



ARIZONA STATE PARKS

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August 12, 1986

Mr. Seymour Rosen, Director
Ms. Jocelyn Gibbs, Associate
SPACES
1804 North Van Ness
Los Angeles, CA 90028

Dear Mr. Rosen and Ms Gibbs:

Thank you for your letter of August 5, 1986, concerning folk art sites in Arizona and the Sunnyslope Rock Garden in particular. Your interest in the National Register of Historic Places is appreciated.

Our own efforts to preserve folk art sites are often hampered by the National Register age criteria, which generally require a property to be at least fifty years old before it is considered eligible for inclusion in the list. Many folk art sites do not fall within this fifty-year limitation. Nonetheless, we do recognize the historic and aesthetic values of these sites and support efforts to preserve them.

In answer to your questions, Arizona does have a form to place sites on our state inventory. I have enclosed a form and instructions for filling it out. We also have a newsletter and I have placed your organization on our mailing list.

I am curious about the three other folk art sites identified in Arizona, in addition to the Sunnyslope Rock Garden. I have enclosed extra inventory forms for these other sites and would appreciate it if you could complete them. The inventory form is the first step in the preservation process.

You might wish to correct Ms. Blake's address for your files. Her address at 10023 N. 13th Place is in Phoenix, not Tucson.

Good luck in your efforts. I am looking forward to receiving inventory forms for the four identified folk art sites in Arizona. If I can answer any additional questions, please do not hesitate to call.

Sincerely,

Douglas E. Kupel
Historian

for Donna J. Schober
State Historic Preservation Officer

enclosures
cc: Ms. Marion Blake (w/enclosures)



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THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places was established by the Historic Sites Act of 1935 and expanded by the National Historic Preservation Act of 1966, as amended in 1980. It is the Nation's official listing of prehistoric and historic properties worthy of preservation. It affords recognition and protection for districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. This significance can be at the local, state, or national level. The National Register serves both as a planning tool and as a means of identifying buildings, sites, and districts that are of special significance to a community and worthy of preservation.

WHAT THE NATIONAL REGISTER DOES

Listing of a building, site, or district affords it a certain prestige which can enhance the value of the property and raise community awareness and pride.

Income-producing (depreciable) properties which are listed in the National Register may be aided by the tax incentive provisions of the Tax Reform Act of 1976 and Economic Recovery Act of 1981 which encourage rehabilitation and discourage demolition.

In Arizona the Arizona State Historic Preservation Act of 1982 authorizes a 5% reduction in property tax assessment for non-income producing structures listed on the National Register.

Listing in the National Register provides a measure of protection from demolition or other negative impact by federally funded or licensed projects through comment by the Advisory Council on Historic Preservation as stated in Section 106 of the National Historic Preservation Act of 1966 and Executive Order 11593. A stewardship and management program of state owned properties outlined in the Arizona State Historic Preservation Act of 1982 has established a similar review process for state agencies. This review procedure is part of the planning process for all federal and state assisted projects.

WHAT THE NATIONAL REGISTER DOES NOT DO

It does not prevent the owner of listed property from remodeling, repairing, altering, selling, or even demolishing a building listed in the National Register with other than federal or state funds. It also does not obligate an owner to make any repairs or improvements to the property. Owners of income-producing (depreciable) property may not be able to deduct the cost of demolition.

It does not prevent the use of city or private funds for demolition or other adverse effect to a property listed on the National Register.

It does not provide assurance that a federal or state project cannot adversely affect a listed property under any circumstance. It only assures a federal/state-level review of all federal/state-funded or licensed projects which may have an adverse effect.

Criteria for Evaluation

The following criteria are designed to guide the States, Federal agencies, local governments, the public and the Secretary of the Interior in evaluating potential entries (other than areas of the National Park System and National Historic Landmarks) for the National Register.

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

HOW TO COMPLETE THE ARIZONA STATE HISTORIC PROPERTY INVENTORY FORM

The Arizona State Inventory of Historic Places is a listing of properties with potential historic, architectural, engineering, archaeological, and/or cultural significance. Most of the buildings, districts, sites, structures, and objects included in the Inventory are there due to the efforts of interested citizens. If you own or know of a property which you think should be on the Inventory, you will need to supply some basic information and photographs describing and illustrating the property you are nominating. This information should be recorded on the Arizona State Historic Property Inventory Form and sent to the Arizona State Historic Preservation Office, Arizona State Parks Board, 1688 West Adams, Phoenix, Arizona 85007. The following guidelines have been prepared as an aid to your research and to make the Inventory Form most effective.

Completion of the Inventory Form will be easier and more useful if you remember that the people who refer to your finished form may have never heard of or seen that particular property. Your task is to identify, locate, describe, and discuss the significance of a property so that a visitor could find it and have an idea of its value. Three simple rules will produce a form which accomplishes this purpose in a clear and factual manner.

1. Fill out the Inventory Form so others can read it. Use a typewriter if you have one; if not, write or print legibly. Pay special attention to names, dates, technical terms, addresses, legal descriptions, and references. Check for errors.
2. Write descriptions and statements of significance so that others will understand exactly what you mean. This is easiest done if you write in complete sentences and choose your words with care.
3. Provide as many facts as you are able to. When no documentation or support is available, mention that the information may be in error or is speculative. Indicate where or from whom you got your information.

PROPERTY NAME. Identify the property by a name which reflects its unique significance. A building's first owner or the river crossed by a historic bridge might be good choices for names. Avoid names that might occur elsewhere (The Old Brick Schoolhouse); names that are known only to you or your immediate family (Grandpa's Barn); and names which refer to earlier properties, adjacent properties, or similar properties. The name should represent the property you are inventorying and no other.

LOCATION, CITY/TOWN/VICINITY, COUNTY. These three spaces are usually quite easy. A street address, the name of a community, and the county name would do the job. However, you might have a problem if the property is located in a rural area or if it has no address. In these instances, you should first explain how to reach the property and then identify the nearest town. Make your directions as simple as possible.

Examples: 102 South Maple; Florence; Pinal. Southwest corner of Center Street and Copper Avenue; Globe; Gila. 1.2 miles along County Road No. 5 after intersection with State Route 375 (turn left if coming from Flagstaff); southeast of Williams; Coconino.

OWNER, OWNER'S ADDRESS. If you have any difficulty finding out who the owner of the property is, go to the County Assessor's Office to obtain block and parcel number and range and township. They will be able to give you the correct name and address as it is public information. You will need a good description of the property before the Assessor can help you, so know exactly where it is located before you go in.

NOTE: The owner's name and address are needed so that he may be notified in the event that the property is considered for nomination to the National Register of Historic Places.

FORM COMPLETED BY, ADDRESS. Unless you are participating in an organized survey, you should put your name and address in these boxes. If your records are being kept by a group such as the local historical society, put down that organization's name and address, as well.

CURRENT PHOTOGRAPH/PHOTO BY/VIEW. A picture(s) is worth a thousand words -- if it has good contrast, is in focus, and shows the general character of the property. The main photograph should concentrate on the subject, not streets and sky. Other photos should show the setting, context, and any out-buildings. Prints should be 3x5" in size and black and white with glossy finish. In the appropriate blanks, be sure to record who took the picture, the date the picture was taken, the view shown, and who possesses the negative. The view of the photo should be stated by noting the direction the photographer was looking and the main feature represented in the picture (front facade, looking northwest).

PRESENT USE/ACREAGE. Identify the general use of the property (residential, commercial, public, agricultural, open space, etc.). Then state exactly how the property is being used (antique store, single family house, church meeting hall, grazing for cattle, public park, etc.). The acreage can usually be obtained at your County Assessor's Office. If the property comprises less than one acre, the notation "less/acre" is appropriate.

STYLE OR CULTURAL PERIOD. Do not fill this in unless you are well acquainted with classification of styles used by architectural historians or the typologies used by archaeologists to distinguish artifactual material. The photograph(s) will enable our staff to determine this information.

SIGNIFICANT DATES. Give an idea of the time period within which the property was built, modified, abandoned, and/or served as the setting for significant events. You may want to note several dates as significant. Please be as specific as possible.

PHYSICAL DESCRIPTION. Fill this space with a detailed description of the property. Generally, you should give the size, shape, materials, and distinguishing physical features of the property. This includes interior and exterior description. In addition, you may want to discuss the placement of the property. What is its immediate context or setting? Has it been moved? Finally, you should indicate the condition of the property. Is it well maintained? Have many changes been made to it over the years?

STATEMENT OF SIGNIFICANCE. Before you fill in this space on the Inventory Form, you should ask yourself two questions: first, "Why does this property deserve special attention?" and second, "Who might care, other than myself?" You need to think about these questions because significance is more than your personal opinion. Significance has to do with the values held by social groups like the citizens of a town, students of Western history, or archaeologists. A building or district or structure is more or less significant according to the part it played in the historical, architectural, or cultural development of an area. A property which is "an early example of its kind", or "a rare survivor type", or "the place where something special occurred" is often significant for these reasons.

You should write your statement of significance in a clear, but short, paragraph. Begin with a sentence summarizing the architectural and/or historical qualities of the property. Then follow with a more detailed account of the events, personalities, or activities that contribute to the property's significance. Present the important facts which support the special value of your property. Include the names of past owners, if possible, and a brief historical outline of the area in which the property is located. This is your chance to persuade others that a particular property is a historic or cultural resource. Do it as well as you can. Documentation is important, and any sources of reference or dates should be supplied.

VERBAL BOUNDARY DESCRIPTION. "Location" and "Verbal Boundary Description" are sometimes confused. You can keep them straight by thinking of the location as an address of the property (how to get there) and the boundary description as the lot it stands on (how big and what shape is the associated land area). In most instances, you will be able to use the legal description you get from the county assessor on the verbal boundary description (lot, block, subdivision, or townsite) and the assessor's parcel number. When the land area does not fit a convenient legal description, you may use natural landmarks, a compass, and a tape measure to work out the boundary description. Be sure that the boundary includes all the adjacent features which make up a property's historic setting. This could include fences, trails, canals, out-buildings, yards, fields, and vistas -- to name a few.

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY	INVENTORY NO.	
COMMON PROPERTY NAME		QUAD/COUNTY MAP		
PROPERTY LOCATION-STREET & NO.		CURRENT BLACK & WHITE PHOTOGRAPH		
CITY, TOWN/VICINITY OF	ASSESSOR'S PARCEL NO.			
OWNER OF PROPERTY	PHONE			
STREET & NO./P.O. BOX				
CITY, TOWN	STATE			ZIP
FORM PREPARED BY				DATE
STREET & NO./P.O. BOX	PHONE			
CITY, TOWN	STATE			ZIP
PHOTO BY				DATE
VIEW				
HISTORIC USE				
PRESENT USE	ACREAGE			
ARCHITECT/BUILDER				
CONSTRUCTION/MODIFICATION DATES				

PHYSICAL DESCRIPTION

1. Material(s) of Construction
2. Overall Dimensions (If Known)
3. Number of Stories
4. Plan Type
5. Roof Form
6. Exterior Features
7. Interior Features

STATEMENT OF SIGNIFICANCE/HISTORY

1. Architect, Builder and/or Major Craftsmen.
2. Association with Persons or Groups.
3. Association with Events in History.
4. Unusual Example of Style or Trend in Architecture.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

BUILDING INVENTORY SURVEY OUTLINE

1. Review of Past Research
2. Visual Survey
field work to determine age, use, materials, maintenance, structural condition, and scale of the resource.
3. Newspaper/Literature Search
indexing information about the resource from the time of construction.
4. Historic Photo Search
collecting copies of early photographs of the resource.
5. Current Owner and Chain of Title
county assessor and recorder research
6. Oral Interviews
with owners, past owners, and occupants
7. Photographic Documentation
taking photographs of resource as it appears today
8. Zoning, Lot Size, and Legal Description
basic information obtained from the City
9. Resource File
compiling above data into file
10. Inventory Form Preparation

I. Materials of Construction

A. Exterior Surface Material

- 1) Earth (Adobe)
- 2) Wood
Log, Plank, Panel, Horizontal Siding
Shingle, Vertical (Board & Batten) Siding
- 3) Stone
- 4) Brick
- 5) Composition or Tile
Plaster (Stucco), Slate, Tile, Composition Shingle (or Sheet).
- 6) Concrete
Block, Poured in Place, Precast.
- 7) Metal
Galvanized Tin or Iron, Sheet Metal, Cast Iron, Metal and Glass.

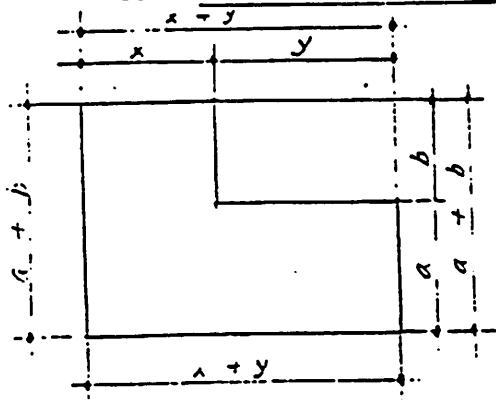
B. Wall Construction

- 1) Log
- 2) Plank
- 3) Framed
- 4) Earth
- 5) Stone
- 6) Brick
- 7) Concrete Block
- 8) Concrete
- 9) Iron or Steel

C. Roof Material

- 1) Thatch or Sod
- 2) Wood Shingle
- 3) Tile
- 4) Metal
- 5) Asphalt Shingle
- 6) Composition Built Up
- 7) Concrete
- 8) Glass
- 9) Tar and Gravel
- 10) Asbestos Shingle
- 11) Slate

II. Overall Dimensions



Measure Major Elements

III. Number of Stories

STOREYS									
1. UNFINISHED	2. 1 STOREY	3. 1 1/2 STOREY	4. 1 SPLIT	5. 1 FRONT, 2 REAR	6. 2 STOREYS	7. 2 STOREYS, OVERSAIL	8. 2 1/2 STOREY	9. 2 SPLIT	10. 3 STOREYS
11. 4 STOREYS	12. 5 STOREYS	13. MULTI	14. IRREGULAR	15. OTHER					

IV. Plan Type

PLAN									
1. SQUARE	2. RECTANGULAR	3. RECTANGULAR	4. L	5. U	6. T	7. H	8. CIRCULAR	9. POLYGONAL	10. CENTRAL SPACE
11. PAVILION	12. IRREGULAR	13. CRUCIFORM	14. APSIDAL	15. APSIDAL AND TRANSEPT	16. APSIDAL AND NARTHEX	17. NARTHEX AND TRANSEPT	18. OTHER		
WINGS									
1. NONE	2. UNFINISHED	3. FRONT	4. EITHER SIDE	5. FRONT AND EITHER SIDE	6. BOTH SIDES	7. FRONT AND BOTH SIDES	8. REAR	9. FRONT AND REAR	10. REAR AND EITHER SIDE
11. REAR AND BOTH SIDES	12. FRONT, REAR & EITHER SIDE	13. FRONT, REAR & BOTH SIDES	14. IRREGULAR	15. OTHER					

V. Roof Form

ROOF SHAPE									
1. LOW GABLE	2. MEDIUM GABLE	3. HIGH GABLE	4. CENTRE GABLE	5. CROSS GABLE	6. HIPPED GABLE	7. HIPPED, CROSS GABLE	8. BELLCAST GABLE	9. BELLCAST HIPPED GABLE	10. LOW HIP
11. MEDIUM HIP	12. HIGH HIP	13. TRUNCATED HIP	14. HIPPED WITH CENTRE GABLE	15. BELLCAST HIP	16. GABLED HIP OR GABLE	17. GAMBREL	18. HIPPED GAMBREL	19. BELLCAST GAMBREL	20. BELLCAST HIPPED GAMBREL
21. MANSARD	22. GABLED MANSARD	23. BELLCAST MANSARD	24. MALTAZ	25. SHED	26. SALTBOX	27. BOOMTOWN	28. FLAT	29. SAWTOOTH	30. MONITOR
31. DOME	32. PYRAMIDAL	33. CONICAL	34. VAULT	35. OTHER					

VI. Exterior Features

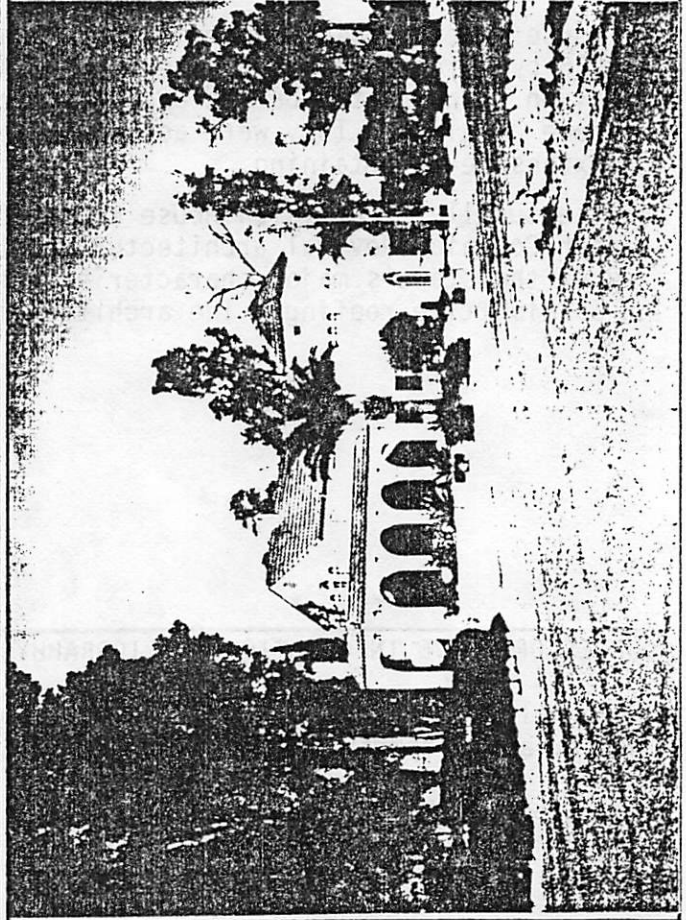
Tower or Spire
 Chimney
 Dormer
 Cupola or Lantern
 Cresting
 Pediment
 Window
 Door
 Stair
 Porch
 Details
 Alterations

VII. Interior Features

Floor
 Wall Covering
 Ceiling
 Window
 Door
 Fireplace
 Stair
 Fixtures
 Details
 Alterations

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Avalon		COUNTY Pima <i>Sample</i>	INVENTORY NO.
COMMON PROPERTY NAME Adair Funeral Home, Avalon Chapel		QUAD/COUNTY MAP T. 135 R 13E Section 23 Book 3 p. 17	
PROPERTY LOCATION-STREET & NO. 4519 N. Oracle Road			
CITY, TOWN/VICINITY OF Tucson, Arizona		ASSESSOR'S PARCEL NO. Rillito Park Lot 2	
OWNER OF PROPERTY Adair Funeral Home		PHONE 888-1072	
STREET & NO./P.O. BOX 4519 N. Oracle Road			
CITY, TOWN Tucson		STATE Arizona	ZIP 85705
FORM PREPARED BY Property Development Resources		DATE 3/24/82	
STREET & NO./P.O. BOX 5721 E. Fifth Street		PHONE 747-4823	
CITY, TOWN Tucson		STATE Arizona	ZIP 85711
PHOTO BY International Photo Associates		DATE Current	
VIEW Perspective from southeast			
HISTORIC USE Private home 1914-73			
PRESENT USE Funeral Home		ACREAGE approx 1.25	
ARCHITECT/BUILDER Unknown			
CONSTRUCTION/MODIFICATION DATES As is 1926 (sections date from 1914)			



PHYSICAL DESCRIPTION

The Avalon House is a two-story, stuccoed, Spanish Colonial Revival style building characterized by arched windows and a red Spanish tile roof. The house is irregular in plan and is oriented around a central courtyard. The exterior dimensions are roughly 85x80'; the interior courtyard measures approximately 50x30'.

The main block consists of a two-story, gable-roofed mass with a pyramidal-roofed corner tower appended to the northeast corner. One-story, flat-roofed wings on the rear enclose the interior courtyard.

The main entry is offset on the main facade and is sheltered by an arcaded veranda which also has a tiled roof. The original door and brass hardware are intact.

The windows are primarily round-headed, grouped in three's, and have wood-framed casement sash. Other windows are rectangular with casement sash.

Most of the interior remains intact, with only minor reversible alterations. Notable interior details include colored Spanish tile on the main staircase and in the courtyard.

The courtyard is encircled by an ornamental arcade. Most interior doors, hardware, and woodwork remain.

In context, the Avalon House is situated on the west side of Oracle Road in Tucson in the midst of "Miracle Mile" commercial development. The house sits well back from the road, allowing site landscaping to visually screen the house from its intrusive surroundings.

APR 05 1982

RECEIVED

STATEMENT OF SIGNIFICANCE/HISTORY

The Avalon House in Tucson is a major example of early twentieth century Spanish Colonial Revival architecture. Historically, it evidences the social and economic status and architectural character of Oracle Road, which in the early twentieth century was lined with prominent residences.

The house dates originally from c.1914, but it was rebuilt and substantially enlarged in 1926 by three Tucson schoolteachers, Allegra Frazier, Julia Atkinson, and Helen Nicholson. They later became University of Arizona professors and are responsible for the name "Avalon". They were active in Tucson social affairs and utilized the house for extensive entertaining.

Architecturally, the Avalon House exemplified the development and popularity of Spanish Colonial Revival architecture in the Southwest and in Tucson. It exhibits many of the state's major characteristic features, including the tower, arched windows, and Spanish tile roofing. The architect is unknown at this writing.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Personal Interview with owner, Martha Adair, March 1982, conducted by Lisa Smith, Historian, Property Development Resources.

Newspaper Articles, Arizona Daily Star, 1926

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Lot 2 of Rillito Park, a subdivision of Pima County, Arizona, according to the map or plat thereof recorded in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats Page 17, Amended 1978.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

Future plans for the Avalon House involve its rehabilitation for use as a restaurant. The subject property is currently in the process of being sold to Oracle Plaza Partnership, the development group planning to adaptively reuse the structure for a restaurant.