



# **WALGREENS 44-60 N STONE AVE.**

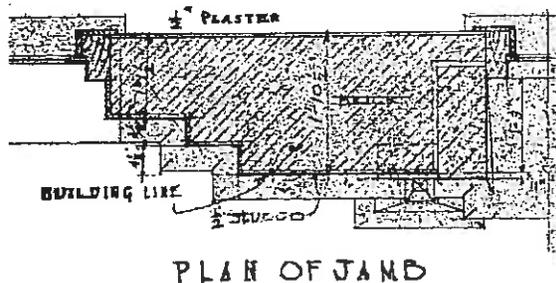
## **HISTORIC PRESERVATION FEASIBILITY STUDY**



**FINAL DRAFT REPORT, MAY - 2004**

# **BUILDING FEATURE ANALYSIS**

## A. Exterior Walls



"Masonry jamb @ Pennington entry, 1929"

Era: 1929

Integrity: High (5)

Significance: Moderate (6)

Treatment Method: *Preservation/ Reconstruction*

Preservation Priority: Moderate

Description:

Exterior walls of the historic structure were brick masonry and varied in thickness from about 8" to almost 2'-0". They featured offset details, or stepping in plan, at storefront piers, corner tower, and at the Pennington entry portal. The 1930's era historic photographs show that the walls were covered in stucco and finished with a heavy knock-down texture. Decorative cast stone details were applied over the masonry in several areas.

Current Status:

The historic brick masonry walls appear to be largely intact in their original form, although buried below the 1956 remodel work. The 1956 Terry Atkinson remodel drawings show the extent of existing masonry to remain, and this has been confirmed to the extent possible through selective demolition and investigation. In general terms the ceramic veneer was installed on framing and set clear of the masonry walls

below the belt-course preserving most of the detail work and much of the original heavy stucco finish in these areas. Above the belt-course much of the old brick, though still in place, was in-filled and/ or overlaid with new brick to form a flat surface to receive the new thin-set ceramic veneer. Masonry piers at the storefront along Stone and at the corner tower were removed and replaced with steel columns in 1956; this is documented but is also plainly visible.

Recommendations:

Remove non-historic (1956) ceramic veneer panels, associated steel framing, and aluminum sun shade louvers. Carefully remove veneer that is thin-set to historic masonry. Carefully remove in-fill and overlay masonry added in 1956 without damage to the underlying historic brick. Replace missing storefront piers and missing detail where needed with new matching brick. Evaluate the entire façade and repair any structural deficiencies as needed. Evaluate the entire façade and patch/ repair stucco as needed, re-stucco above belt course, and consider re-stucco or skim coat of entire building with finish to match existing historic texture.

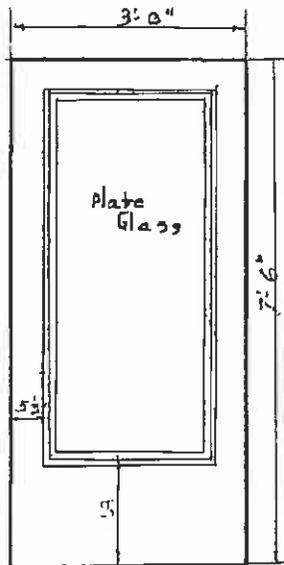


"Existing brick at Pennington entry uncovered during selective demolition"

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## B. Exterior Doors/ Storefront



"Typical storefront door typ, 1929"

### Era: 1929

Integrity: Low (1) - missing

Significance: Moderate (7)

Treatment Method: *Reconstruction*

Preservation Priority: Moderate

### Description:

All historic exterior doors were single panel wood with single lites, probably of 1/8" clear plate glass. They had 5-1/2" stiles and top rail, and 15" or 18" bottom rails. Most doors had wood awning transoms above within heavy built-up frame assemblies. Storefront sections were made of undivided sections of plate glass as large as 9'-0"x11'-0" cased to built-up wood frames with standard 1929 era wood window molding sections.

### Current Status:

All, or nearly all, historic exterior doors and storefronts were removed or replaced during the renovation of 1956 and are missing. The original 1929 Roy Place construction

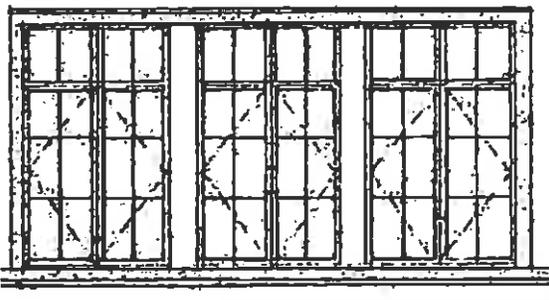
drawings provide excellent documentary evidence of the original doors, frames, door transoms, and storefront sections including 1 1/2" scale details of all features. Wood species is not noted for doors or frames although other wood members, such as window mullions and rafter brackets are identified elsewhere on the drawings as redwood. Original doors may still exist at alley side but access to this area was not available.

### Recommendations:

Verify original wood species and custom fabricate doors, frames, door transoms, and storefront sections per original details using a custom door shop.

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### C. Exterior Windows



"Steel sash in redwood frames, 1929"

Era: 1929

Integrity: Low (3)

Significance: Moderate (5)

Treatment Method: *Preservation/ Reconstruction*

Preservation Priority: Moderate

Description:

The historic windows appear to have been a fairly standard "commercial" steel sash in combinations of casement, projected, and fixed sections. The historic windows were installed in two groups, the *second floor windows* and the *first floor transoms*. The heads of first floor transoms are approximately 17 feet above finish floor. Both groups had heavy dark stained rough sawn redwood frames and dividers/mullions varying in width from 3" to 7". The second floor windows on the Stone Avenue elevation notably share a large scale 3/3 configuration of redwood mullions with the Steinfeld's Department Store on the west side of the street. Windows were finished on the interior with 1"x 4" +/- hardwood sill and trim.

Current Status:

Most of the original exterior windows and frames were removed in 1956. Fortunately, though, the original steel sash remains in place on the east elevation along the alley;

presumably these were left because they are not visible or accessible to the public. These provide excellent physical evidence of the type of steel windows used. The 1929 Roy Place drawings provide excellent documentary evidence of the configurations of the sash along the street frontages, and this is confirmed by the 1930s era photographs. The Place drawings have 1½" scale details of storefront transom windows and ¾" scale details of other windows. Wood species of interior trim is not noted.

Recommendations:

Steel sash is still manufactured in sections very similar or identical to the existing historic windows by A&S Windows (Series 200 Commercial Windows for Historic Landmarks) and possibly others. Remove existing 1956 windows, prep openings, and install new rough sawn redwood mullions, commercial steel sash, clear 1/8" glass, putty glazing, and hardwood interior sills and trim to match original details. Service and preserve remaining historic sash.



"Existing historic steel sash, 2004"

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## D. Roofing



"Clay tile roof at corner tower, 1929"

Era: 1929

Integrity: Low (1)

Significance: Moderate (6)

Treatment Method: *Reconstruction*

Preservation Priority: Moderate

### Description:

Originally the building had clay roofing tiles in two areas; a pyramidal roof at corner tower and "mansard" style false roof sections along Stone and Pennington.

### Current Status:

The historic clay roofing tiles were removed in 1956 and are lost. The 1929 Roy Place drawings call out the original clay roofing tile as "Granada" tiles, and show it graphically as a true pan and cover system set at approximately 12" centers. The Arizona Historic Society photographs (1930s), although not conclusive, help to confirm the pan/cover system but show the tiles set at approximately 9" centers. Both the original drawings and historic photographs depict conventional semicircular pan cover ridge caps and decorative bell shaped end caps. One of the historic photos, a black-and-white birds eye view apparently taken from an upper floor of the Consolidated Bank of Tucson Building (Bank One) during the 1930s, shows a variegated mixture of blended light (probably tan) and dark (probably terra cotta) tiles.

### Recommendations:

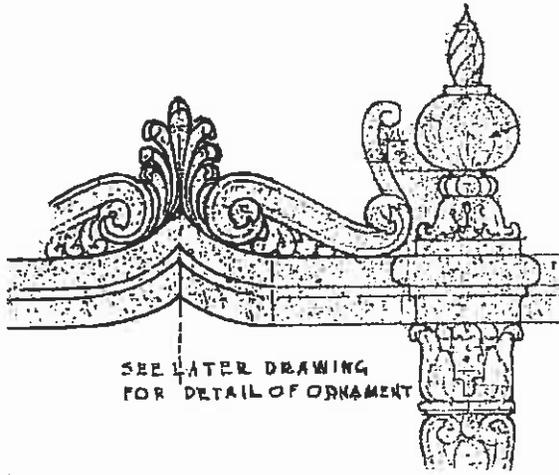
The original tiles were likely manufactured by either Gladding-McBean or Ludowici. Both manufactures are still in business and both still manufacture straight barrel pan/cover tiles in 8" widths designed to be set at approximately 10 1/2" centers. Today Ludowici refers to this system as "Mission" tile while Gladding-McBean calls it as "Cordova". Alternately one or more local roofers may have salvaged historic tile on hand fitting the description of the tile originally used. This approach, if workable, could provide a more accurate reconstruction at a lower cost.



"View of roof top from Consolidated Bank of Tucson, 1930's"



**F. Cast Stone Ornamentation (frieze, belt course, window surrounds)**



"Cast stone detail, 1929"

Era: 1929

Integrity: Low (2)

Significance: Moderate (9)

Treatment Method: *Reconstruction*

Preservation Priority: Moderate

Description:

One key element of Roy Place's design work in the Spanish Colonial style is the use of decorative cast stone relief, especially at entry portals and as window surrounds. Place used cast stone extensively on the Walgreens Building as a continuous frieze at eaves, as a wall cap and elaborate window surrounds at the corner tower, and as an ornate entry portal and decorative belt-course along Pennington. Although not shown conclusively on the original drawings it appears that cast stone was also used as a base at the stuccoed masonry storefront piers. Cast stone is a refined architectural pre-cast concrete manufactured to simulate natural cut stone that was first used extensively in America around 1920. It is a dense mixture of Portland cement, graded gravel

and sand, and crushed natural stone such as granite, marble, quartz, or limestone. Cast stone on the Walgreens Building had the fine grain surface texture and warm grey coloring typical of the product.

Current Status:

The bottom molding of the belt-course was discovered intact in several areas during selective demolition. Unfortunately it seems that most or all other cast stone was removed in 1956 and is lost. The original Roy Place drawings have 3/4" elevation and section details of all areas. The 1930s era photographs show the stone in relatively good detail and confirm that it was in fact built per the original drawings.

Recommendations:

Use the remaining historic material as a sample and standard of quality to reconstruct and install new cast stone ornamentation to match the original. Cast stone is still produced today in much the same way it was in 1929. The Cast Stone Institute ([www.caststone.org](http://www.caststone.org)) lists over forty producer members, mostly in Texas and the southeastern states. The ideal panel size is approximately 2 feet by 5 feet. The original drawings show a jointing pattern considerably tighter than this but note that some joints were false.

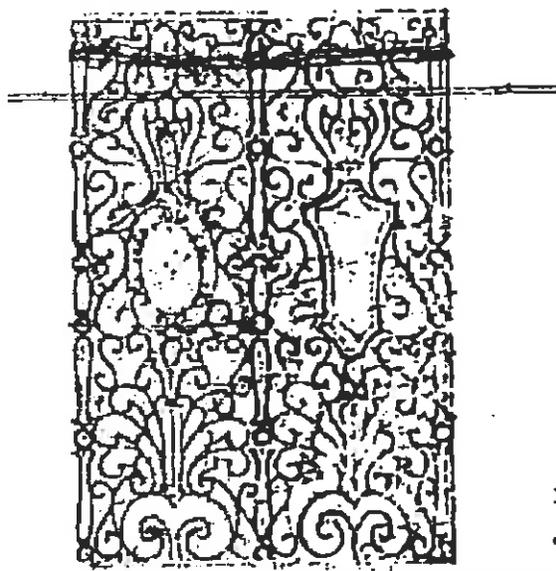


"Cast stone detail @ corner tower, 1929"

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**G. Wrought Iron Grille Work (at first floor transom)**



*"Wrought iron detail @ Walgreens building, 1929"*

Era: 1929

Integrity: Low (1)

Significance: Moderate (8)

Treatment Method: *Reconstruction*

Preservation Priority: Moderate

Description:

Another common ingredient of Roy Place's projects in the Spanish Colonial Revival style is decorative wrought iron grille work. For the Walgreens building he used it to add interest and probably to filter sun light on the first floor transom windows along Pennington and at the corner tower. (First floor transom windows along the Stone Avenue side did not have wrought iron grilles, but originally had fabric awnings). It appears that these grilles had symmetrical but organic floral inspired designs around central shields/ pendants. It seems that they were divided into 12" wide by 2'-8" high panels installed in an "A" and "B" pattern, with two alternating shields.

Current Status:

All decorative wrought iron grilles were removed from the first floor transoms as part of the 1956 remodel and are lost. The 1929 drawings include ¾" scale elevations of the grille work. The historic photographs clearly show that some screens or grilles were installed but the design of the grilles can not be conclusively confirmed because of lighting and distance. In this case the drawings are the best documentary evidence available.

Recommendations:

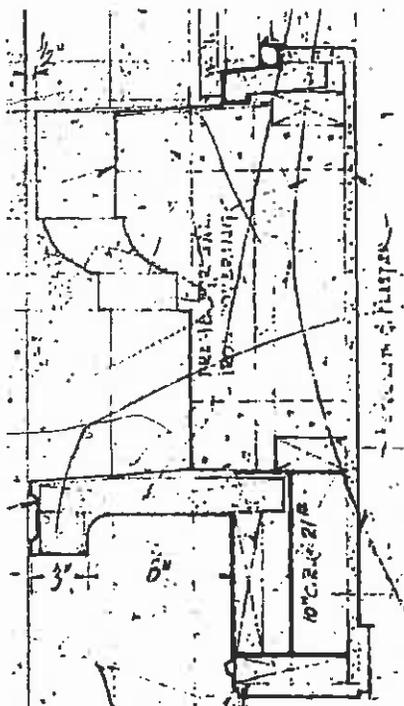
Reconstruct and install grilles based on the historic drawings. To limit conjecture other works by the same architect could be studied for additional clues. Place used this same material on two other notable projects (the Pima County Court House and the Veterans Administration Hospital) done in the same style (Spanish Colonial Revival) and in the same year (1929) as the Walgreens Building. It is likely that all three were on the boards in his office at the same time.



*"Wrought iron grille work @ Pima County Court-house, Roy Place, 1929"*

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## H. Galvanized Iron Transom Bar



"Transom bar detail, 1929"

Era: 1929

Integrity: Low (1)

Significance: Moderate (7)

Treatment Method: *Reconstruction*

Preservation Priority: Moderate

Description:

A 3'-0" high detailed "crimped" galvanized iron transom bar assembly over wood framing originally divided the storefront windows from the first floor transoms. This transom bar was broken by piers on the Pennington elevation but was continuous across the three storefront bays of Stone Avenue. It must have had carefully assembled lap joints but had a smooth and monolithic appearance. Although the color is unknown, the 1930's era black-and-white photographs do show that it was painted a shade slightly

darker than the stucco and similar to the cast stone.

Current Status:

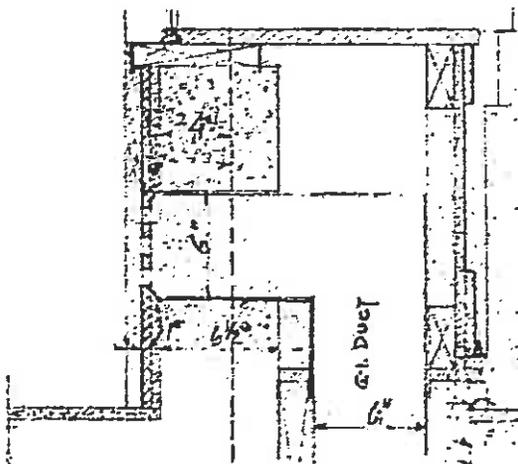
The galvanized iron transom bars were removed as part of the 1956 remodel and are lost. However there is ample documentary and physical evidence to support their reconstruction; the 1929 drawings provide 1½" scale details of the transom bars, the historic photographs depict them in some detail, and the plaster outline remains where they were removed. There is one notable discrepancy in the way the transom bars were built from how they were detailed. The original drawings show the transom bars continuous on both the Pennington and the Stone Ave sides, but in actuality the Pennington side transom bar was installed between (and broken by) the storefront piers. This is the single biggest variation noted between Place's drawings and the original built form.

Recommendations:

Reconstruct the "crimped" galvanized iron transom bars and wood framing in accordance with their original details. However, place the transom bars based on their original plaster profile which remains on the building and which confirms the placement seen in the historic photographs.

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## I. Ceramic Tile Base, Vents, and Floor-



ing

"Detail of ceramic tile base, 1929"

Era: 1929

Integrity: Low (1)

Significance: Moderate (7)

Treatment Method: *Reconstruction*

Preservation Priority: Moderate

### Description:

The historic structure featured a ceramic tile base below the storefront windows along both Stone and Pennington. There were three rows of 3"x3" buff colored tile surrounded by a band of 3"x3" green tiles. Each section of storefront also included two 6"x6" decorative ventilator tiles, in the same green color, that relieved air from the basement. The original tiles (as denoted by the inscription on their backs) were made by the American Encaustic Tiling Company. This manufacture was well know for hard, white, vitrified tiles like these. These particular tiles are believed to have been made in the manufacturer's Los Angeles plant using clay from San Diego County. Around the time these tiles were made, the late 1920s, American Encaustic was the largest tile manufacturer in the world. The original drawings

refer to the field tiles as "AETCO canterburic tiles design N. 1890". The exterior entry alcoves at storefront were paved with ceramic tile, also by American Encaustic, called out on the drawings as "AETCO glazed faience tiles design N. 55".

### Current Status:

Pieces of this historic tile work remain, in relatively good condition, in two storefront bays behind the retrofit ceramic veneer installed in 1956. No other evidence of the original tile was seen.

### Recommendations:

Santa Teresa Tile, who helped with historic research of these tiles, has provided samples of newly made tile from a tile shop in Berkeley California that closely resemble the originals. Color, glaze, and finish are almost indistinguishable from the historic and these replacement tiles can be made in custom sizes matching the original 3"x3" field tiles and 6"x6" ventilators.



"Existing historic vent tile, 2004"

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## J. Interiors (walls, ceilings, trim)



*"Mural at interior wall, Pre-1957"*

Era: 1929

Integrity: Moderate (5)

Significance: Moderate (5)

Treatment Method: *Preservation*

Preservation Priority: Moderate

### Description:

In addition to the historic elements on the buildings exterior, which was the focus of this feasibility study, some noteworthy features were uncovered on the interior. The original building featured plaster ceilings at eighteen feet on first floor. These ceilings were trimmed by hardwood crown molding, and steel beams were boxed and finished with plaster and featured decorative corbels details. Selective demolition also uncovered what appears to be a hand painted mural.

### Current Status:

It appears as if much of the original interior plaster finish and wood detailing of the high volume first floor retail space remain intact. An acoustic tile ceiling and grid was installed during the rehab of 1956 and the upper reaches of the space were forgotten. This "ceiling" space is cluttered with retrofit air conditioning and ventilation

ducts, plumbing and fire sprinkler lines, and electrical conduit but otherwise has a high degree of integrity.

### Recommendations:

Depending on the end user, the County should consider removing grid ceiling and repairing and/ or renovating existing historic interior detailing and spaces. Lighting as well as routing for air conditioning ducts, plumbing, and fire sprinkler lines will need to be addressed.



*"Interior walls and crown molding trim, 1929"*

# **REPORT SUMMARY**

**Historical Context:**

The 44-60 North Stone building may be associated with the following historical contexts, or more:

1. Architecture of southern Arizona, Spanish Colonial Revival era 1918-1940.
2. Architecture of Tucson, Roy Place era 1917-1950.
3. Community development of Tucson, post-railroad to WWII era 1914-1945.

**Significance:**

The building represents the work of a master. The original building for Montgomery Wards at 44-60 North Stone Ave was designed by renowned Tucson architect Roy Place. Place is generally recognized as one of the preeminent architects of Tucson during the first half of the 20<sup>th</sup> Century. He ranks alongside Henry Jaastad and Josias Joesler for both quality and prolific production. Notably, the Montgomery Wards building illustrates an important progression of his work and represents a singular example of his work in this style and scale. Place practiced in Tucson from his arrival in 1917 until his death in 1950 and designed many of Tucson's best known and most compelling buildings. His works include Hotel Congress (1919), Steward Observatory (1921), Tucson High School (1924-1949), Bear Down Gym (1926), Arizona State Museum (1927), Pioneer Hotel (1928), Coronado Hotel (1928), Pima County Court House (1929), Veterans Administration Hospital (1929), Arizona Stadium (1929-1941), and Centennial Hall (1936). Stylistically, Place's work tended toward the ever-evolving mainstream. The three original buildings of Tucson High School famously illustrate the progression of styles used by Place: the Old Main building (1924) is Neoclassical,

the Gymnasium (1939) is Art Deco, and the Vocational building (1950) is Streamline Moderne. All three were done in styles reflecting the popular trends of the day and yet, skillfully executed, and have become hallmarks of their times. At the time of the Montgomery Wards building, Place's work was steeped in the Spanish Colonial Revival style (see Pima County Courthouse and Veterans Administration Hospital).



*"Cast stone detail at Pima County Courthouse, Roy Place, 1929."*

The building has high artistic value. The 44-60 North Stone building was not innovative or influential; it was after all rendered in a style revived from another time and place (Spanish Colonial churches of Mexico). Yet taken on its own terms it is remarkable. The style of the day was skillfully used to create a well proportioned, gracefully composed, carefully scaled, richly detailed, and highly crafted building. This building was done at the height of Place's career and is on par with his other work from this era.

The building is a classic expression of the distinctive characteristics of the Spanish Colonial Revival style. This style shares many characteristic traits of the Mission Revival style such as smooth stucco walls,



*"Montgomery Ward building on southeast corner of Stone and Pennington, Consolidated Bank of Tucson at right edge of photo."*

tower forms, clay tile roofing, projecting eaves, and exposed rafters. Spanish Colonial Revival is more elaborate than Mission Revival, though especially in the addition of decorated entry portals, colorful ceramic tile, and the use of ornamental wrought iron. The 44-60 North Stone building is a quintessential example of this style applied to a commercial building in an urban setting.

Finally, the building is associated with events that have made a significant contribution to the broad patterns of our history. Specifically, the Montgomery Wards building was part of the wave of rapid commercial development of downtown Tucson during the inter-war period of 1920 to 1945. It sits on a prominent location on the southeast corner of Stone and Pennington in what was a burgeoning central business district. Opposite it on three corners sat other important commercial enterprises of the time such as the Steinfeld's Department Store (southwest corner) and the Pioneer Hotel (northeast corner). During this time period, and until the opening of El Con Mall in 1960, downtown was the commercial and cultural center of Tucson life and this intersection was at the very heart of it all.

### **Integrity:**

There are several qualities which the Keeper of the National Register uses to evaluate the architectural integrity of a historic building in order to determine its eligibility for listing. These qualities include *location, design, setting, materials, workmanship, feeling and association*.

1. **Location:**

The building remains in its original location, and retains high integrity of location.

2. **Design:**

Many of the important aspects of the original 1929 design remain in their original form including the structural system, massing, arrangement of spaces, pattern of fenestration, and the continued use of the building for its historic functions. However, the integrity of the original design was compromised during the 1956 rehabilitation when important features such as surface material and ornament were hidden or removed. The building has relatively low overall design integrity in its present form.



*"Corner of Stone and Pennington looking west toward Steinfeld's Department Store."*

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3. Setting:

The setting of the property has changed notably since the original construction in 1929. Originally the setting was a commercial district with storefronts on all four corners of the intersection. Both westerly corners have since been transformed. On the south side of Pennington the former Steinfeld's Department Store was razed and replaced with an office tower (1970's) which was set back from the street and turned at a 45 degree angle. The storefronts on the north side of Pennington were demolished to make



*"Postcard from historic era - looking south down Stone Avenue - Pioneer Hotel in foreground, Montgomery Wards Building on corner of Pennington, and Consolidated Bank of Tucson in background."*

way for the new Main Branch of the Tucson Pima Public Library (1980s) and its vast forecourt and civic plaza. However, the original narrow streets survive and Pennington in particular retains the scale and feeling of the historic era.

On the north side of the street the Pioneer Hotel (Roy Place, 1928) is in the early stages of a renovation plan. Other nearby buildings, such as Pima County Courthouse (Roy Place, 1928) and the Consolidated Bank of Tucson (Bank One, 1928), remain from the historic era.

4. Materials:

Portions of many of the key materials, such as the masonry walls and stucco finish, cast concrete ornamentation, and steel sash window have been preserved below the 1956 rehabilitation work. However, the integrity of the building was compromised by the removal of much of the key exterior material during the 1956 rehabilitation. The building retains only moderate material integrity.

5. Workmanship:

A high level of architectural design and workmanship was found in the 1929 building. The level of care of the designers and builders is evident in the surviving working drawings and in some of the features of the building. Unfortunately, the 1956 rehabilitation project demolished much of the ornament of the original building.

6. Feeling:

The feeling presented by the original structure was completely changed in 1956 from the sumptuous and textural quality of the Spanish Colonial Revival original to a crisp and rational aesthetic of the Modern rehabilitation.

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7. Association:

The property is located on its original site. However, it currently lacks the visible presence of original physical features to convey either its association to the development of the downtown commercial district or its important place in the body of work of Roy Place. Notably no other retail properties remain in their original form at this important site of commercial development in Tucson. And, no other works by Roy Place illustrate his use of the Spanish Colonial Revival style on buildings of this scale and type.

**Age:**

The 44-60 North Stone building has attained an age greater than the fifty years generally required for eligibility for listing on the National Register. The following dates were milestones in the development of the structure.

1929: Original construction

1956: Significant remodel

**Recommended Treatments:**

Historic façade – Restoration:

Restoration is defined, in part, as *the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time (1929-1954) by means of the removal of features from other periods in its history (1956) and reconstruction of missing features from the restoration period.* Restoration is appropriate because, while the building has undergone significant renovations, it retains the majority of its original fabric. That is, while a good deal of the façade is missing, the building retains most of its original material overall. In less than two years time the Wal-

greens Building could be evaluated for historic significance in its own right. However, the significance of the property's 1929-1955 era outweighs the potential loss of materials, features, and finishes from the post-1956 period. Reconstruction of the missing material will be required but this is allowed as part of a restoration.

Missing façade features – Reconstruction:

Reconstruction is defined as *the reproduction of the exact form and detail of a vanished building, or portion thereof (missing façade features), as it appeared at a specific period of time (1929-1954).* Reconstruction may be considered in this case because; 1) it is necessary to interpret the property's historic value; 2) no other properties with the same associative values have survived; and 3) there is ample physical and documentary evidence to ensure an accurate reproduction. The original drawings showing elevations and details are available for use.

Interiors – Rehabilitation:

Rehabilitation is defined as *the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.* Rehabilitation is appropriate in this case because the property owner plans to alter the first floor for a new use (restaurant).

**Preservation Priority Summary:**

The following graph summarizes the work presented in section 4.0, Building Feature Analysis, of this report. In concept the building features are categorized into three levels of preservation priority (“must preserve”, “preserve if possible”, and “most flexibility”). In fact all features studies have

been graphed in the “preserve if possible” section of the chart. In general all features are in the upper-left quadrant of the graph, reflecting the overall low level of integrity but high level of significance associated with the features.

