has considerably elongated some of these shops to the south.

All except two of the original eighteen apartments are occupied today. The tenants are largely artists and others who find living downtown convenient. The northeast corner apartment is currently being converted into an office for the owner. The apartments are accessed from the narrow but ample ground level lobby space, today addressed 314 E. Congress Street. The stairway within leads to a second-story landing as shown on the apartment suites plan, provided by courtesy of the owner. There is also an elevator shaft serving this landing and located adjacent to the auditorium structure. The second floor is L-shaped and the individual units are double-loaded along the central hall. A second stairway exit is at the south end of the west wing. The metal flush panel doors to the individual apartments are recent replacements of the original wood ones. As indicated in the description of the facades, north facing apartments have individual balconies with planters and some of the rear facing apartments have sleeping porches.

A recent tour of several of the apartment spaces revealed that, with the exception of superficial decoration, the spaces, finishes, built-in cabinetry, plumbing fixtures and fittings are original and relatively untouched. Many of the apartment interiors remain much as first described in the *Tucson Citizen*, August 29, 1920, Tucson's evening paper which devoted a large section to cover the opening of the Rialto Theatre. The microfiche copy on file at the Arizona Historical Society Library is very difficult to read, however one article states that each apartment included a large living room with an alcove bedroom. The bed was apparently built-in and hidden "behind a fretwork" when not in use. The kitchenette, "all in white enamel," combined a breakfast nook with pantry, ice box and range. The small bathroom had the "best and latest fixtures" including a built-in bathtub. In the hallway were lockers which opened to

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Rialto Building
Pima County, Arizona

the outside "where grocery and ice men may make deliveries." The apartments furnished steam heat in the winter, hot water year round and janitor service. The eighteen apartments were furnished throughout in "mission style." The color scheme of draperies and carpets was in soft subdued colors, with "deft" blue the prevailing tone.

Today the built-in bed has been removed and replaced by the tenants' own furnishings. Floors appear to be the original oak tongue and groove although some apartments have replacement plywood in places. Rooms have been repainted many times and in some cases, wood floors have also been painted. There are no carpets in the units observed.

The current condition of the Rialto Building commercial spaces and apartments varies but, where continuously occupied, appears to be generally fair. The present owner intends to preserve and renovate this largely intact historic building. Although there has been some storefront replacement, the openings remain unaltered and the glazing divisions respect the earlier configuration. Thus, the overall integrity of the Rialto Building is good and the integrity of the second floor apartment zone, inside and out, is excellent

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Rialto Building
Pima County, Arizona

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The commercial (300-320 E. Congress Street) and apartment (314 E. Congress Street) component of the Rialto Building is significant under Criteria A and C. Open for use in 1920, the building was one of a pair designed by Los Angeles architect Alexander Curlett and developed by prominent Tucson capitalists to promote growth on the east end of Congress Street, Tucson's "Main Street." This mixed-use building is significant not only as an entertainment-related building (see Rialto Theatre nomination) but also as a specialty store and accommodation-related contributor to Tucson's once thriving downtown commercial district during the third (1896-1935) and fourth (1935-1970) periods of development. For its architecture, this component of the Rialto Building is significant as an architect-designed, Spanish Colonial Revival-influenced, two-part commercial block corner building with a public shop zone and a private apartment zone above. The period of significance for this building begins with its construction in 1919 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 Paul Bear, co-tenant of the theater component of the Rialto Building. Also studied was ephemera from the Arizona Historical Society Library. Some instruments of title transfer were supplied by retired title officer Bob Brey. Burns and Wald Hopkins Architects provided a set of as-built drawings in progress by architect-in-training Natasha Winnick.

In an effort to stimulate growth on the east end of Congress Street, a location just south of the Southern Pacific Railroad Station, in 1919 a team of prominent Tucson pioneer merchants and developers hired a Los Angeles architect and, in split Block 91, built the Hotel Congress, 303 E. Congress Street, on the north side of the street, and the Rialto Building due south on the opposite side of the street. A bargain and sale dated July 30 1919 between Leo Goldschmidt, unmarried, Mose Drachman and Ethel M. Drachman, his wife, and William H. Sawtelle and Mary Martin Sawtelle, his wife, and the East Congress Street Building Company, a corporation, identified the parties involved in the development of the Rialto Building. Although the original plans were lost in a city fire on Toole Avenue, it is known that the architectural firm of William Curlett and Son designed the Rialto Building. Alexander Curlett, the son, was the designer of both the Hotel Congress and the Rialto Building, the only works of the Los Angeles firm in Tucson.

Apparently the Rialto Apartments were the first to be deliberately designed as downtown living quarters, in contrast to residency in local hotels or above shops. According to the *Tucson Citizen*, August 29, 1920, the Rialto Apartment House, comprising "high class" apartments occupying the second floor, was built in response to the vital need for "more housing quarters." Representing a business risk, the developers were nonetheless rewarded by many initial inquiries. These "ideal" apartments, "designed for a minimum amount of labor," were "especially sought after by people who must live downtown." The Rialto Apartments were accessed from a Congress Street lobby, the address of which changed, being either 316 or 314 E. Congress Street, in city directories. In some directories, such as that of 1953, the apartment tenants were listed by name. In 1953 eight tenants were listed while in 1960 all eighteen apartment tenants were listed.

With the exception of two spaces, the apartments are currently occupied by artists and others who find living downtown convenient. The northeast corner apartment is currently being converted into an office for the owner.

As listed in city directories, throughout the years the street-level zone of the Rialto Building appears to have accommodated a variety of specialty shop tenants as well those providing services. (Of course, the second space from

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Rialto Building
Pima County, Arizona

the east was always reserved for the Rialto Theatre lobby and addressed either 316, 316 _ 318 _ E. Congress Street. Likewise the fourth space from the east was the lobby for the apartments.) The 1919 Sanborn map (updated 1930) gave the following addresses for all Congress Street first floor spaces: 300, 304, 306, 308, 310, 312, 314, 318, and 320 E. Congress. The commercial spaces on S. 5th Avenue were addressed 31 and 33.

According to a sampling of Tucson city directories, an interesting mix of first floor tenants occupied the Rialto Building's shop spaces. From the 1920s into the 1950s Martin Drug Co. #2 occupied 300 E. Congress Street, northwest corner space. In 1960 Ryan-Evans Drugs No. 22 occupied the same space. In 1926 the Rialto Meat Market occupied space 304, later occupied by Gerlach's Men's Store. The Singer Sewing Machine Company, at 31 S. 5th Avenue in 1926 relocated to 308 E. Congress Street by 1930 and was occupying the same space in 1960. Other specialty shop tenants found in the city directory sampling included a book store, a trunk and bag shop, a curio shop, a ladies' ready to wear shop, a sport's shop, a uniform shop and an appliance mart. Services provided included an insurance agency, a realty company and a chiropodists office. In 1930 the Tucson Sunshine Climate Club was at 318 and the Arizona Hut, a sweet shop, was at 320 E. Congress Street.

From the information included in this section and in Section 7, it has been shown how this Spanish Colonial Revival-influenced two-part commercial block has been significant both for its architectural contribution and for its association with important periods of Tucson's central business era development. This striking two-part commercial corner block, located on the east end of Tucson's "Main Street," was a component of a once-thriving zone of commercial activity. The building is unusual in that it has combined commercial with deliberately-designed downtown residential quarters, not to mention the attraction of the Rialto Theatre as its third component. The work of a skilled Los Angeles architect, the historic building continues to grace the east end of downtown Tucson.

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Rialto Building
Pima County, Arizona

BIBLIOGRAPHY

As-Built Drawing for the Rialto Block, in progress. Natasha Winnick. July 22, 2002.

Bear, Paul. Interviews. March, 2002 and August 2, 2002.

Pima County Recorder's Office. Various instruments of title transfer researched by Bob Brey, retired title officer.

Plan of Apartment Layout, Suites #200 - #236. Courtesy Rialto Redux LLC.

Tucson City Directories, representative sampling from 1920s through 1960. Arizona Historical Society Library, Tucson, Arizona.

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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Rialto Building
Pima County, Arizona

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The boundary of the Rialto Building incorporates tax parcel numbers 117-06-168-A, 117-06-168-B, and 117-06-177-A, a parking lot south of the Rialto Theatre parcel (177-B), all in Block 91, City of Tucson.

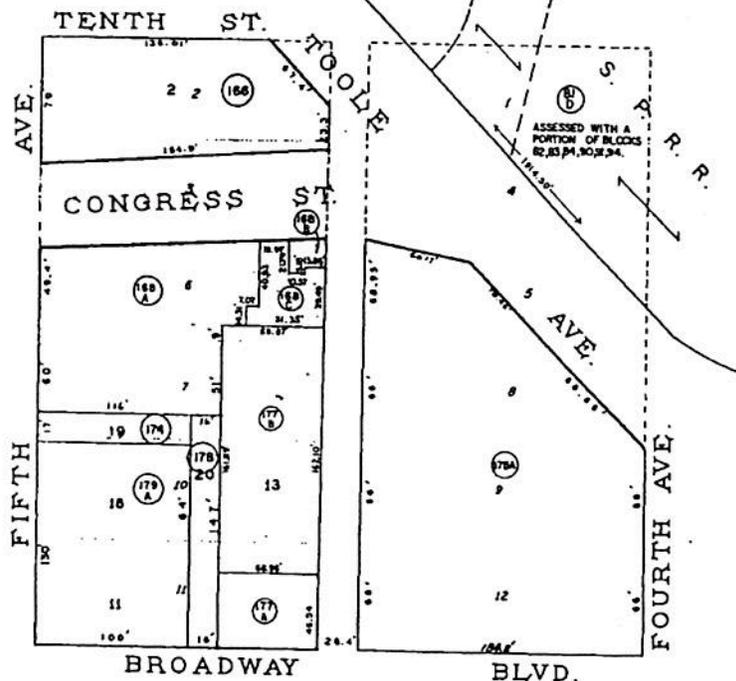
BOUNDARY JUSTIFICATION

The boundary of the nominated property corresponds with the current ownership and contains the building walls plus parking lot.

ASSESSOR'S RECORD MAP

117-06
13/25

BLOCK 91, CITY OF TUCSON



2002 Map
C.O.T.
P.C.C.



2002-1
S 12 T. 14S, R. 13E.
SEE BOOK 3, PAGE 71 M & P.

665 (2)

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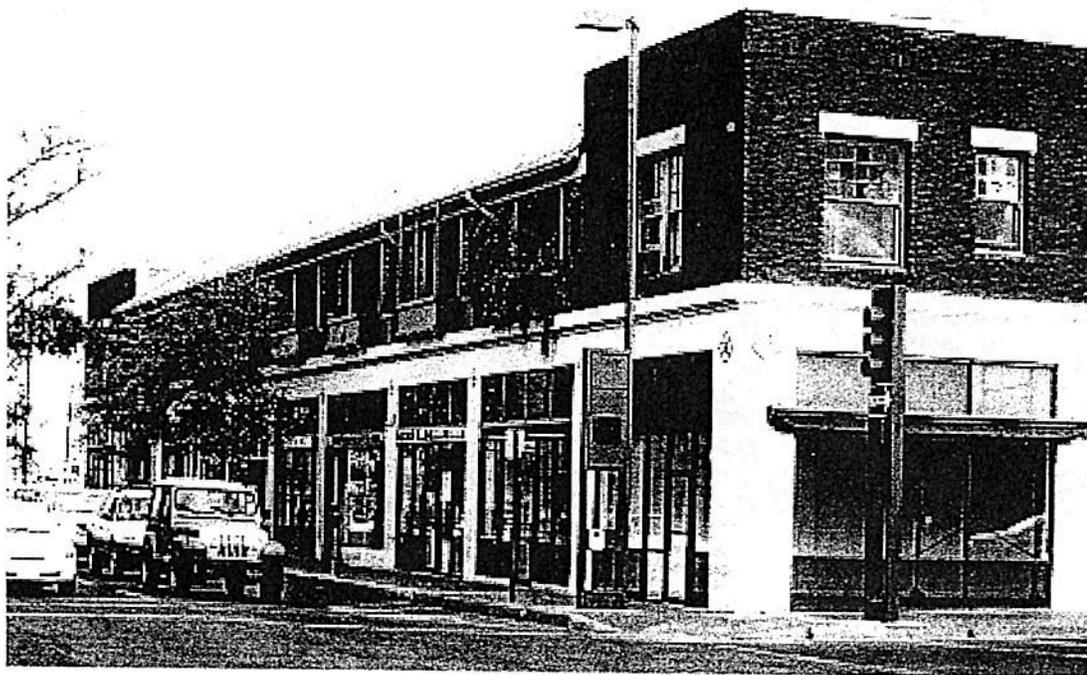
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Rialto Building
Pima County, Arizona

NOTE: Archival pen used to label all original photos.

PHOTOGRAPHER: Goran Radovanovich
DATE: April 13, 2002
NEGATIVE NUMBER: DTT-C-12A
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 #1: Three-quarter view of Congress Street and Fifth Avenue facades, looking SE



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Rialto Building
Pima County, Arizona

PHOTOGRAPHER: Janet Parkhurst
DATE: July 15, 2002
NEGATIVE NUMBER: DTT-6-20A
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: Three-quarter view of Congress Street and east facades, looking SW



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Rialto Building
Pima County, Arizona

PHOTOGRAPHER: Janet Parkhurst
DATE: July 15, 2002
NEGATIVE NUMBER: DTT-6-7A
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: View of west façade showing Rialto Theatre beyond, looking NE



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Rialto Building
Pima County, Arizona

PHOTOGRAPHER: Goran Radovanovich
DATE: April 13, 2002
NEGATIVE NUMBER: DTT-C-11A
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 Fifth Avenue (west) façade, looking SE



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Rialto Building
Pima County, Arizona

PHOTOGRAPHER: Janet Parkhurst
DATE: July 15, 2002
NEGATIVE NUMBER: DTT-6-5A
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: View of south façade showing second-story apartment sleeping porches (now enclosed), looking NW



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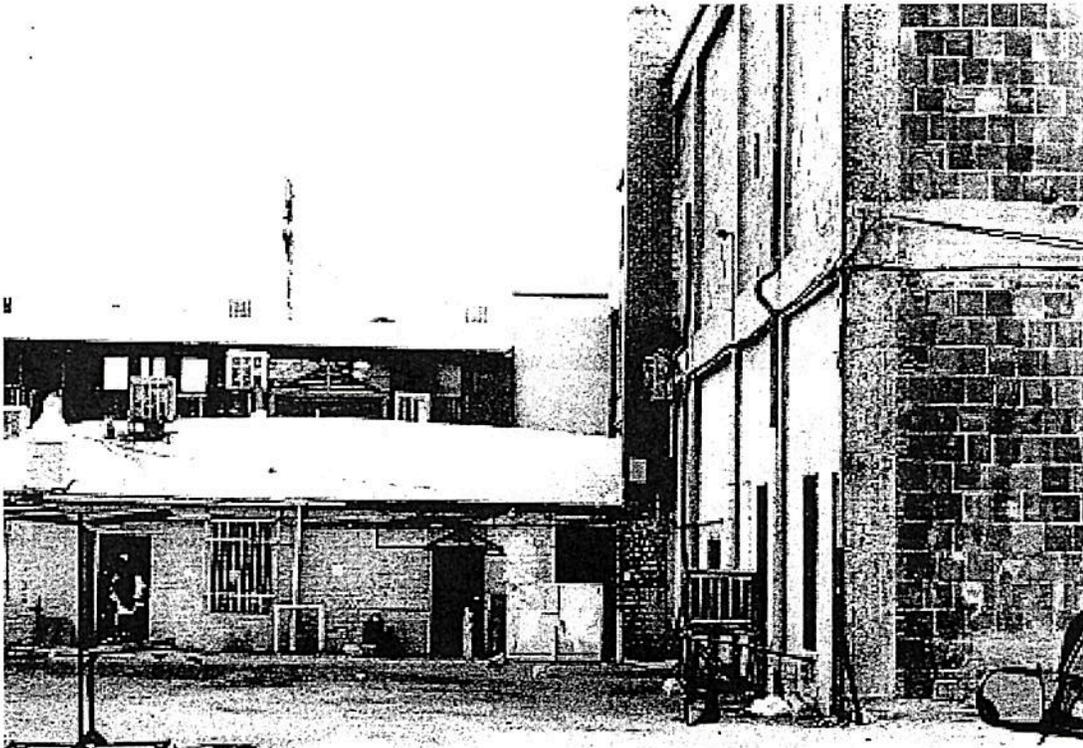
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Rialto Building
Pima County, Arizona

PHOTOGRAPHER: Janet Parkhurst
DATE: July 15, 2002
NEGATIVE NUMBER: DTT-6-6A
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives
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Tucson, Arizona 85721-0075

PHOTO #6: View of south façade showing 1930s addition to extend commercial spaces, looking north.



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Rialto Building
Pima County, Arizona

PHOTOGRAPHER: Goran Radovanovich
DATE: April 13, 2002
NEGATIVE NUMBER: DTT-C-13A
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives
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PHOTO #7: Detail of second-floor apartment balcony facing Congress Street, looking south



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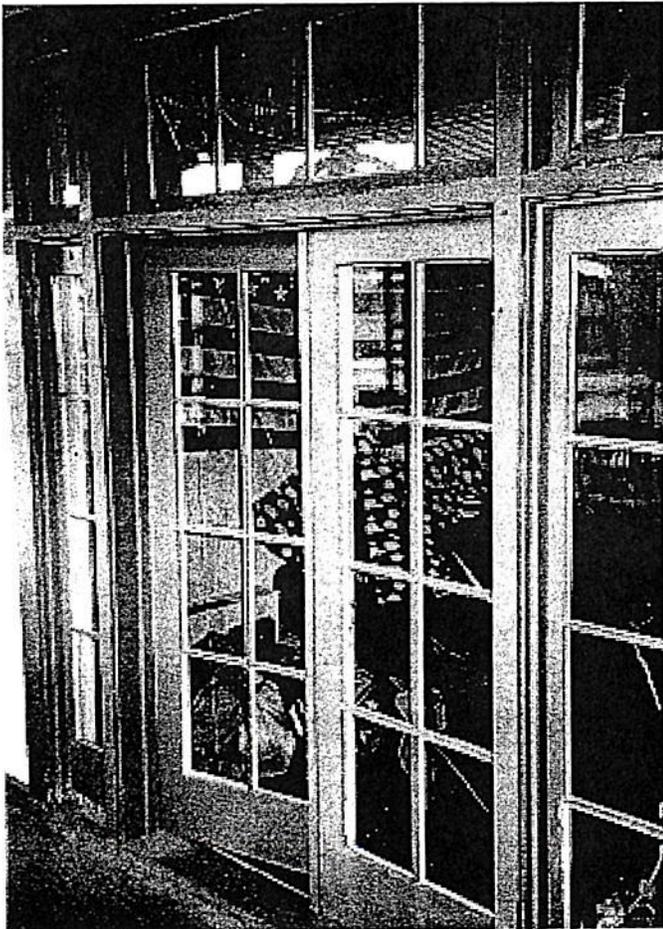
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Rialto Building
Pima County, Arizona

PHOTOGRAPHER: Janet Parkhurst
DATE: August 2, 2002
NEGATIVE NUMBER: DTT-7-8A
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives
College of Architecture Planning and Landscape Architecture
P.O. Box 210075
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Tucson, Arizona 85721-0075

PHOTO #8: Detail of typical French doors from apartment to balcony facing Congress Street.



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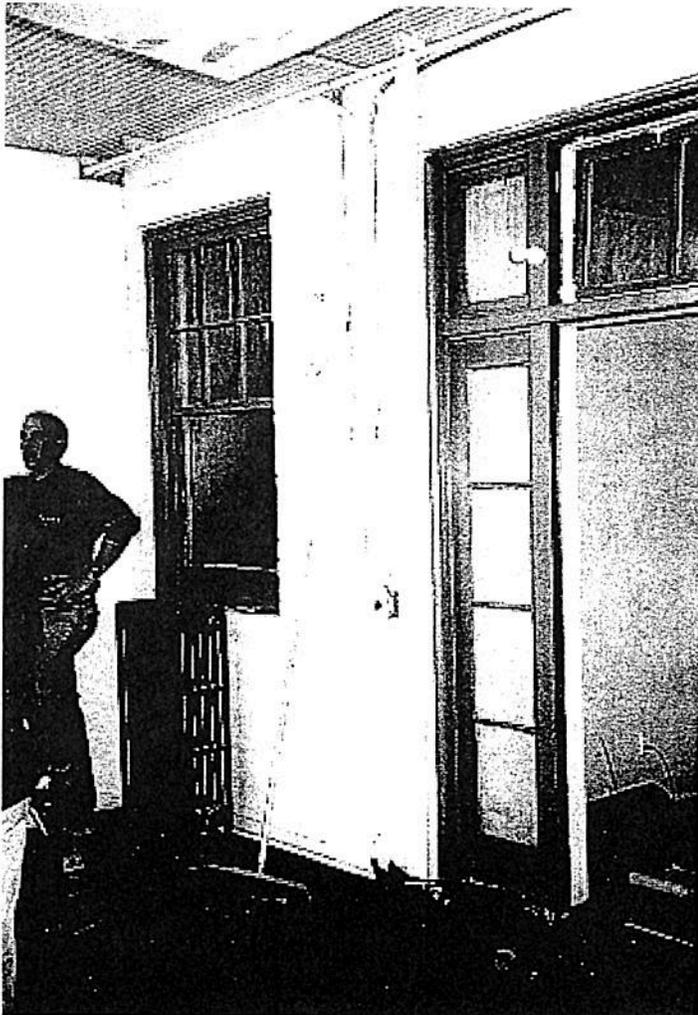
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Rialto Building
Pima County, Arizona

PHOTOGRAPHER: Janet Parkhurst
DATE: April 15, 2002
NEGATIVE NUMBER: DTT-1-21A
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: Interior view of second-floor apartment.



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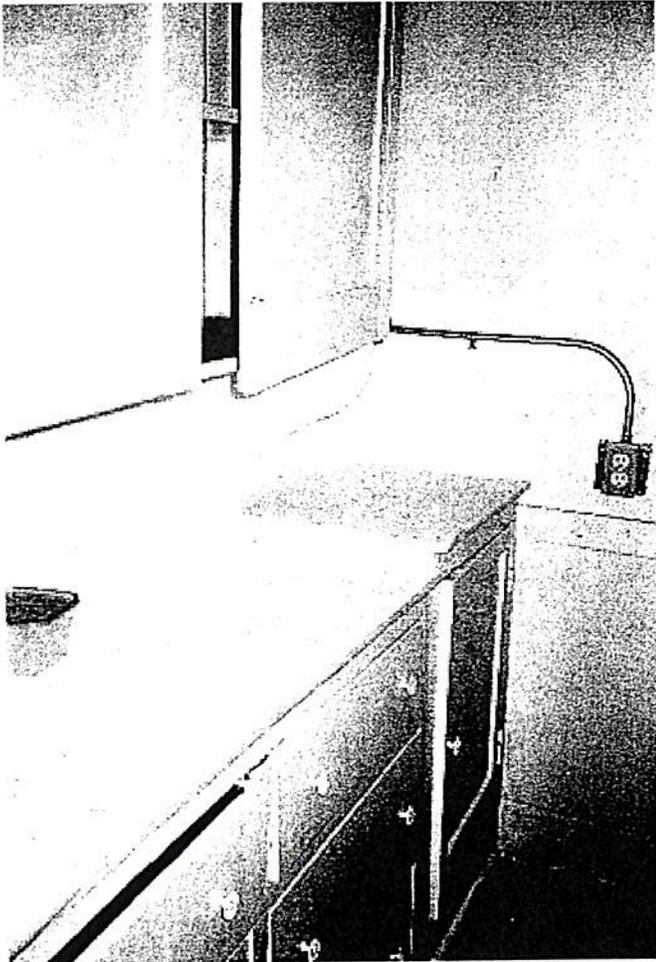
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Rialto Building
Pima County, Arizona

PHOTOGRAPHER: Janet Parkhurst
DATE: April 15, 2002
NEGATIVE NUMBER: DTT-1-19A
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives
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PHOTO #10: Interior view of second-floor apartment built-in kitchen cabinets



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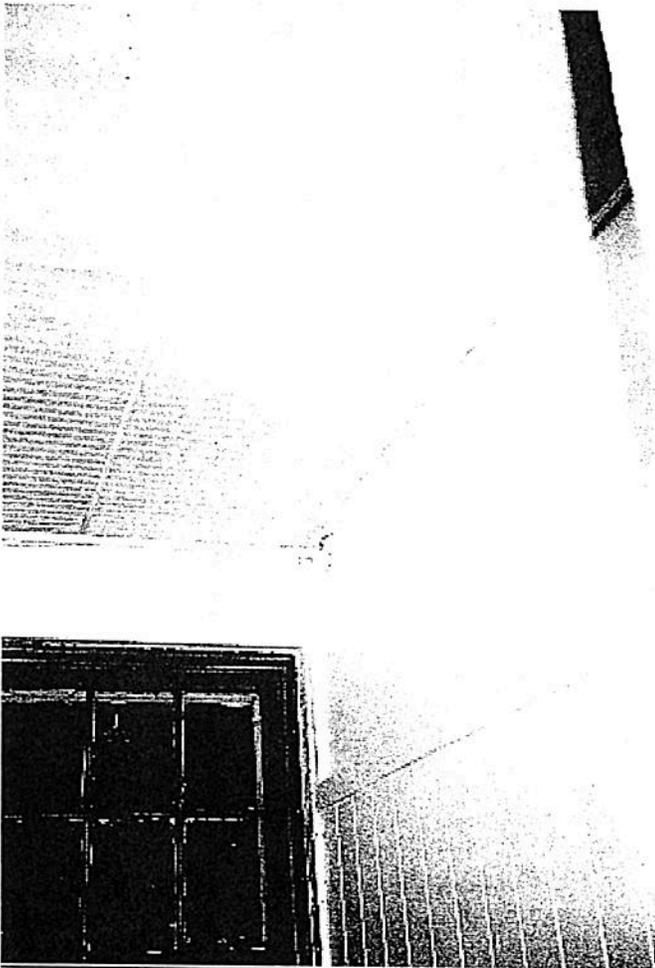
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Rialto Building
Pima County, Arizona

PHOTOGRAPHER: Janet Parkhurst
DATE: April 15, 2002
NEGATIVE NUMBER: DTT-1-22A
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 #11: Interior view of second-floor apartment ceiling finishes



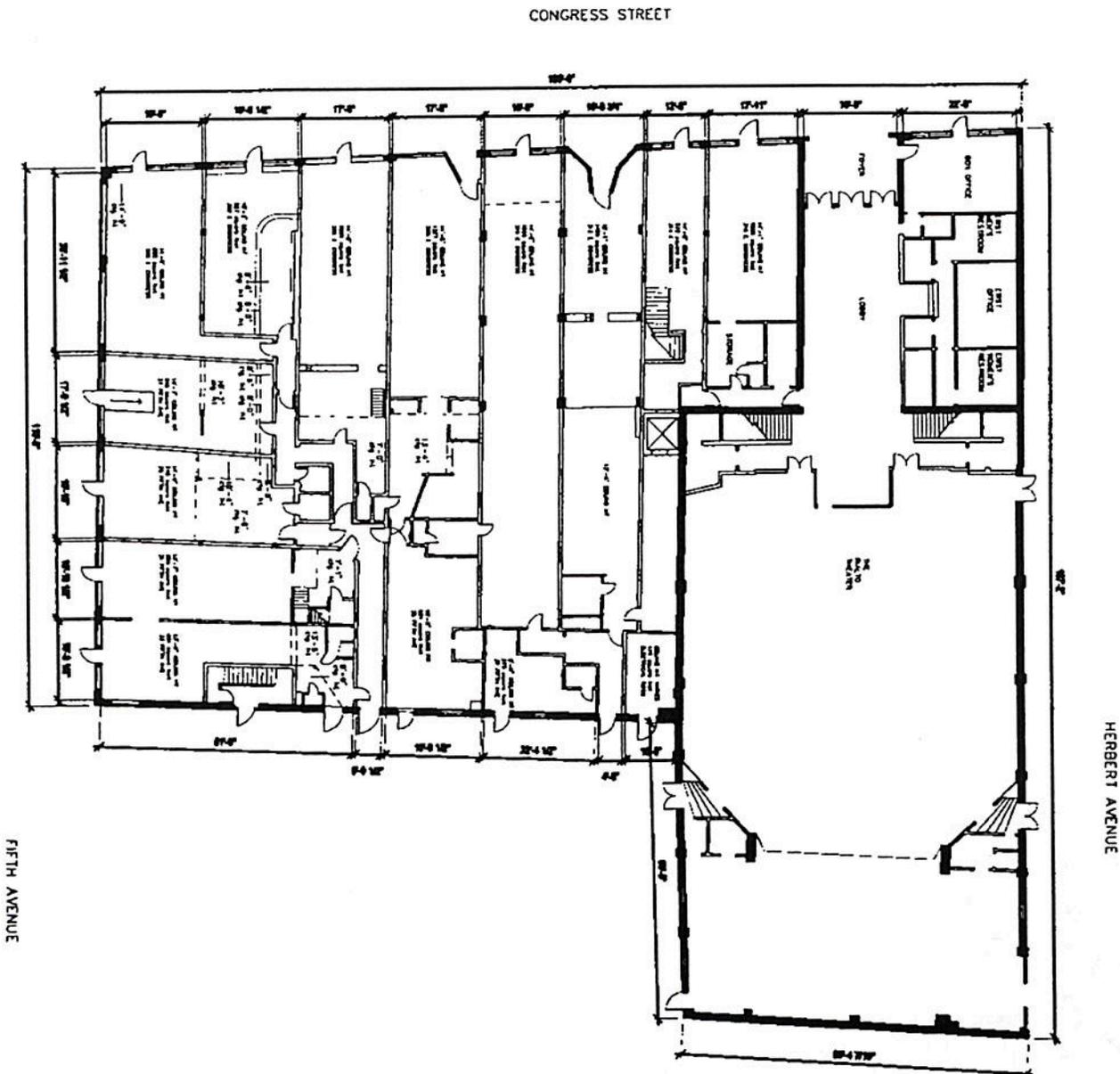
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Rialto Building
Pima County, Arizona

DRAWING #1: First floor plan showing commercial and theater components plus apartment lobby; north is up (as-built drawing by Natasha Winnick, July 22, 2002).



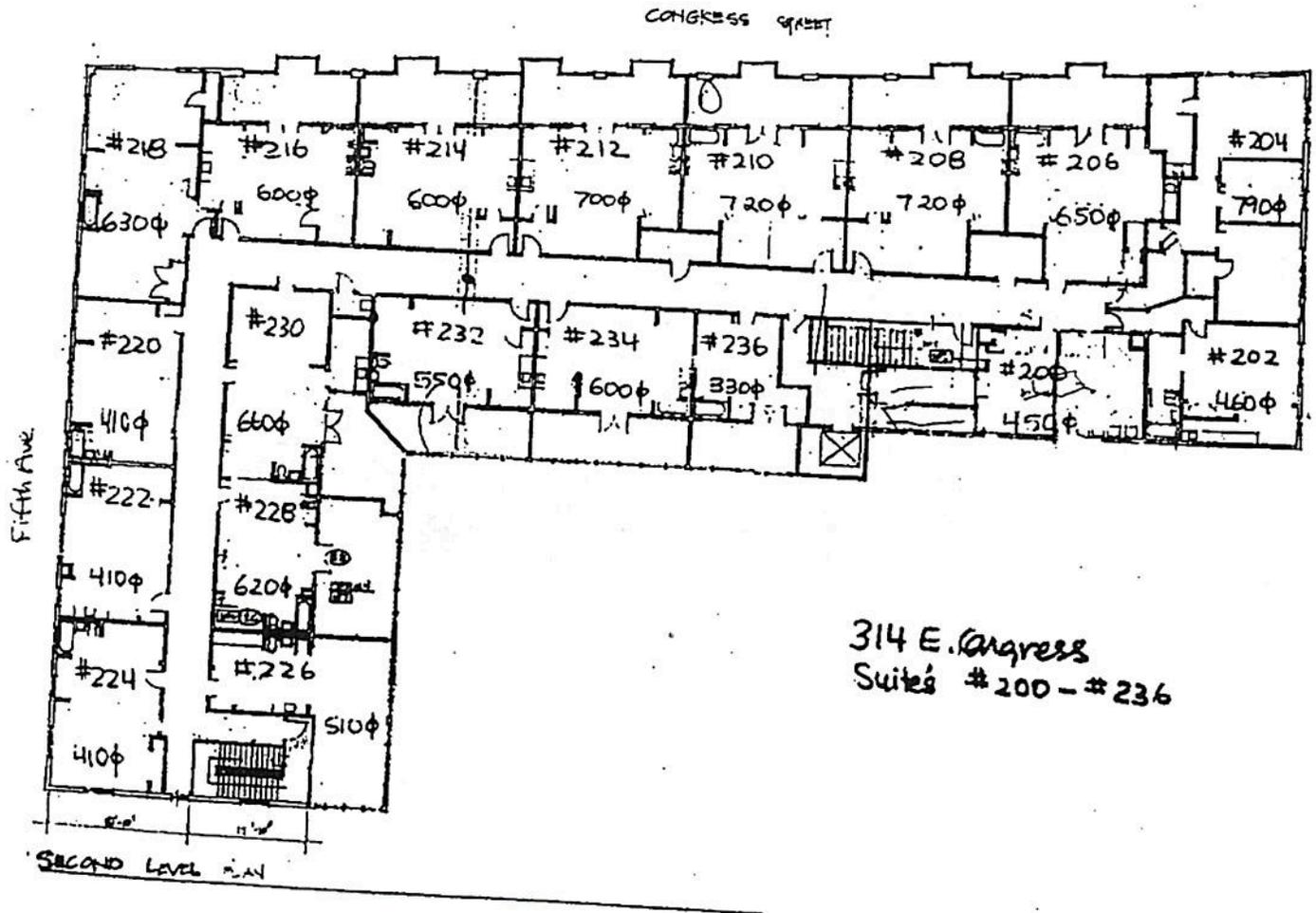
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Rialto Building
Pima County, Arizona

DRAWING #2: Second floor plan showing apartment layout; north is up (courtesy of Rialto Redux, LLC)



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Rialto Building
Pima County, Arizona

HISTORIC PHOTO #1: Rialto Building and Theatre entry, 1920; Note ornamental marquee and vertical sign (from Tucson Citizen, August 29, 1920)

