



# ARMORY PARK CONSERVATION MASTER PLAN

Armory Park Historic District; Tucson, Arizona



*Prepared by* Alexander Ageno, Stephanie Badurski, *and* Susan Bierer  
*under the direction of* Helen Erickson,  
College of Architecture, Landscape Architecture and Planning,  
University of Arizona

*This report could not have been completed without the assistance of the  
following individuals:*

Armory Park Neighborhood Association  
City of Tucson Parks & Recreation  
John Burr, President Armory Park Neighborhood Association  
Stephen Grede, Landscape Architect and Armory Park Resident  
Robert Bailey, Architect and Armory Park Resident  
Helen Erickson, Project Director Drachman Institute, Landscape Historian  
Robert Just, Landscape Architect Tucson Parks and Recreation  
Pablo Garcia, Systems Analyst Tucson Parks & Recreation  
Homer Thiel, Desert Archaeology  
Joan Wilke, Building Consultant  
State Historic Preservation Office

May 3, 2017



# TABLE OF CONTENTS

---

Table of Contents .....	i
List of Figures .....	i-iii
1 Project Overview .....	1
2 Site Description.....	4
3 Site History.....	21
4 Stakeholders and their Concerns.....	29
5 Analysis and Recommendation.....	40
6 Bibliography .....	44

# LIST OF FIGURES

---

- Figure 2.1. Plan View of the Project Area. Pima Maps, overlay by Susan Bierer.
- Figure 2.2. Project area within the Armory Park Historic District boundary. City of Tucson GIS. Map overlay by Susan Bierer.
- Figure 2.3. Washington Park postcard circa 1910 with Carnegie Free Library in center right with large flagpole in front. Photo credit <http://arizona100.blogspot.com>
- Figure 2.4. Aerial photo of Armory Park, 1948. Historic landscape is still in primarily in place except for the Armory building and was built around the landscape On file City of Tucson Parks and Recreation Department.
- Figure 2.5. Preliminary planting map identifying contributing (historic or replaced in kind) and noncontributing (non-historic) vegetation at Armory Park. City of Tucson Landscape Plan for Armory Park (n.d.). Overlay by Landscape Architect Stephen Grede, 2017.
- Figure 2.6. City of Tucson Parks and Recreation 1975 Landscape Plan for Armory Park Senior Citizens Center.
- Figure 2.7. Table adapted from City of Tucson Parks and Recreation Plant list for Armory Park Senior Citizens Center Landscape Plan. Size and quantity reflect the proposed planting plan.
- Figure 2.8. Table of plants identified on site visit not listed on 1975 planting list. This is not an inclusive list of all plants on site, but a casual observation during a site visit on March 24, 2017.
- Figure 2.9. Easter celebration and egg hunt on the lawn at Armory Park. Facing northeast, April 15th, 2017. (Susan Bierer, Photographer).
- Figure 2.10. Examples of contemporary seating in Armory Park courtyard, behind the Armory Park Center. Facing north. March 8, 2017 (Susan Bierer, Photographer).
- Figure 2.11. Sidewalks outside Tucson Children’s Museum. First picture taken from corner of south Sixth Avenue and East Thirteenth Street. Second photo take corner of Scott Avenue and East Thirteenth Street April 15 2017 (Susan Bierer, Photographer).
- Figure 2.12. Inventoried features at Armory Park.

- Figure 3.1 1889 Sanborn Map. Military Plaza outlined in red.
- Figure 3.2 Historic Band Stand. Photo, Tom Marshall, n.d.
- Figure 3.3 Tucson Women's march, January 21 2017. Photo, Helen Erickson.
- Figure 4.1 Armory Park questionnaire introduction. Armory Park Survey, April 2017.
- Figure 4.2 Question 1: What do you use the park for? Armory Park Survey, April 2017.
- Figure 4.3 Question 2: What are your major concerns for the the park for? Armory Park Survey, April 2017.
- Figure 4.4 Question 4: What does Armory Park Mean to You? Armory Park Survey, April 2017.
- Figure 4.5 Question 5 Please Rate These Improvements. Armory Park Survey, April 2017.
- Figure 4.6 Graph showing response results to Question 6. Armory Park Survey, April 2017.
- Figure 4.7 Attendance at historic bandshell performances by Armory Park residents. Armory Park Survey, April 2017.
- Figure 5.1 A cast metal and black painted street sign in the Armory Park Historic Residential District. Photographer, Stephanie Badurski, April 22, 2017.

Page Intentionally Left Blank



# 1 PROJECT OVERVIEW

---

## PROJECT OUTLINE

Two courses in the Historic Conservation Program of the University of Arizona focused on city parks during the Spring 2017 Semester. Stephanie Badurski and Susan Bierer conducted a Historic American Landscape Survey (HALS) under the direction of Gina Chorover, as a coursework unit in Documentation and Interpretation of the Historic Built Environment. The Historic American Landscapes Survey (HALS) is a federal program within the National Park Service that is charged with creating a permanent, publicly accessible record of significant cultural and designed landscapes in the United States and its territories<sup>1</sup>.

The Armory Park HALS report focused on documenting a landscape as a historic and cultural resource. In documenting the landscape, the report aimed to record the history and condition of the landscape for future conservation efforts. Additionally, the Armory Park HALS report provided a foundation for education and interpretation. It should be noted that the HALS report is intended as a record; it provides no protection and does not impact property rights in any way.

Subsequently, as part of their coursework in Preservation Planning (taught by Helen Erickson), a team of three students -- Alexander Ageno, Stephanie Badurski and Susan Bierer -- collaborated with members of the Armory Park community to create this conservation plan.

---

<sup>1</sup> Robinson, Judith Helm, Noel D. Vernon, and Catherine C. Lavioe. "Historic American Landscapes Survey Guidelines for ..." HALSHistoryGuidelines.pdf. Accessed April 25, 2017. [https://www.bing.com/cr?IG=FBB17A16D34A4910A30B8ACD41886A48&CID=0866EDBC05A166383ED3E7CC0431676A&rd=1&h=AkPVQHg9Z9KfT6Tr\\_wFKHx-GhoN9WlluR9U3oATCnHU&v=1&r=https%3a%2f%2fwww.nps.gov%2fhdp%2fstandards%2fHALS%2fHALSHistoryGuidelines.pdf&p=DevEx,5061.1](https://www.bing.com/cr?IG=FBB17A16D34A4910A30B8ACD41886A48&CID=0866EDBC05A166383ED3E7CC0431676A&rd=1&h=AkPVQHg9Z9KfT6Tr_wFKHx-GhoN9WlluR9U3oATCnHU&v=1&r=https%3a%2f%2fwww.nps.gov%2fhdp%2fstandards%2fHALS%2fHALSHistoryGuidelines.pdf&p=DevEx,5061.1).

## **STUDY AREA**

Armory Park and the Tucson Children's Museum landscape encompass approximately 7 acres of the Armory Park Historic District. A project area map and detailed site description are found in Chapter 2.

## **LEGAL AND SUPERVISORY CONTEXT**

### ***Park Oversight***

The City of Tucson owns and maintains both Armory Park and the Tucson Children's Museum. The project area lies within the Armory Park Historic District, one of six city-wide Historic Preservation Zones (HPZs). These HPZs are zoning overlays enabled by a 1972 City of Tucson ordinance.

HPZs require compliance with specific development standards and design guidelines for exterior alterations to existing historic and non-historic buildings and also for new construction, including work that does not require a building permit. The project location also lies within the Rio Nuevo and Downtown (RND) Zone, another zoning overlay which requires that exterior alterations of historic buildings follow national standards for rehabilitating historic properties (City of Tucson Unified Development Code 5.8.12).

### **National Register Review**

A property listing in the National Register of Historic Places (NRHP) offers prestige, a number of incentives and a degree of protection from governmental powers in the form of a review process before demolition or remodeling.

A NRHP listing, however, does not hinder the rights of individual property owners. Property owners are not obligated to list their property nor are they obligated to adhere to the standards of the NRHP. However, the local HPZ does require review as indicated above.

## **PROJECT METHODOLOGY**

To collect the necessary information for this report, the team gathered information in three major ways:

- Documentation of the history of the park was collected from online reports and articles, Tucson Parks and Recreation files, Special Collections at the University of Arizona Libraries, and the Arizona Historical Society, where archivists and librarians Liz Zepeda, Caitlin Lampman, and Kate Fitzpatrick provided invaluable assistance. Homer Thiel of Desert Archaeology provided a copy of a report of Archaeological work done in the project area.

- Substantial information was obtained from John Burr, President of the Armory Park Neighborhood Association (APNA). Stephen Grede, a long-time resident and Registered Landscape Architect, lent his time and expertise to develop a historical landscape context, a revised map of Armory Park contributing plantings.
- An online survey was conducted through *Survey Monkey*. This was distributed through the APNA community listserv to gain a better understanding of how the residents of the Armory Park neighborhood feel about their park. The results of this survey are discussed in Chapter 4.
- Using the National Park Service's standard condition assessment, features were evaluated as being in good, fair or poor condition. This provides baseline data on the overall health of vegetation and constructed materials. This information is presented in Chapter 2.

## **PROJECT OBJECTIVES**

This project will document the history and significance of the park, assess its condition, and incorporate resident concerns into a planning document to support the Armory Park community's goals of historic preservation, activation, adaptation, and enhancement. It will provide a vision for future work.

## **REPORT ORGANIZATION**

The report for Armory Park is structured in five chapters. Chapter 1 presents an overview of the project-- its history, our methodology, objectives, etc. Chapter 2 provides a detailed description and site inventory of Armory Park and the Tucson Children's Museum landscape. Chapter 3 covers the site history, Chapter 4 identifies stakeholders and analyzes the survey results. Chapter 5 offers final recommendations for future action.

## 2 SITE DESCRIPTION

---

### Project Area

The Project area is located to the south of the central business district in Tucson, Arizona. The landscape of Armory Park and the Tucson Children’s Museum (formerly the Carnegie Library) occupy approximately seven acres of the Armory Park Historic District. It is bounded by Twelfth Street to the north, Thirteenth street to the south, South Scott Avenue to the west, and Fifth Avenue to the east. Sixth Avenue runs north-south through the project area (Figure 2.1). The original landscape between the two parcels was designed to flow together with diagonal sidewalks visually connecting the two spaces. Modifications over the years removed the eastern diagonal sidewalk on both parcels ending the natural flow from parcel to parcel.

Except for South Scott Avenue, streets in the project area maintain their historic and distinctively wide widths of approximately 54 feet, whereas Scott Avenue measures 22 feet<sup>2</sup> in width and has undergone changes to accommodate on-street parking.

### Armory Park & Tucson Childrens Museum, Tucson, Arizona



Figure 2.1 Plan View of the Project Area. Pima Maps, overlay by Susan Bierer.

### Armory Park Historic District

The Armory Park Historic District, within which the project lies, was originally listed in the National Register of Historic Places on July 7, 1976, containing 553 contributing

---

<sup>2</sup> All street widths were calculated from the City of Tucson GIS website.

properties. The period of significance was listed as 1800-1899 and 1900. This allowed the district to capture the mixture of Sonoran adobe and Victorian architectural elements that the coming of the railroad introduced to the neighborhood.

In 1996, an amended National Register of Historic Places nomination updated the boundaries of the district, adding 136 additional contributing properties to the district (Figure 2.2). These included Armory Park and the Freeman-Maybeck Memorial Bench.<sup>3</sup> There are now 688 contributing and 109 non-contributing properties in the forty-six-block area of the expanded boundary (Collins, 1996). The period of significance was also expanded to 1860-1945, with 1880 as a significant date due to the Southern Pacific railroad's arrival in Tucson.

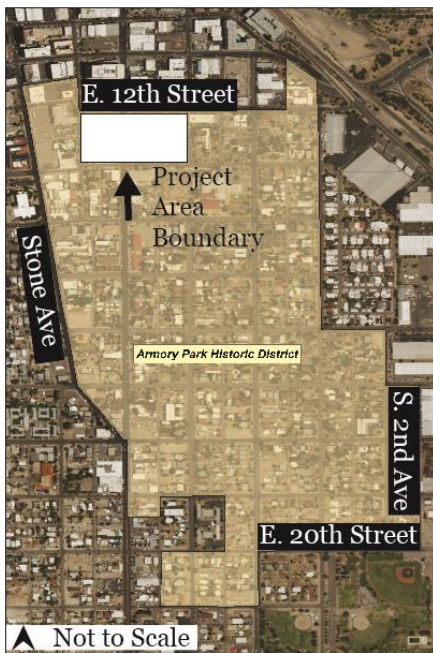


Figure 2.2 Project area within the Armory Park Historic District boundary. City of Tucson GIS. Map overlay by Susan Bierer.

---

<sup>3</sup>The Maybeck Memorial Bench was previously listed as a structure Collins, 1996. It is now listed as an object in the 1996 NR revision.

## PROJECT AREA SETTING & LANDSCAPE

### Landscape

Shade trees have been a part of the project areas designed landscape since its inception in 1900. Documenting these resources was part of our inventory. With archival resources like the Washington Park postcard (Figure 2.3) and the 1948 Amory aerial (Figure 2.4) we can get a good visual of what the original landscape looked like.

A site visit on April 15, 2017 with Landscape Architect and Armory Park resident Stephen Grede identified plantings in Armory Park that coincide with the amended National Register period of significance of 1860-1945 (Figure 2.5).

Vegetation marked as *Historic* or *Replacement* on Grede's map are contributing features. Those plants that have been planted more recently are considered non-contributing features to the historic landscape of Armory Park. The removal of, or changes to, any contributing features should be accounted for in all planning.

The Washington Park postcard in particular gives us great insight into what the city had in mind at the turn of the century when this park was first designed, as well as a peek into the historic built backdrop and view shed. Clearly Armory Park and the Carnegie Free Library were at the center of the city at the turn of the century, and remain an important cultural landscape today.

Differences in vegetation density and structural composition were compared between the photos and on the ground survey as one way of identifying vegetation maturity at the date of a given photo, and changes to the landscape over time. For example, on the 1948 aerial, the shadow length of the Italian cypress (*Cupressus sempervirens*) was used to identify and verify the trees had been planted on the western allées by 1948.

## CLIMATE & CONTEXT

### Tucson

- Sits at an elevation of 2,888 feet

- Is defined by basin and range topography

- Is surrounded by five mountain ranges<sup>1</sup>

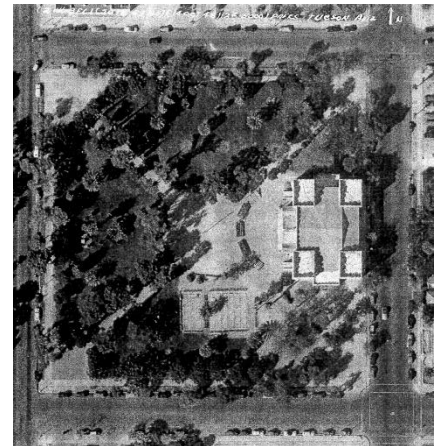
- Experiences mild winters with few frosts and daytime temperatures ranging from the mid-50s at the lowest to mid-60s at the highest

- Averages summer temperature from high 90s to low 100s. The summer heat is offset by monsoon rains that start in mid-June and continue to late September

Sentinel Peak and Tumamoc Hill are highly visible landmarks from Armory Park.



*Figure 2.3 Washington Park postcard circa 1910 with Carnegie Free Library in center right with large flagpole in front. Photo taken from second floor of the San Carlos Apartments, corner of South Sixth Avenue and East Thirteenth Street. Photo credit <http://arizon>*



*Figure 2.4 Aerial photo of Armory Park, 1948. Historic landscape is still in primarily in place except for the Armory building and was built around the landscape. On file City of Tucson Parks and Recreation Department.*

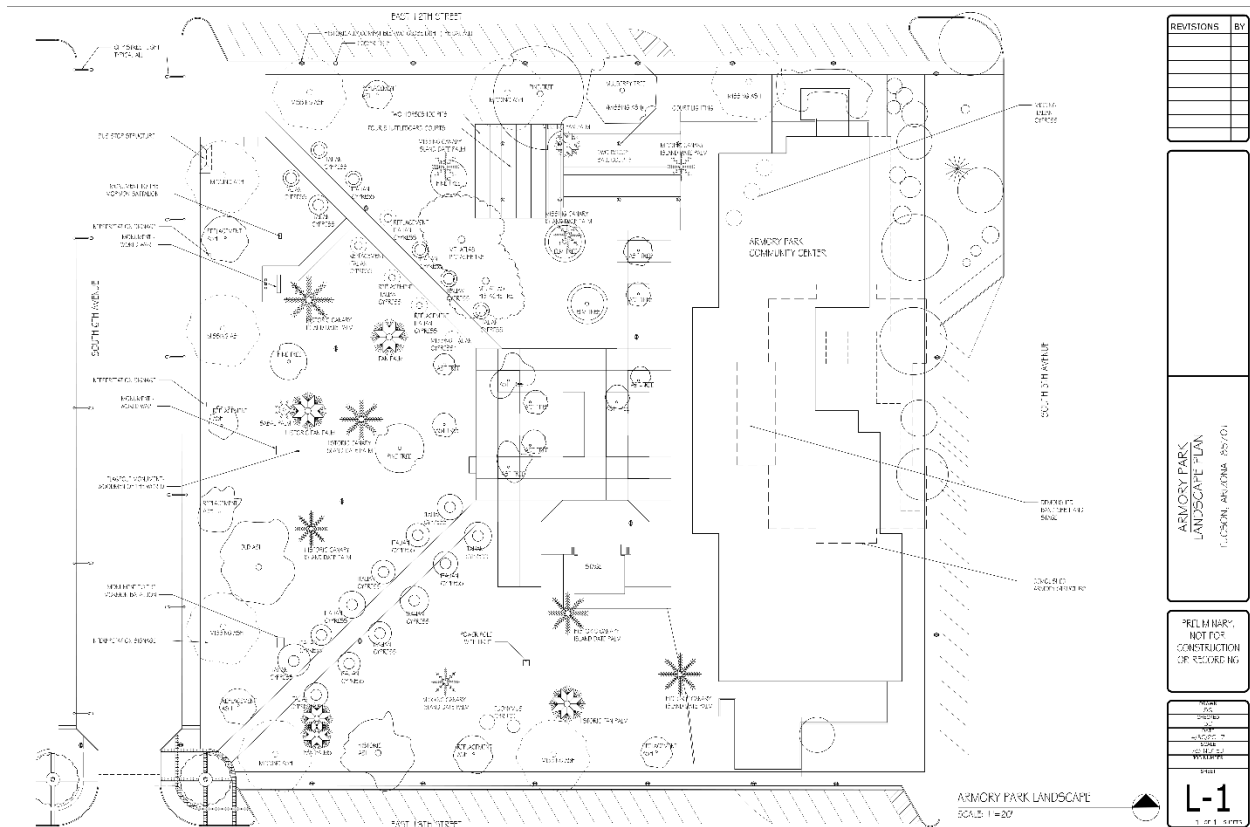


Figure 2.5 Preliminary planting map identifying contributing (historic or replaced in kind) and noncontributing (non-historic) vegetation at Armory Park. City of Tucson Landscape Plan for Armory Park (n.d.). Overlay by Landscape Architect Stephen Grede, 2017.

Other plant sources were checked to identify noncontributing plants and to get a initial inventory of recent plantings (Figure 2.6). The Planting List for the 1975 Armory Park Senior Center listed 15 different plants that were added around the periphery for the new building and shows the location of the proposed planting. A detailed table of plant listing can be found in Figure 2.7.



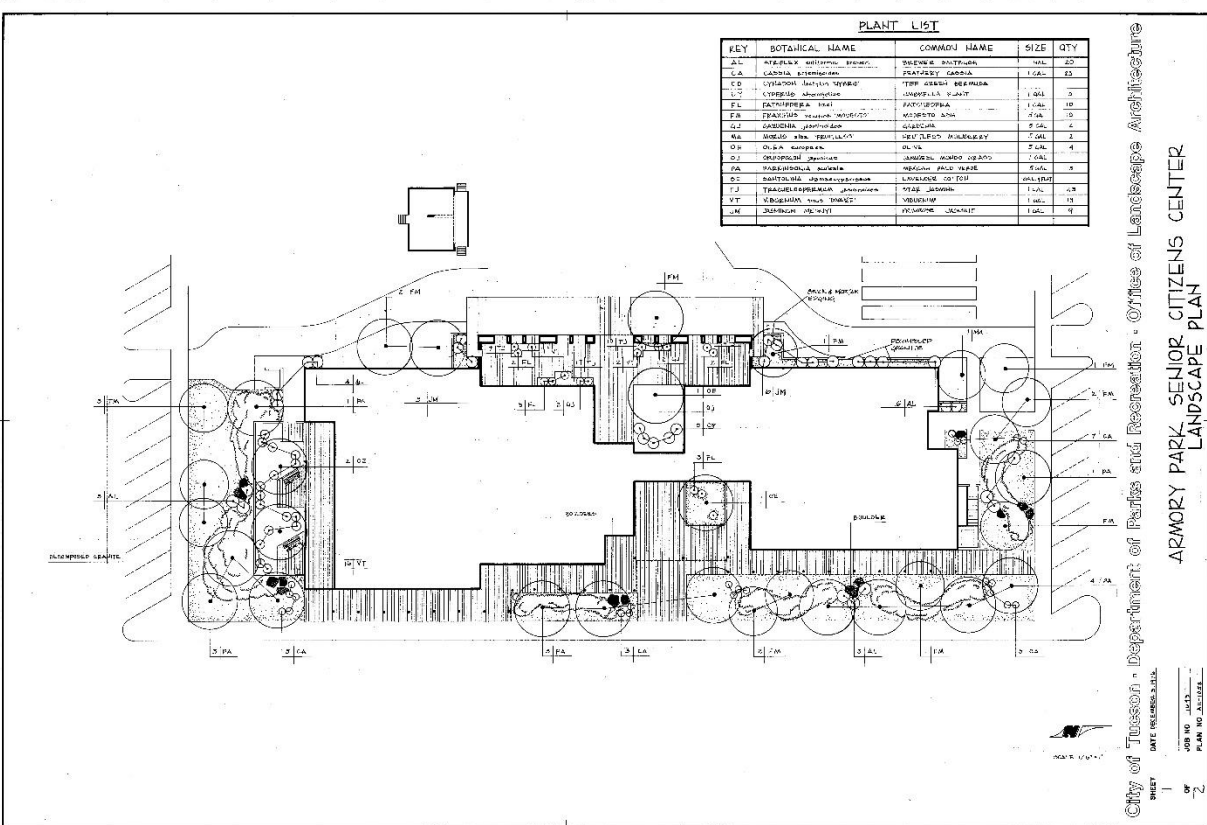


Figure 2.6 City of Tucson Parks and Recreation 1975 Landscape Plan for Armory Park Senior Citizens Center

Key to Map	Botanical Name	Common Name	Size	Quantity
AL	<i>Atriplex lentiformis breweri</i>	Brewer Saltbush	1 GAL	20
CA	<i>Cassia artemisoides</i>	Feathery Cassia	1 GAL	23
CD	<i>Cynodon dactylon</i> "hybrid"	"Tiff Green" bermuda	-	-
CY	<i>Cyperus alternifolius</i>	Umbrella plant	1 GAL	5
FL	<i>Fatshedera lizei</i>	Fatsheddera	1 GAL	10
FM	<i>Fraxinus velutina</i> 'Modesto'	Modesto Ash	5 GAL	10
GL	<i>Gardina jasminoides</i>	Gardenia	5 GAL	4
MA	<i>Morus alba</i> 'Fruitless'	Fruitless Multberry	5 GAL	2
OE	<i>Olea europaea</i>	Olive	5 GAL	4
OJ	<i>Ophiopogon japonicas</i>	Japanese Mondo grass	1 GAL	-
PA	<i>Parkinsoina aculeate</i>	Mexican Palo Verde	5 GAL	15
SC	<i>Santolina chamaecyparissus</i>	Lavender Cotton	1 GAL & Flat	-
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	1 GAL	43
VT	<i>Viburnum tinus</i> "Dwarf"	Viburnum	1 GAL	19
JM	<i>Jasminum Mesnyi</i>	Primrose Jasmine	1 GLA	9

Figure 2.7 Table adapted from City of Tucson Parks and Recreation Plant list for Armory Park Senior Citizens Center Landscape Plan. Size and quantity reflect the proposed planting plan.

The additional vegetation on site in the project area are not listed in the 1975 planting list (Figure 2.8) including a designed desert landscape theme in front and along the sides of the Armory Park Center.

Botanical Name	Common Name
<i>Carnegiea gigantea</i>	Saguaro
<i>Agave americana</i>	Agave (several varieties)
<i>penstemon parryi</i>	Penstemon
<i>Larrea tridentata</i>	Creosote bush
<i>Nerium oleander</i>	Oleander
<i>Opuntia</i>	Prickly pear (several varieties)
<i>Fabaceae</i>	Mesquite varieties

Figure 2.8 Table of plants identified on site visit not listed on 1975 planting list. This is not an inclusive list of all plants on site, but a casual observation during a site visit on March 24, 2017.

Turf has been part of the project area design since the beginning, and is an important aspect of the park feeling and setting contributing to the historic design. The lawn is in continuous use by park patrons (Figure 2.9). Decomposed granite is used around recent tree planting and desert landscaping. The city invested in the infrastructure to bring reclaimed water to both the Armory Park and Tucson Children’s Museum landscape.



*Figure 2.9 Easter celebration and egg hunt on the lawn at Armory Park. Facing northeast, April 15th, 2017. (Susan Bierer, Photographer).*

### **Hardscape Features - Armory Park**

At 20,000 sq. ft., Armory Park Center is the only building on the park parcel and can be referenced in Figures 2.5 and 2.6. Attached to the north side of the building are public restrooms open for park and community use. Extant circulation features include the previously mentioned western half of the historic diagonal sidewalks with allées along the northwest and southwest corners of Sixth Avenue. These sidewalks connect at the center of the park leading into a large central cement courtyard. The courtyard stands adjacent to the back entrance of the Armory Park Center and is accessed by maintenance drives at East Twelfth and Thirteenth Streets. Most of the contemporary style metal single unit park tables (Figure 2.10) seating are located within the confines of the central courtyard close to or under the youngest planted trees in the park. While there are a few cement park benches scattered around the park, the central courtyard offers most of the shaded seating, yet much of the seating is not in the shade.



*Figure 2.10 Examples of contemporary seating in Armory Park courtyard, behind the Armory Park Center. Facing north. March 8, 2017 (Susan Bierer, Photographer).*

The park retains a mix of both historic and contemporary small-scale features such as a drinking fountain and eight trash receptacles, park signs, a flagpole, memorials, and a bandshell platform used for speaking and events. None of the interior park lighting is historic. The double globe lights were designed by Robert Bailey and John Hibbert to be comparable but not a replication of the historic two-globe street lights on South Fourth Avenue in 1978-1979. The work was done in conjunction with the City of Tucson Transportation/Electric Department as part of a \$250,000 Block Grant. The lights were installed on the avenues in the historic district (Stephen Grede, personal communication). Other park lighting includes shuffleboard lights and perimeter streetlights, some of which are owned by the City of Tucson and others are the property of Tucson Electric Power.

Other important small-scale features include the four memorials commemorating servicemen of the World War I, the Spanish-American War, World War II and the Mormon Battalion that served during the Mexican-American War. The Spanish-American Memorial depicts a soldier of the period in bronze mounted on a stone base providing details of the war and where the servicemen went. The World War I memorial is a bronze plaque (with the words “Lest We Forget”) embedded in cement, also on a stone base. The Mormon Battalion memorial is a bronze plaque (detailing the service

record of Battalion) with a cement base. The front of the World War II memorial is a bronze plaque (with the symbols of the armed forces and a message discussing the service members and the war) in a cement base and a bronze eagle perched on top of the memorial. The back also holds a bronze plaque depicting the names of Tucsonans who died during the war.

The major feature located at the Tucson Children's Museum landscape is the Freeman Pioneer Memorial bench, which deserves special attention due to its contributing design and features. Constructed in 1920, its raw materials consist of Colored marble (green, light onyx, blue onyx, travertine and Tennessee pink marbles) and Bronze lettering (set in the classical style). Its condition is considered fair.

The memorial is considered Tucson's "oldest public art" (Bigglestone, 1989) and originating from a directive out of Merrill P. Freemans will, a Tucson businessman and banker, to build a monument in the park on Military Plaza. Freeman willed \$11,000 to the monument, with funds up to \$1000 to pay for the design. In his manuscript, *Carnegie Free Library 1900-1990: A resource Document*, Stephen Grede -- author, landscape architect and long-time Armory Park resident-- details the history materials and dimensions of the bench:

*The memorial in the form of an exedra seat, was designed by noted American architect Bernard Maybeck (1862-1957) and sculptor Beniamino Bufano (1898-1970) who designed the sculpted panel on the back of the seat.*

*Known for designing the Palace of Fine Arts in San Francisco, Maybeck designed the memorial circular in shape, 22 feet side to side ad 17 feet deep with the high-backed seat extending half way around the circle. The seat rests upon a platform two steps above ground. A vase of almost three feet tall stands left of the center on top of the back while in the foreground are two urns, five and one-half feet in diameter.*

*Bufano's curved Classical Revival Style panel, roughly 40 by 160 inches in size, curves against the back of the seat. Its main figures are a sleeping woman and child to the left - representing night or the period when this part of the country was undeveloped, and a man on the right is holding a torch representing the country's awaking. At his feet is a child raising the man's garment as though looking upon a new day. To the right of this child are two small children offering fruits of the land" (Grede, 1990).*

The landscape at the Tucson Children's Museum has changed over the years as well, but the initial diagonal sidewalks remain from the Carnegie Free Library design. The sidewalks are not entirely functional due to the position of the building entrance at the

front, but offer access around the building (Figure 2.11). The landscape retains a park-like setting with turf and both Canary Island Date Palm (*Phoenix canariensis*) and California Fan Palms (*Washingtonia filifera*). These palms date to the 1920s and were widely planted all over the southwest by landscape architect influenced by the 1915 Panama–California Exposition held in San Diego (Stephen Grede, personal communication).



Figure 2.11 Sidewalks outside Tucson Children's Museum. First picture taken from corner of south Sixth Avenue and East Thirteenth Street. Second photo take corner of Scott Avenue and East Thirteenth Street April 15 2017 (Susan Bierer, Photographer).

An inventory of the major features in Armory Park were identified during the project and are listed below (Figure 2.12). Contributing features retain their historic integrity and contribute to the period of significance (1860-1945). Non-contributing features are those that are of more recent construction or can even be historic features that have lost some aspect of design or original materials.

## Vegetation of Armory Park Landscape Inventory of Contributing and Non-Contributing Features



California Fan Palm (*Washingtonia filifera*)  
Looking Southeast. Photo, Susan Bierer  
Date: circa 1920s  
Condition: Good  
Contributing feature



Velvet ash (*Fraxinus velutina*)  
Looking North. Photo, Susan Bierer  
Date: Replanted in kind/replaced fallen trees  
Condition: Fair  
Contributing feature



Mulberry (*Morus Alba*)  
Looking Northeast. Photo, Susan Bierer  
Date: Planted in the last 20 years  
Condition: Good  
Non-Contributing feature



Mount Atlas pistache (*Pistacia atlantica*)  
Looking West. Photo, Susan Bierer  
Date: Planted in the last 20 years  
Condition: Good  
Non-Contributing feature

*Figure 2.12 Inventory of Major Features in Armory Park.*

## Vegetation & Hardscape of Armory Park Landscape Inventory of Contributing and Non-Contributing Features



Italian cypress (*Cupressus sempervirens*)  
Looking East. Photo, Susan Bierer  
Date: sometime between 1912 -1948  
Condition: Good  
Contributing feature



Shuffleboard Courts  
Looking South. Photo, Susan Bierer  
Date: 1975  
Condition: Fair  
Non-Contributing feature



Modern Bandstand  
Looking Northwest. Photo, Stephanie Badurski  
Date: 1975  
Condition: Good  
Non-Contributing feature



Picnic Tables  
Looking South. Photo, Stephanie Badurski  
Date: Unknown (recent)  
Condition: Good  
Non-Contributing feature

*Figure 2.12 Inventory of Major Features in Armory Park.*



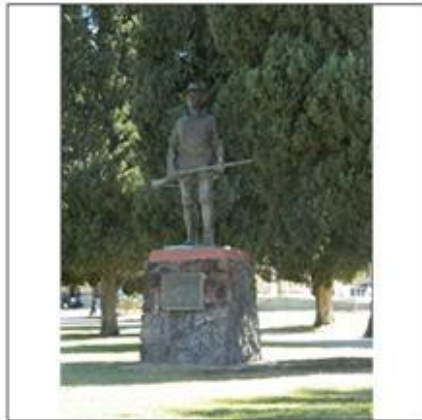
## Hardscape of Armory Park Landscape Inventory of Contributing and Non-Contributing Features



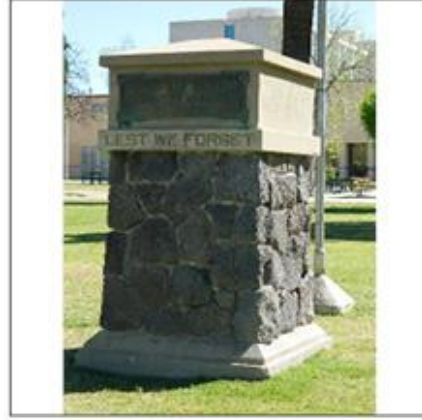
Water Fountain  
Looking Northwest. Photo, Susan Bierer  
Date: Unknown (recent)  
Condition: Good  
Non- Contributing feature



Mormon Battalion Memorial  
Looking East. Photo, Stephanie Badurski  
Date: 1937  
Condition: Poor  
Contributing feature



Spanish American War Monument  
Looking East. Photo, Stephanie Badurski  
Date: 1959  
Condition: Good  
Contributing feature



World War I Monument  
Looking Northeast. Photo, Stephanie Badurski  
Date: 1918  
Condition: Good  
Contributing feature

*Figure 2.12 Inventory of Major Features in Armory Park.*

## Hardscape of Armory Park Landscape Inventory of Contributing and Non-Contributing Features



World War II Monument  
Looking Northeast. Photo, Susan Bierer  
Date: 2014  
Condition: Good  
Contributing feature



Armory Park Center (building)  
Looking West. Photo, Stephanie Badurski  
Date: 1975  
Condition: Good  
Non-Contributing feature



Interior Park Lighting  
Looking West. Photo, Susan Bierer  
Date: 1980s  
Condition: Good  
Non-Contributing feature



Perimeter Park Lighting, E. 12th & E. 13th St  
Looking Northwest. Photo, Stephanie Badurski  
Date: 2005  
Condition: Good  
Non-Contributing feature

*Figure 2.12 Inventory of Major Features in Armory Park.*

## Hardscape of Armory Park Landscape Inventory of Contributing and Non-Contributing Features



Trash Receptacle  
Looking N/A. Photo, Stephanie Badurski  
Date: Unknown (recent)  
Condition: Good  
Non-Contributing feature



Woodman of the World Flagpole  
Looking North. Photo, Susan Bierer  
Date: 1975  
Condition: Good  
Non-Contributing feature

*Figure 2.12 Inventory of Major Features in Armory Park.*



## 3 SITE HISTORY

---

### INTRODUCTION

During its one hundred and seventeen years of existence, Armory Park has maintained its important position in the immediately surrounding area and in the city of Tucson as a whole. The structure of the park remains linked to the events that have occurred within its boundaries during its period of significance (1860-1945).

The historic periods of the park and the Carnegie Library landscape are four: Camp Lowell, Military Plaza, Carnegie Park, and Armory Park. In some cases, the boundaries of these landscapes changed over time.

#### ***Camp Lowell***

In 1861, the spark of Civil War conflict that consumed the east fanned westward. Though most of the fighting took place in the east, Confederate President Jefferson Davis gained an interest in controlling the New Mexico Territory, which would offer the Confederacy three strategic advantages:

1. Funding from gold and silver mines
2. Access to vital ports on the Pacific
3. Recognition and legitimacy from European powers (Melton, 1999)

In 1891, Confederate forces from Texas invaded the territory in a series of campaigns with the objective of capturing vital military posts and disrupt communication by severing the Southern Overland Mail route. In the aftermath of these raids Union Colonel James H. Carleton received orders to build an army to march through the territory and confront Texan Confederate forces.

California volunteers responded to President Abraham Lincoln's call to muster, and divisions of troops were deployed all over the west. The California Column, under the command of Colonel

### ESSENTIAL INFO

#### **NEW MEXICO TERRITORY**

present-day Arizona and New Mexico

#### **THE CALIFORNIA COLUMN**

-An army of volunteers under the command of Col. James H. Carleton  
-Deployed from California with the mission of pushing Confederate forces back to Texas  
- Marched across the desert to the Rio Grande but stopped at Tucson to liberate the city from Confederate forces on May 20, 1862  
- Although hindered by raiders, the Column helped push back Confederate forces to Texas (Melton, 1999)

#### **THE MORMON BATTALION**

- Company sent to reinforce the Army of the West during the Mexican-American war  
-Raised the American flag in Tucson on December 16, 1846 ("Tucson Mormon Battalion", n.d.)

## ESSENTIAL INFO

### **CHARLES R. LOWELL**

-Brigadier General of the Union Army  
- Died at Cedar Creek, Vain 1864  
- Sixth Cavalry of the U.S. Army  
(Granger, 1953)

### **JAMES H. CARLETON**

-Veteran soldier leading campaigns against Apaches and Mexicans  
-Arrived in the New Mexico Territory in 1850.  
- Assigned to Ft. Tejon in California, where he gained valuable battlefield and leadership experience  
- Formed an army that pushed Confederate forces out of the region preventing the Confederacy from controlling New Mexico Territory  
(Swartz, 2014)

James H. Carleton, was one such division. Formed in the aftermath of Confederate raids, the column was assigned two missions:

1. To help push back Confederate forces across the Rio Grande and into Texas
2. To thwart Confederate ambitions for the area by retaking vital military posts and reestablishing the Southern Overland Mail route.

On their way to the Rio Grande, the California Column occupied Tucson on May 20, 1862.

Establishing a temporary camp called the Post at Tucson, it served as a major launching point for counter-operations against Confederate forces and a deterrent to Apache raids. In 1866, the Post was formally designated as Camp Lowell in honor of Brigadier General Charles R. Lowell and became a permanent military post.

In 1873, the camp was forced to relocate due to a number of problems with the original site, where the soldiers suffered poor sanitation and a lack of fresh water and grazing for supply animals. Ongoing conflicts with the people of Tucson also contributed to the decision to relocate to a site at the junction of the Pantano and Tanque Verde washes (Camp Lowell signage n.d.). After its move, Camp Lowell became Fort Lowell.

Prior to its decline, relocated Fort Lowell served as a military installation with two main purposes: to protect the people from the Apaches and to supply military posts south of the Gila River (Camp Lowell Signage, n.d.). Eventually, due to the diminishing number of raids, the need for an active military presence in the area declined. Consequently, in 1891 soldiers stationed at Fort Lowell were reassigned elsewhere, and eventually the fort was abandoned. Yet the presence of Camp Lowell has left a permanent imprint on the landscape.

### ***Military Plaza***

Although legally incorporated as a city in 1877 (Historic Downtown, n.d.), Tucson developed and expanded around the historic Military Plaza (Figure 3.1). In 1880, the Southern Pacific arrived in the city, sparking a string of momentous changes



Figure 3.1. 1889 Sanborn Map. Military Plaza outlined in red.

for both the region and for Tucson. Tucsonans had had limited access to tools, materials, and goods, and most structures were built of adobe in traditional Mexican style.

Following the arrival of the railroad, Tucson experienced a period of rapid economic growth and a development boom. Neighborhoods sprang up around the railroad, and buildings in new architectural styles were constructed throughout Tucson.

The Armory Park Historic District is one of these neighborhoods. In the early years of the railroad, Armory Park was the home of the Southern Pacific Railroad workers and their families (“Neighborhoods”, n.d.). Over time, the Armory Park neighborhood also experienced a transformation caused by its proximity to the railroad and the goods that it brought. Starting

off as a neighborhood catering to the needs of railway workers and their families, it eventually became a “fashionable place” of multiple architectural styles (“Armory Park (21/29)” n.d.).

The former site of Fort Lowell, however, saw little use. The City of Tucson decided to sell off pieces of the land until only a portion of the original area remained. With this remaining fragment of land, Tucson established a library and city park in the area, still called Military Plaza for its military associations.

### ***The Carnegie Free Library Period***

Tucson, though influenced by the changes brought by the railroad, did not fully mature as a city until the turn of the century. At that time, Tucson became a city wielding considerable economic and business power. To accommodate the growing population and to increase its livability, the city carried out major infrastructure changes such as updating the waterworks, drainage, and sewage systems (Ring, n.d.).

Between 1980 and 1929 industrialist and philanthropist Andrew Carnegie provided funding to cities requesting grants to build public libraries under the stipulation that cities requesting the grants

## ESSENTIAL INFO

### **INCORPORATED CITY**

A type of governmental unit, incorporated under state law as a city, city and borough, municipality, town (except in New England, New York, and Wisconsin), borough (except in Alaska and New York), or village, that has legally prescribed limits, powers, and functions (“Incorporated Place” (n.d.).

## ESSENTIAL INFO

### **CARNEGIE LIBRARY**

**Architect:** Henry Trost

**Funded by:** Andrew Carnegie

**Constructed:** 1901

**Style:** Neoclassical

### **BEAUX ARTS STYLE FACADE**

**Period:** 1893-1929

**Association:** Les beaux arts in France and the Ecole des Beaux-Arts

**Style:** emphasized classical form and features; utilized elaborate detailing, massive plans and heavy masonry

would contribute the building site and establish annual funding for books and maintenance.

The Tucson Carnegie Free Library was built with this grant. Selected to design the library, architect Henry Trost designed a plan that followed the general floor plans outlined by the grant—a single story open floor plan with a centrally placed circulation desk. In the construction of the library, Trost incorporated local materials into an imaginative beaux arts style façade and a high central dome. Over time, a growing population required an expansion of the facility. In 1938, architect Richard Morse added two wings to provide additional stacks and patio areas. Along with grants from Carnegie, funding was provided by the Public Works Administration and the City of Tucson. A fire in 1941 destroyed parts of the library, the original dome and parts of the stacks.

Surrounding the library was a formal designed landscape with allées radiating inward from its four corners to converge in the center. Velvet ash trees lined the park perimeter and, based on the visual symmetry of all the trees, may also have been found in the allées (Armory Park Planting Key, 1994).

Eventually the Velvet ash were replaced with Italian cypresses. Typical of turn of the century designed

landscapes, an expanse grass lawn covered the areas between wide sidewalks and surrounded the central plaza. The two landscapes interrupted by South Sixth Avenue shared a common geometry. What is now called Armory Park acquired the name of Washington Park during this period.

Meanwhile, the neighborhood of Armory Park continued to develop a reputation as a fashionable area with Queen Anne, Victorian and Anglo Territorial styles of architecture. Tucsonans flocked to the neighborhood for political rallies and social events. Theodore Roosevelt, in his presidential campaign of 1912, was originally scheduled to speak at a rally in Washington Park, but the rally was moved to an indoor location due to health concerns (Leighton, 2014).

With its formal design, Washington Park became the center of social and political events in the area.

### ***The Armory Park Period***

Armory Park's primary purpose was to provide a public space for passive recreation and civic gathering. But, in 1914, the land was once again taken up for



military use when the National Guard built a federal armory in the eastern section of the park.

### *Early Armory Park Period*

Passed by Congress in 1903, the Dick Act led to the creation of the National Guard, which formalized state militias as primary reserves under the jurisdiction of the U.S. Army. The act placed these units under federal oversight and instituted national standards of training (Ford, 2002). Standardization of training facilities required armories with specific architectural features, and numerous ornate, fortress-like buildings conveying a military purpose were built at the turn of the century (Hewitt 2017). Built by contractor Jay J. Garfield, Tucson's armory followed this pattern (Arizona Daily Star June 7, 1914).

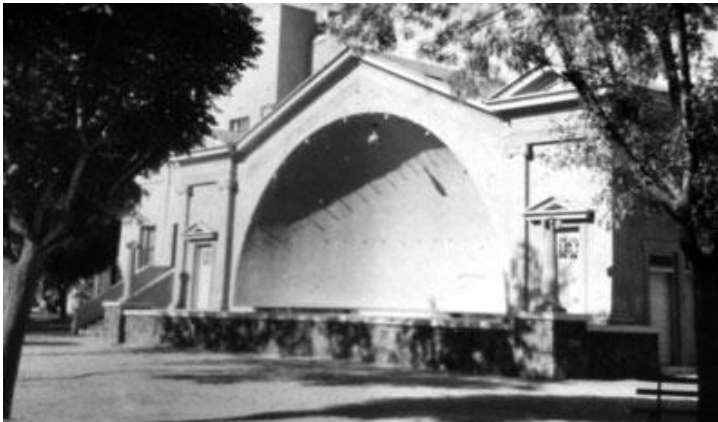


Figure 3.2. Historic Band Stand. Tom Marshall, n.d.

In 1912, Arizona gained statehood under President William Taft. Tucson reaped the benefits of statehood and continued to develop and expand as more and more businesses and people were drawn to the area.

When the National Guard armory was constructed in 1914, Washington Park was renamed Armory Park. The band stand (Figure 3.2)

predated the Armory, and care was taken to not take too much of the park land to build the Armory. A 1913 Arizona Daily Star article entitled *Park to Surround New Tucson Armory* was in response to citizens' concerns over the building of the Armory in the park. To clarify design intentions, Capt. William McDermott made the following statement "the only portion of the park that which would be occupied by the proposed building would be that in the rear of the bandstand and extending 45 feet beyond it at each end." The band stand supported both Federal and local performances (Ford, 2002), and the park provided a venue for community activities, University of Arizona athletic games, USO shows, and political rallies (Doyle, 1975).

### *Later Armory Park Period*

By 1963 the Armory was deemed inadequate for the needs of the National Guard, and the land and building were returned to the City of Tucson. The Armory was remodeled to serve as a Senior Center, which had outgrown its original space. Yet, according to an unpublished memory book on file, the Armory was soon deemed too small and too old to serve as a Senior Center, and both the Armory and the band stand were demolished in 1975. In the following year, the construction of a new 20,000 square-foot building was completed and as Club 1 Senior Center. Today, the Armory Park Center still operates as a senior

community center. Due to lack of funds for maintenance, the future of the building is uncertain.

Despite the loss of its eastern half over the years, Armory Park continues to serve as a focal point for political events such as the 2017 Women’s March, and for annual social events such as Tucson Hullabaloo, St. Patrick’s Day Parade and Festival, as well as local Easter Egg hunts and birthday parties.



*Figure 3.3. Tucson Women's march, January 21, 2017. Photo, Helen Erickson.*

## **EARLIER PRESERVATION INITIATIVES**

Although acknowledged for its historical significance, both Armory Park and the Armory Park Historic District were neglected during Tucson’s urban renewal period. Development encroached on historic areas, while buildings of the transitional period were demolished without concern for their significance. In recent years, however, residents and conservationists realized the detrimental effects of such demolitions and strove to resolve the conflict between conservation and development.

### ***Historic Lighting***

In 2005, a proposal was brought before the Tucson Historic Preservation Zone for Tucson by Mary Muszynski, City of Tucson Parks and Recreation Department, was accepted. In her proposal, Muszynski suggested that the city install twelve lights to match present historic lighting. The new lighting would not only complement the historic fabric, but also improve street safety in the project area. This lighting was located in the right of way of Twelfth and Thirteenth Streets between Fifth and Sixth Avenues.

## **PAST AND PRESENT USAGE: PRELIMINARY IDENTIFICATION**

### ***Historic and Modern Band Stands of Armory Park***

Despite the differences in construction and design of both the historic and modern band stands, the primary purpose remains the same; to provide a focal point for activities taking place within the boundaries of Armory Park. The different orientation of the historic and modern band stand, however, impact effectiveness.

The historic band stand was in a central location facing west from the Armory, permitting it to serve as the heart of the park while taking full advantage of the acoustic wall behind it. The modern band stand, on the other hand, was set in the south side of the park facing South Sixth Avenue. While it still functions as a focal point for events, its impact is greatly diminished due to its position.

### ***Carnegie Library and Tucson Children's Museum***

At the turn of the twentieth century, Tucson's renaissance supported the creation of the Carnegie Library to provide books and information to the public. The library would continue to serve its purpose until 1991, where the Library was moved to its present location on Stone Avenue. The Tucson Children's Museum would then occupy the former site of the library. Thus, the purpose of the area also changed. During its tenure, the Carnegie Library had offered a place for people to access information, while the Tucson Children's Museum provided "fun, play-based, interactive, hands-on learning experiences for children and their families" ("History", n.d.). Thus, the utilization of the area shifted from a public-oriented focus and towards a child-focused one.

The demolition of the historic bandstand and the offset position of the modern bandstand also had a major impact on the landscapes of both Armory Park and the Tucson Children's Museum. In the original orientation, acoustics ensured that the entirety of the park and the adjacent Carnegie Library landscape was included in the event being hosted. The new orientation has reinforced the sense of separation introduced by the presence of South Sixth Avenue; only a section of Armory Park is directly related to the band stand.

## TIMELINE

1862	Camp Lowell established		1941	Fire at Carnegie library destroys Trost-designed dome and stacks in back of building (Grede, 1990)
1870s-1880s	Area for Military Plaza laid out		1962	Southern Pacific yards were closed at the downtown location, some impact on Armory Park Neighborhood noted (1996 Amendment to Armory Park National Register Nomination)
1880	Southern Pacific Railroad comes to Tucson		1963	Armory remodeled to serve as Senior Citizen Club 1 facility (Letter & Petition to City of Tucson, 1975)
1900	City park established, known as Carnegie Park & then Washington Park prior to 1914		1975	Armory demolished
1901	Carnegie Free Library built by architect Henry Trost		1976	New Armory Park Center opens as Senior Center and recreation area under City of Tucson Parks and Recreation Department
1913	El Paso & Southwestern Railroad brought to Tucson by Phelps Dodge Mining Company, second train depot built		2006	Reclaimed water infrastructure added to Armory Park and Tucson Children's Museum landscapes as incentive to keep grass and established historic landscape in place (John Burr, personal communication 4/3/2107)
1914	Park renamed Armory Park to commemorate 1914 building of National Guard Armory			
1920	Freeman Memorial Bench installed			
1924	Southern Pacific takes over El Paso & Southwestern Railroad, closes second depot			

## 4 STAKEHOLDERS AND THEIR CONCERNS

---

### Introduction

For this report, a stakeholder is defined as a person, group, or organization that has interest or concern in an organization. Research on the stakeholders of Armory Park provided a foundation for analyzing the opportunities, constraints and concerns regarding future development.

### Stakeholders

During the six-week span of this project, the stakeholders most extensively consulted were the residents of Armory Park. However, John Burr, President of the Armory Park Neighborhood Association, helped to identify additional key stakeholders, such as Barrio Viejo, Barrio Santa Rosa, Santa Rita Park, and Millville.

It soon became clear that stakeholders in the project area were not limited to the residents of downtown Tucson. People from all across the city utilize the park for a variety of events and activities. For instance, senior citizens from Marana and Oro Valley visit the Armory Park Center, and out-of-town visitors frequent the Tucson Children’s Museum. The park is crossed by people enroute to the post office on South Sixth Avenue and East Twelfth Street, and it attracts dog-walkers. In addition - although other stakeholders do not always welcome their presence – members of Tucson’s homeless population enjoy the park and must be considered as stakeholders.

Given the sheer number of stakeholders, substantial consultation and research is needed to gain a thorough understanding of the needs of those who use Armory Park. Our intent is more modest: to gather information and establish an initial baseline from which further research can be conducted.

### Data Collection

To gain a better understanding of the stakeholders and concerns involved, the team collected qualitative and quantitative data. A ten-question survey was distributed through the Armory Park Neighborhood Association listserv to collect both kinds of data. The objective of the survey was to discover how the park was used, what it meant to individual users, and to determine how the park was meeting user needs or how it could be improved. Qualitative data was gathered from four questions that included an “other- please specify” section intended to elicit more individual information than the more controlling questions on the survey.

Additional information regarding stakeholders and their concerns arose from informal conversations with people, including John Burr (president of the Armory Park Neighborhood Association), Steve Grede (landscape architect and Armory Park resident), Tucson Parks and Recreation staff (who also provided data on event

statistics), Armory Park Center staff, and a few conversations with residents waiting at bus stops. In one of these chance encounters, one senior reported that traveled downtown (from the area of the Tucson Mall) to the Armory Center several times a week.

Questions that address event use capture a bigger demographic within the Armory Park neighborhood than does a question related to proximity and convenience, because some residents do not live within walking distance or proximity to the park. We also obtained some information on why some people do not use the park.

## Survey Form

The survey design consisted of ten questions with a mix of multiple choice and yes or no questions. The survey also included short answer and follow-up questions (Figure 4.1).

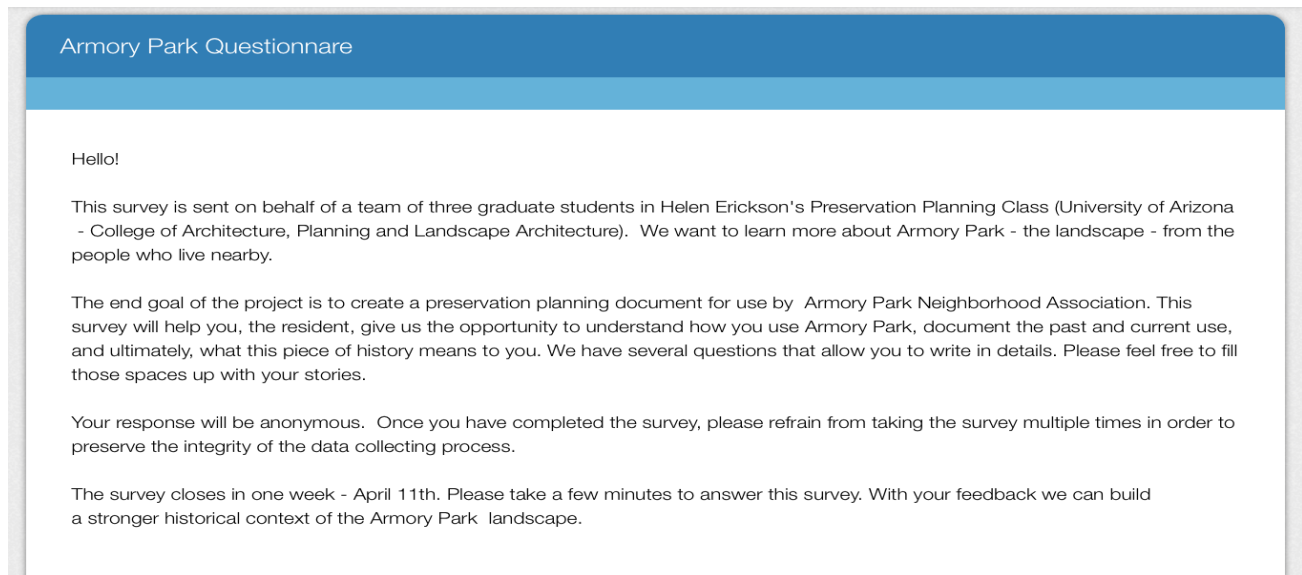


Figure 4.1. Armory Park Questionnaire Introduction. Armory Park Survey, April 2017.

## Responses and Analysis

The following section summarizes the data and information obtained from the survey.

## What Do You Use the Park For?

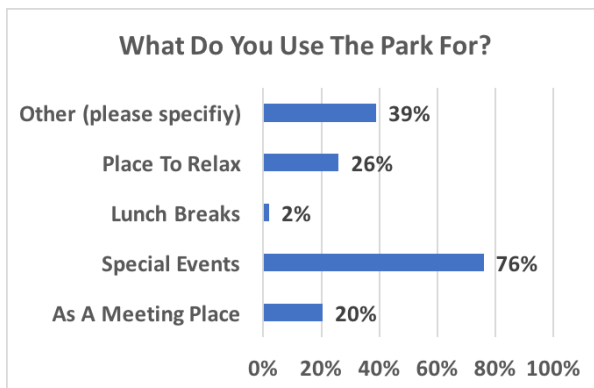


Figure 4.2. Armory Park Survey, April 2017, Question 1.

According to the data collected, seventy-six percent of the respondents said they used the park for special events, while approximately twenty-five per cent stated that they visit the park for social and leisure activities. Forty percent of respondents use the park for other purposes. Only one respondent utilized the park as a respite from his or her work (Figure 4.2).

Out of thirteen “other” responses, four indicated that they do not use the park at all, while another four actively use the park as open space or to participate in activities. The remaining five respondents use it as a place to walk their dogs or walk across it enroute to other locations.

The following activities were listed by respondents:

- Picnic dinners and social/political activism (such as The Women's March).
- Play space, ball games, running, bike, scooter, etc.
- Passing through it when going on walks.
- A place to walk by.
- Walking a dog.
- Walking around.
- Classes that are offered there.
- Open space--a place to walk through, a resource that helps break up the urban environment - visually open whether walking, biking or driving - grass for people with small lots that no longer have grass.

Four respondents said they did not use the park.

## What Are Your Major Concerns About the Park?

The second question of the survey attempted to gauge general concerns about the park such as encroaching redevelopment and perceptions of utilization (Figure 4.3). By analyzing responses to this question, preservationists and future researchers will be able to prioritize the direction and the actions necessary to keep Armory Park relevant to its residents.

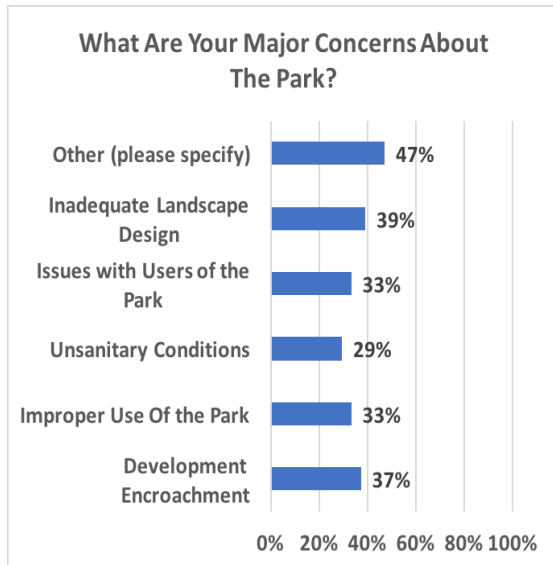


Figure 4.3. Question 2: What are your major concerns for the park for? Armory Park Survey, April 2017.

Respondents expressed significant concern for every option available presented in the survey, including developer encroachment (37%), landscape design (39%), issues with other users of the park (33%), unsanitary conditions (29%), and improper use of the park (33%). Beyond this, thirty-one respondents discussed other concerns.

Residents feel that the park’s attraction as a public space is diminished due a sense that it is used by the homeless, suspicious individuals, and drug users. One resident described the park’s reputation as “shady.”

Park design is also an issue for respondents, who noted that the lack of green space in certain sections of the park diminishes the park’s allure. Users also noted that improving the landscape in general is desirable. Replacing

overly extensive paved areas would be welcomed. One respondent mentioned a desire for more native vegetation in the park (indicating a need for an explanation of the historic character of the space). Shade and better maintenance were also mentioned.

A fair number of respondents feel the current park design is disjointed and while it serves specific events it does not provide for passive recreation. The fragmentation of the landscape discourages central use.

### ***How Would You Improve on The Major Concerns You Checked Above?***

Question three asked respondents to expand on their concerns exhibited in the previous question. Responses are included verbatim below.

- *Redesign concrete use areas to be better integrated into overall original plan of park.*
- *Complete redesign.*
- *Permanent areas dedicated to "play". More uneven terrain to create places to hang out, e.g. little hills. Playground and picnic areas?*
- *More police presence.*
- *Encourage daytime use of Park offering exercise classes (Tai Chi, Qi Gong).*
- *For the most part, people who use the park to sleep do not present a big problem, but there are times when I wish they had someplace else to sleep. I worry that the city will take (sell or develop) this green space away, and that is my biggest concern.*
- *Return to the park the is cannons, cannon balls and statues that were removed in the 80's.*
- *?*



- *no ideas; low water use landscape.*
- *Uncertain, Armory Park and the park off of Stone/Speedway are major hubs for vagrants and drug users to hang out. When the parks close, these folks spread out and sleep in the nearby neighborhoods and alleys.*
- *Add more landscaping, water catchment areas to grow perhaps plants that support bees and other nectar seeking animals. Perhaps some solar lighting such as in the trees.*
- *While I consider myself compassionate because I donate to charitable agencies and pay taxes to help the homeless, I feel that there needs to be more supervision by police and outreach social workers to get needy, mentally ill and homeless folks to shelters and agencies. I pay taxes and I should be able to walk to my park, enjoy a beautiful day relaxing without fear nor harassment.*
- *I would add more shade areas. I'm not sure that all the grass is even needed since it is not kept up well. The trees could use some trimming to make them look better. I don't know what to do to help the homeless - they have a right to be there - but it is not easy to be there when they are drunk - even if not disorderly.*
- *Support historic zone restrictions & policies.*
- *I would like to keep it green and open.*
- *Keep it green.*
- *Require user groups to pick up trash in park and curbsides.*
- *I would like to see some rainwater harvesting and/or more native vegetation.*
- *no concerns.*
- *No opinion.*
- *Maintain the park, keep it neat, and make it look cared for.*
- *Playground equipment to encourage families and supervision in the park.*
- *More up-to-date park hard and soft-scape design. Don't let the city bull-doze this green space. It's historic and community value cannot be overstated. Also, it needs to be well-lit and safe at night.*
- *I would like to see the character changed to more of an urban park design, with perhaps some opportunity for activation like food trucks/vendors or other activities.*
- *More patrolling of the park.*
- *Return to the historic park dimensions: demolish the Center and restore the slave to park, and reincorporate the parking spaces on 12th and 13th Sts into the park footprint as green space.*
- *I would relocate the stage. I would orient the performance space directly behind the Center and facing west. I would encourage concerts (i.e., the "Old Time Fiddling Contest" that used to occur in the park. Other cities promote concerts in the park. With a decent stage, Armory Park could offer the same.*
- *We need to support housing/shelter options for the less fortunate who have nowhere else to go so that the park can be enjoyed as a safe, family friendly space for the community.*
- *The park is not very welcoming/doesn't have features which make me want to linger there. Needs more shade and more diverse plants/landscaping. The large non-native trees don't provide any shade or benefit to users, as well as visually/physically break*

up the space in a weird way. The picnic table area feels exposed and that tables are too close together. I'd prefer if there were more, smaller and dispersed seating areas (benches, tables, etc.) to encourage multiple groups of users at the same time. Replace shuffleboard with bocce court or something easier to maintain/more usable.

- Different landscaping? Attractive seating?
- I would love for Armory Park to be more of a gathering space--a place that showed Shakespeare in the Park plays, a place with a running trail around the perimeter, a place that I would like to hang out in more often.

### **What Does Armory Park Mean to You?**

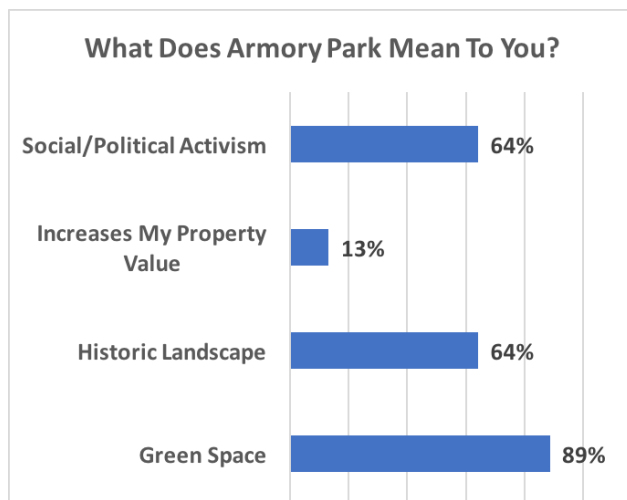


Figure 4.4 Question 4: What does Armory Park Mean to You? Armory Park Survey, April 2017.

The purpose of this question was to gain an understanding of the role the park plays in the lives of its users. Understanding the values residents see in the park will help keep the park a satisfying place in which to spend time.

According to the data, residents primarily value Armory Park as a green space, a historic landscape, and a forum for social and political activism (Figure 4.4). Interestingly, residents did not consider the park as a means of increasing property values.

### **Please Rate These Potential Improvements for Armory Park**

In the fifth question of the survey, residents were asked to rate the priority of certain park improvements (Figure 4.5).

Overall, they expressed a desire for improved seating, lighting, and water fountains. Seventy percent did not want additional parking. Landscape improvements were a priority.

Parking was the improvement that was overwhelmingly rejected, as seventy percent of respondents did not want additional parking. Desire for restrooms was not overwhelmingly rejected by residents, despite forty-five percent of residents noting that restrooms in the park are a low priority. Around thirty percent expressed high

	Low	Medium	High	Total Respondents
Shade	12.24% 6	34.69% 17	53.06% 26	49
Seating	26.53% 13	38.78% 19	34.69% 17	49
Restrooms	45.83% 22	22.92% 11	31.25% 15	48
Water Fountains	22.92% 11	39.58% 19	37.50% 18	48
Landscape Improvements	14.00% 7	30.00% 15	56.00% 28	50
Lighting	29.79% 14	31.91% 15	38.30% 18	47
Parking	70.45% 31	9.09% 4	20.45% 9	44

Figure 4.5. Question 5: Please Rate These Potential Improvements for Armory Park Survey, April 2017.

***If the Armory Park Center Closed Due to Lack of Funds, Would You Want the Armory Park Center to...***

The goal of the sixth question was to understand changes residents would consider acceptable should the Armory Park Center close. The data indicates (Figure 4.6) that

nearly sixty-percent of respondents want the Armory Park Center to remain open for public use. Thirty-six percent preferred that the area return to a historic landscape. Development pressure is a concern.

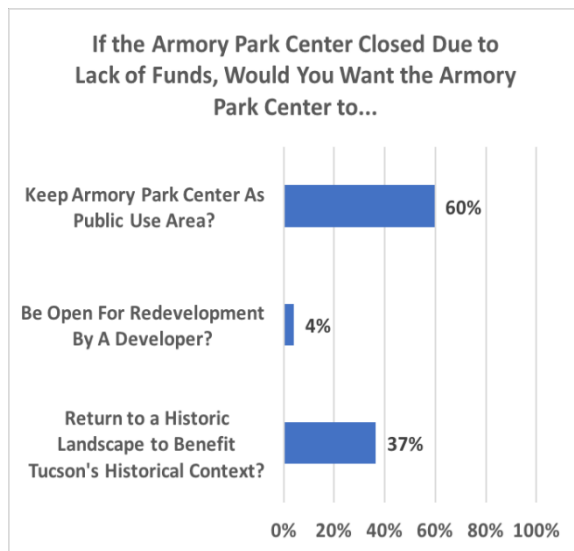


Figure 4.6. Graph showing response results to Question 6. Armory Park Survey, April 2017

***Did You Attend Events Held at the Historic Band Shell before the Armory Was Demolished?***

Unlike previous questions, questions seven and eight were constructed to seek out and collect first-person information regarding the original band stand, which was lost when the armory was demolished. This feature played an important role as a center for the park's activity until its demolition in 1975.

It is notable that seventy-seven percent of respondents attended events at the historic bandshell prior to demolition (Figure 4.7).

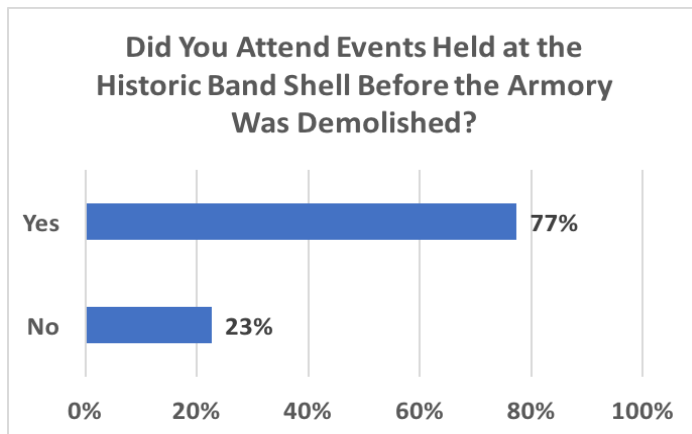


Figure 4.7. Attendance at historic bandshell performances by Armory Park residents. Armory Park Survey, April 2017.

### ***If Yes, Please Describe the Types of Events You Attended***

Those residents that did attend band stand events, were asked to describe them. Responses are listed below.

- *Musical special events as a child and young adult.*
- *Concerts and rodeo parade events.*
- *Music and talks.*
- *Community festivals, band concerts, political rallies.*
- *Music-spontaneously given.*
- *Outdoor concerts.*
- *Concerts.*
- *Concerts, performances.*
- *I mentioned the Fiddler's Contest. I've also attended some wonderful classical concerts in the past.*

### ***How Has the Armory Park Landscape Changed Since You Lived There?***

This question was asked to get resident's perspective of Armory Park's history. There were thirty-two responses.

Eight respondents noted that the park has not changed in a noticeable way. One respondent noted that more traffic and events. One respondent noted a new row of *bonita* sycamores and more Chinese pistache were planted, and the cypress trees that died were replaced. One respondent noted that new veteran statues were added, while one statue disappeared. One responder noted the park is starker than it once was, and another noted that the park has become less well-kept.

One respondent noted that the Children's Museum has encroached on the park, with the removal of the wall only partially alleviating encroachment. Another respondent expressed concern that the park would be sold to a developer and ruined.

### ***Do You Have a Favorite Memory or Story to Share About Armory Park?***

The final question of the survey asked respondents to share memories about the park. Events still play a big part in how people interact with the park space and indicate the importance of Armory Park as a green space that is available for social and political events, as well as enriching the everyday lives of neighborhood residents. The stories and memories shared are additional evidence of the value of Armory Park. These are listed verbatim below.

- *Enjoying the Holiday Light Parade with those who are no longer with us.*
- *I like seeing people use the trees to practice their balance beam - with the rope tied between the trees.*
- *I like it when entire families are able to participate in events, and when there are bands and music for everyone to enjoy.*
- *I visited the park a lot since the 70's great part of downtown.*
- *I miss the popcorn vendor-an elderly Polish immigrant who owned his own popcorn cart and who popped fresh popcorn daily. Also, I miss sitting in the shade with friends playing my flute and they their guitars when we attended Safford Junior High.*
- *I loved the project that was done that included the Armory Park Senior Center done by some students from Safford who interviewed senior inhabitants of the neighborhood about their childhoods growing up here....very large pictures were made of these folks from the old days and were wheat pasted on the center. Very, very touching and educational.*
- *walking the dog in the park.*
- *The Mariachi Festival free concert was the best downtown party.*
- *I loved that it was actually used by the Elders --who used to live there---. I still bear ill-will towards those who decided to move them out & from MLK!!! I*

*dislike that downtown has become the UA playground.*

- *The Tucson Women's March this year was inspiring. I love the Beyond events and El Tour.*

Page Intentionally Left Blank

## 5 ANALYSIS AND RECOMMENDATION

---

### Analysis

Armory Park and the Tucson Children’s Museum are valued historic Tucson landscapes that deserve thoughtful planning and compatible development. Conservation of the green space, a rare entity in downtown Tucson, brings value to the entire city and deserves to be vetted through public process and stakeholder input.

From previous distressing experiences, residents are concerned about changes to the park and historic district without community input. Removal of historic black and white signs (Figure 5.1), the destruction of CCC curbs, and the removal of post office collection boxes are three examples outside of the survey boundary that were brought up by stakeholders. One interviewee described a process where the neighborhood association worked in collaboration in converting a historic postal drop box into a group of mail delivery boxes, only to have their design removed at a later date:

*There were historic green mail collection boxes throughout the neighborhood that were being removed at the same time as there was a push by the post office to install free-standing locked boxes for residents. Some residents worked on a proposal to retrofit the collection boxes with locking mailboxes so that there would not be intrusions into our historic streetscape, working really hard to get the US Post Office to accept our proposal and this was done. These boxes so hard won and functional for years are now removed.*

Tucson has only four publicly owned green spaces left, Armory Park, the Eckbo landscape at the Tucson Community Center, Jacome plaza, and Presidio Park. We can manage these resources well with city collaboration and stakeholder input, or lose them to poor planning.



*Figure 5.1. A cast metal and black painted street sign in the Armory Park Historic Residential District. Photographer, Stephanie Badurski, April 22, 2017.*



## Future Planning

The conservation of Armory Park and Tucson Children's Museum landscape should be planned with holistic oversight, integrating both spaces in the planning process.

### Plan Tucson 2013

This planning tool is a public resource that has proactive policies that align with stakeholder desires such as promoting green space, retention of historic resources and art and culture to name a few examples. Plan Tucson 2013 can be found online and accessed at <https://www.tucsonaz.gov/pdsd/plan-tucson>. Awareness and use of this document in stakeholder meetings would promote a broader knowledge base to bring to neighborhood and public meetings.

Below are a few select polices that pertain to stakeholder concerns within Armory Park and the Tucson Children’s Museum project area (Figure 5.2).

<b>PLAN TUCSON 2013 – SELECT POLICIES AS A PLANNING TOOL</b>	
<b>Arts &amp; Culture Chapter 3 page 3.27</b>	
AC2	Promote heritage destinations and annual heritage events regionally, nationally, and internationally.
AC3	Implement site specific and neighborhood-scaled development strategies that incorporate cultural heritage and the arts.
<b>Business Climate Chapter 3 Page 3.66</b>	
BC6	Enhance the community attributes that are mutually beneficial to the business climate and quality of life for residents, including a safe environment, recreational opportunities, multi- modal transportation, a vibrant downtown, distinctive neighborhoods, excellent education, primary and secondary employment opportunities, and arts and entertainment venues.
<b>Green Infrastructure Chapter 3 Page 3.97</b>	
GI6	Protect, restore, enhance, and manage trees for their long-term health, including providing guidance on proper planting, care, and maintenance
<b>Historic Preservation Chapter 3 page 3.113</b>	
HP4	Identify historic streetscapes and preserve their most significant character defining features
HP6	Mitigate impacts on historic, cultural, and archaeological resources caused by construction or excavation in City rights-of-way.

<b>PLAN TUCSON 2013 – SELECT POLICIES AS A PLANNING TOOL</b>	
HP7	Evaluate the benefits of new development relative to historic preservation in land use decisions
HP8	Integrate historic, archaeological, and cultural resources in project planning, and design when development occurs in historic districts.
<b>Land Use, Transportation &amp; Urban Design Chapter 3 pages 3.148</b>	
LT1 I	Integrate land use, transportation, and urban design to achieve an urban form that supports more effective use of resources, mobility options, more aesthetically-pleasing and active public spaces, and sensitivity to historic and natural resources and neighborhood character.
LT3	Support development opportunities where: a. residential, commercial, employment, and recreational uses are located or could be located and integrated b. there is close proximity to transit c. multi-modal transportation choices exist or can be accommodated d. there is potential to develop moderate to higher density development e. existing or upgraded public facilities and infrastructure provide required levels of service f. parking management and pricing can encourage the use of transit, bicycling, and walking.
LT4	Ensure urban design that: a. is sensitive to the surrounding scale and intensities of existing development b. integrates alternative transportation choices, creates safe gathering places, and fosters social interaction c. provides multi-modal connections between and within building blocks d. includes ample, usable public space and green infrastructure e. takes into account prominent view sheds.
<b>Parks &amp; Recreation Chapter 3 page 3.20</b>	
PR2	Prioritize repairing, maintaining, and upgrading existing recreational facilities.
<b>Redevelopment and Revitalization Chapter 3 page 3.128</b>	
RR1	Redevelop and revitalize in areas with the greatest potential for long-term economic development by focusing public resources, tools, and incentives to catalyze private investment.
<b>Tourism &amp; Quality of Life Chapter 3 page 3.76</b>	
TQ4	Promote and preserve Tucson’s cultural heritage and historic resources, including archaeology, architecture, performance, art, landmarks, and events.

## **Preliminary Recommendations**

- Create a long-term management and maintenance plan for conservation of historic and contributing park resources.
- Institute a process for consultation and review with the Armory Park Neighborhood Association, the Department of Parks and Recreation, the Arts Foundation for Tucson and Southern Arizona (if public art is involved), the City of Tucson Historic Preservation Office, the Armory Park Historic Zone Advisory Board, and the Tucson-Pima County Historical Commission before implementing landscape, hardscape or infrastructure changes in Armory Park or the Tucson Children's Museum landscape.
- Consider requesting assistance in creating a consultation process from the Ward 6 Council Office.
- Take into account the recommendations of Plan Tucson 2013 in all proposals for landscape alterations to Armory Park or the Tucson Children's Museum landscape.
- Update the Armory Park District National Register Nomination to include Armory Park and the grounds of the Children's Museum.
- Undertake an oral history project focused on Armory Park and the Carnegie Library.

## 6 BIBLIOGRAPHY

---

Arizona Daily Star. "Park to Surround New Tucson Armory." October 11, 1913.

Arizona Daily Star. Small Cottage is Home Suitable for Arizona." June 7, 1914.

Armory Park Neighborhood Association. 1974. Armory Park Historic Residential District. National Register of Historic Places Inventory Nomination Form. Tucson.

Badurski, Stephanie and Susan Bierer. 2017. Historic American Landscape Survey--Armory Park. National Parks Service, United States Department of the Interior.

Bigglestone, William E. "Tucson's Oldest Public Art: The Freeman Memorial." 1989. Unpublished MS, Tucson.

Collins, William S., editor. 1996 Amendment to Armory Park National Register Nomination. National Register of Historic Places Inventory Nomination Form. Tucson.

Doyle, Genevieve. "First of Kind in State: Armory's 46- Yr. History Covered Two World Wars". N.P., N.D, accessed via Armory Park Center Archives.

Ford, Susan Jezak. 2002. National Register of Historic Places Inventory -Nomination Form: National Guard Armories of Kansas. National park Service, United States Department of the Interior.

Grede, Steve. 1990. The Freeman Memorial (1920, Carnegie Free Library 1900-1990, a Resource Document.

A Cultural Resource Survey for a Streetlight Project at Armory Park, Tucson, Pima County Arizona.

Historic Preservation Zone/Rio Nuevo Downtown Review Application. Applicant Mary Muszynski for City of Tucson Parks & Recreation.

1901 Sanborn Map Company Tucson Arizona Territory

1909 Sanborn Map Company Tucson Arizona Territory

Lucas, Robert. "Arizona 1912 - 2012." Arizona 1912 - 2012. January 01, 1970. Accessed April 05, 2017. <http://arizona100.blogspot.com/>.

"Presenting the History of the Senior Citizens Club 1 December 1959 to December 1994." Unpublished scrapbook on file at the Armory Park Center, Tucson, Arizona.

Hewitt, Owen L. "Armories." Armories | WBDG Whole Building Design Guide. March 20, 2017. Accessed April 08, 2017. <https://www.wbdg.org/building-types/armories#mjr>.

US Department of the Interior, National Park Service Historic Preservation Training Center. Rehabilitate the Historic Structure at Monroe Station, Big Cypress National Preserve: Historic Structure Assessment Report, August 2007, Frederick, Maryland.

Sonnichsen, C. L. 1987. "Tucson, the life and times of an American city." Norman: University of Oklahoma Press.

Downtown Tucson Partnership El Paso and SW Depot Accessed April 8, 2017. <https://www.downtowntucson.org/locations/el-paso-sw-depot/>

Carnegie library. Wikipedia. Accessed 4/8/2017 [https://en.wikipedia.org/wiki/Carnegie\\_library](https://en.wikipedia.org/wiki/Carnegie_library)

Pima County Public Library. Wikipedia. Accessed 4/8/2017. [https://en.wikipedia.org/wiki/Pima\\_County\\_Public\\_Library](https://en.wikipedia.org/wiki/Pima_County_Public_Library)

Tucson Children's Museum History. Accessed 4/8/2017. <http://childrensmuseumtucson.org/about-cmt/history>

Plan Tucson, City of Tucson General & Sustainability Plan. November 2013. Assessed 4/7/2017. [https://www.tucsonaz.gov/files/integrated-planning/Plan Tucson Complete Doc 11-13-13.pdf](https://www.tucsonaz.gov/files/integrated-planning/Plan_Tucson_Complete_Doc_11-13-13.pdf)

"Tucson Unified Development Code." American Legal Publishing. Accessed May 02, 2017. [http://www.amlegal.com/codes/client/tucson-unified-development-code\\_az/](http://www.amlegal.com/codes/client/tucson-unified-development-code_az/).

"Historic Downtown Tucson: A Collection of Picture Postcards." *Southern Arizona Guide*. Accessed 7 April 2017. <http://southernarizonaguide.com/historic-downtown-tucson-picture-postcards/>.

Swartz, Brian. "Maine at War: Lubec Cavalryman saved the Southwest for the Union." *Bangor Daily News*, 20 March 2014. Accessed 7 April 2017. <http://bangordailynews.com/2012/04/10/living/lubec-cavalryman-saved-the-southwest-for-the-union/>.

Granger, Byrd Howell. 1953. "Lowell, Fort." In *Arizona's Names (X Marks the Spot)*, Tucson: The Falconer Publish Company. Graye, Michelle B. *Greetings from Tucson: a postcard history of the Old Pueblo*. Bloomington, IN: AuthorHouse, 2013.

Melton, Brad. "Hardship and Courage Symbolize a Desert March: The Civil War Saga of Colonel Carleton and the California Column." *Arizona Highways*. May 1999. 32-35.

"City-Owned Historic Destinations," City of Tucson, Accessed 11 April 2017, <https://www.tucsonaz.gov/preservation/city-owned-historic-destinations>.

"Arizona Statehood," The Arizona Experience, accessed 11 April 2017, <http://arizonaexperience.org/remember/arizona-statehood>.

"Neighborhoods," Downtown Tucson Partnership, Accessed 11 April 2017, <https://www.downtowntucson.org/live-work/neighborhoods/>.

"History of Pima County Public Library," Pima County Public Library, 22 November 2016, accessed 11 April 2017, <https://www.library.pima.gov/blogs/post/history-of-pima-county-public-library/>

"Armory Park (21/29)," Downtown Walking Tour, accessed 11 April 2017, <http://history.meetmeatmaynards.com/location/23-armory-park-armory-park-historic-district/>.

Ford, Rochester, "Tucson, Arizona", *Entertainment Magazine*, September 1902, Accessed 11 April 2017, <http://www.emol.org/tucson/history/tucsonarizona/chapter2.html>, pg. 2

"USO Centers," USO. Accessed 11 April 2017, 2017. <https://www.uso.org/centers>.

Trask, David, "The Spanish-American War," The Library of Congress, accessed 11 April 2017, <https://www.loc.gov/rr/hispanic/1898/trask.html>

"Mexican-American War," History.com, accessed 11 April 2017, <http://www.history.com/topics/mexican-american-war>.

Leighton, David. "Roosevelt Campaigned Here in 1912." *Arizona Daily Star*, 3 November 2014, Monday; Access 30 March 2017; [http://tucson.com/news/local/street-smarts-roosevelt-campaigned-here-in/article\\_56d77a38-1684-519a-898b-669b78810ed8.html](http://tucson.com/news/local/street-smarts-roosevelt-campaigned-here-in/article_56d77a38-1684-519a-898b-669b78810ed8.html) Tucson .com, accessed 3/30/17.

“Mexican-American War,” History.com, accessed 11 April 2017, <http://www.history.com/topics/mexican-american-war>.

“Tucson Mormon Battalion Monument,” GoFundMe, accessed 11 April 2017, <https://www.gofundme.com/TucsonMormonBatt>

Ring, Al, Bob Ring, “Tucson Fire Department, Early 20<sup>th</sup> Century: 1900-1915,” accessed 11 April 2017. <http://www.tucsonfirefoundation.com/wp-content/uploads/2015/10/Early-20th-Century-1900-1915.pdf>

“Incorporated Place,” Definedterm.com, access 11 April 2017. [https://definedterm.com/incorporated\\_place](https://definedterm.com/incorporated_place)

Marshall, Tom. Original Armory Park Band Shell. N.D., Through Our Parents’ Eyes, University of Arizona, Tucson, 27 March 2017. <http://parentseyes.arizona.edu/tommarshallstucson/chapter3-armorypark.htm>

Donovan, Robin. 2011. “Bending the Rules: Saving Iconic Neon in Tucson.” Sign of the Times. [https://www.tucsonaz.gov/files/pdsd/2011\\_august\\_signsofthetimes.pdf](https://www.tucsonaz.gov/files/pdsd/2011_august_signsofthetimes.pdf)  
Hannley, Pamela. 2017. "Historic Landmark Signs: Should Tucson Preserve Its Neon Heritage? (Video)". Tucson Progressive. <https://tucson-progressive.com/2011/06/27/historic-landmark-signs-should-tucson-preserve-its-neon-heritage-video/>.

Wagner, Raina. "3 memorials are examples of charitable spirit's legacy," The Arizona Daily Star, April 29, 1995: 7A, accessed April 16, 2017, <http://infoweb.newsbank.com/resources/doc/nb/news/oEACE5D76A6BCA8F?p=WORDNEWS>.

"Beaux Arts". 2017. Architectural Styles Of America And Europe. <https://architecturestyles.org/beaux-arts/>.

Matlovich, Emily. "Are parks alienating the aging population?" Strong Towns. March 24, 2017. Accessed April 25, 2017. <https://www.strongtowns.org/journal/2017/3/23/are-parks-alienating-the-aging-population?rq=emily%20matlovich>.

"City Historic Designations and Design Review." Official website of the City of Tucson. April 18, 2016. Accessed April 25, 2017. <https://www.tucsonaz.gov/preservation/city-historic-designations-and-design-review>.





Page Intentionally Left Blank