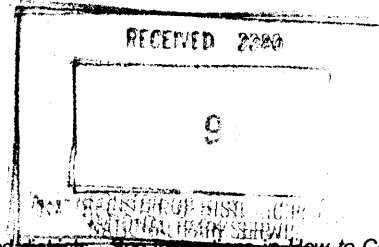


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being nominated, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property J.C. Penney / Chicago Store

historic name Hittinger Block; Los Angeles Furniture Company; J.C. Penney Department Store

other name/site number Chicago Store; Inventory No. 133

2. Location

street & number: 130 E. Congress Street \_\_\_\_\_ not for publication  
city/town: Tucson \_\_\_\_\_ vicinity  
state: Arizona code: AZ county: Pima code: 019 zip code: 85701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and  meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments).

James W. Gowen Arizona 24 July 2003  
Signature of certifying official Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (See continuation sheet for additional comments).

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  
 See continuation sheet

determined eligible for the National Register  
 See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other (explain): \_\_\_\_\_

[Signature]  
Signature of the Keeper  
[Signature]

Date of Action

SEP 12 2003

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building (s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing      Noncontributing

One \_\_\_\_\_ buildings  
 \_\_\_\_\_ sites  
 \_\_\_\_\_ structures  
 \_\_\_\_\_ objects  
 One \_\_\_\_\_ Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing).

HISTORIC      AND      ARCHITECTURAL  
 RESOURCES      OF      DOWNTOWN TUCSON  
 ARIZONA

Number of contributing resources previously listed in the National Register

N/A \_\_\_\_\_

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE / specialty store;  
department store; business

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE / specialty store;  
VACANT/NOT IN USE (second floor)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

7. Description

Architectural Classification

Late Victorian Commercial Palatial (Italianate)-  
Influenced; Two-Part Commercial Block

\_\_\_\_\_  
 \_\_\_\_\_

Materials

(Enter categories from instructions)

foundation Concrete  
 walls Brick  
 roof Laid Composition  
 other \_\_\_\_\_

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
Property is associated with the lives of persons significant in our past.
Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- owned by a religious institution or used for religious purposes.
removed from its original location.
a birthplace or a grave.
a cemetery.
a reconstructed building, object, or structure.
a commemorative property.
less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Community Development/Planning

Architecture

Period of Significance

1903-1957

Significant Dates

1903; 1927

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

D. H. Holmes (architect)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary Location of Additional Data:

- State historic preservation office
Other state agency
Federal agency
Local government
University
Other

Name of Repository:

UA Arizona Architectural Archives; Arizona Historical Society/Tucson; Assessor's Office;

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>12</u>	<u>502950</u>	<u>3565040</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Melissa Rees and Goran Radovanovich

organization University of Arizona Preservation Studies Class date May 10, 2002

street & number College of Architecture, Planning and Landscape Architecture,  
University of Arizona, P.O. Box 210075

city or town Tucson state: AZ zip code 85721-0075

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative Black and White photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO)

name Chicago Store Ltd. Partnership

street & number 130 E. Congress telephone \_\_\_\_\_

city or town Tucson state AZ zip code 85701

Paperwork Reduction Act Statement: This information is being collected for applications to the National register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instruction, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 7 Page 1

J.C. Penney / Chicago Store  
Pima County, Arizona

### NARRATIVE DESCRIPTION

The J.C. Penney/Chicago Store buildings are located at the southwest corner of 6<sup>th</sup> Avenue and Congress Street on two irregularly-shaped trapezoidal lots in Block 248, City of Tucson. The two-story buildings have been joined to form a single property: the smaller westernmost building, 128 East Congress Street, is attached to the west side of 130 East Congress Street, the larger corner building, and is flanked by another building, the Hittinger Block, 118-122 E. Congress, along its west side.

The north façade facing Congress Street, and the east façade facing Sixth Avenue, are divided vertically by a continuous concrete reveal separating the ground and second floors. The ground floor of the north façade is dominated by a bank of recessed display windows punctuated by the structural piers supporting the upper floor. This area is recessed from the vertical plane of the façade to offer shade for pedestrians walking along the sidewalk in front of the store. On the northeast corner and western end of the ground floor are additional display windows that provide infill between the piers. The piers in the recessed area are sheathed with mirrors and tile bases. There is only one door on the north facade. Above the recessed area and continuing one bay around the northeast corner is a continuous band of transom windows of small translucent glass panes that are partially covered by store signage. A decorative cornice sits just below the second floor concrete sill and marks the extent of the display and transom windows that forms the terminus for the articulated piers on the ground floor. On the east and south facades of the building at the same level as the transom windows are small arched windows with concrete sills. Under the second to last window on the east facade is a boarded-up door. At the southeast corner of the building is a large arched doorway, which is also boarded up. On the south (alley) facade is a small arched window with a concrete sill at the same level as the second cornice. One boarded-up doorway exists under the southwestern most window of the first story. On both the south and east facades are murals following a musical theme, not original to the building.

The exterior of the second floor has a flat parapet marked by a bracketed cornice which extends across just the north and east facades of the buildings. On the south facade the roofline is capped by a stepped-parapet. Beneath the cornice is a band of double-hung windows grouped in twos and threes with each group flanked by double, classically-inspired pilasters, each with a base, cap and shaft, superimposed onto the walls. These second-story window groupings form along the north and east façades only. The second-story exterior windows along the south (alley) façade, are double-hung framed in an arched opening and set in groups of two over individual concrete sills. A cornice exists below the belt course along the north facade and the northeast corner of the buildings. Below the second story windows along the north and east facades is a continuous concrete sill band that visually divides the first and second floors.

The dual-unit building is entered through the Congress Street door that leads to a large open space defined by brick bearing exterior walls and a series of steel posts that support the ceiling and the second story. Dressing stalls from when the building was a department store remain along the north wall of the second story of the building at 130 East Congress Street. A cooling/storage room exists above the dressing rooms. A door on the east side allows access between the second stories of both buildings. Both buildings maintain a mezzanine between the second and first stories. The mezzanine in the building at 130 East Congress Street can be accessed from the second story by stairs along the west side and the mezzanine in the building at 128 East Congress Street can be accessed by a central staircase from the second floor. The mezzanine in the building at 130 East Congress Street, which exists along the east side of the building, is supported by original oak staircases. The mezzanine of the building at 128 East Congress Street can be accessed by one central staircase leading to the first floor. Along the north wall of the building at 130 East Congress Street is a short balcony, which can be accessed by a set of stairs on the east side of the wall. A pressed tin

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

## **National Register of Historic Places Continuation Sheet**

Section Number 7 Page 2

J.C. Penney / Chicago Store  
Pima County, Arizona

---

ceiling, which has been painted white, extends across the ceiling throughout both buildings. The large wood beams, which were added in the 1999 remodeling are exposed and visible from the second story.. The original decorative woodwork and cabinetry remains throughout the buildings. Also original to the buildings' interior, are the oak hardwood floors, which are carpeted and tiled over on the second stories. A partial basement and a boiler room exist below the first floor along the south side of the building at 130 East Congress Street.

The J.C. Penney/Chicago Store buildings look much the way they did when they were first constructed. Alterations to the building include the replacement of the roof from the ceiling up and an upgrade of the roof's structural system, which included the installation of 30-foot long, 800-pound wooden beams in 1999 (Lopez, C6). The buildings' exterior brickwork has been stuccoed over and painted yet it still reveals the articulations and details of the second floor. The windows have all been boarded-up with plywood but the original windows still remain. Signage has been added to the front facade hiding the transom, but still remains intact. The central staircase found in the interior of the building at 130 East Congress Street has been moved to the side of the building's interior.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 8 Page 3

J.C. Penney / Chicago Store  
Pima County, Arizona

### NARRATIVE STATEMENT OF SIGNIFICANCE

The J.C. Penney/Chicago Store is eligible under both Criteria A and C. Under Criterion A, this general-use, two-part commercial block relates to the context of Planning and Development of Downtown Tucson. Under Criterion C, the J.C. Penney/Chicago Store is significant as an extant example of a Commercial Palatial (Italianate) Style-Influenced building and the work of prominent Tucson architect, David Holmes, related to the context of Architecture in Downtown Tucson. The period of the building's significance begins with the date of its construction, 1903, during the third period of Tucson's central business district development (1896-1935), and continues through the fourth period of downtown development (1935-1970) on to the current time period. An additional date of significance, 1927, has been added recognizing the year J.C. Penney, the building's longest single tenant, began their occupation of the building and lasted until 1957.

According to the 1901 Sanborn map, although the corner lot was vacant, a building appeared on the 128 E. Congress lot. If it is the same as today's building, then it predates 130 E. Congress which was allegedly built in 1903. Both lots had been owned by Anton Hittinger, a prominent Tucson mercantile, since 1892. The building was commissioned by Anton Hittinger to house the Los Angeles Furniture Store (Matthews, p. 20). In 1927, the building was leased to J. C. Penny and Company and converted into a department store managed by Mathew Mansfeld ("Penney's Grand...", 1957). Tucson's first J.C. Penney Department Store was established in 1920 and was located first at 202 East Congress Street and then at a location across the street from 202 East Congress Street. Due to the company's overwhelming success a larger building was needed and in 1927 The J. C. Penny company moved to 130 East Congress Street ("Penny's has opened twenty-one Stores in Arizona", 1957). In 1955 the J. C. Penny Building was sold to Meyer Feldman, the head of the Zephyr Venetian Blind Company ("Penny's Building Sold for \$450,000", 1955). On September 16<sup>th</sup>, 1957 the J. C. Penny Department Store moved to a larger building located at 107 North Stone Avenue. The grand opening was marked by the company's owner, J. C. Penny, arriving in a helicopter in celebration of his eighty-second birthday. In 1982 the J. C. Penny Department Store at 107 North Stone Avenue the last department store to leave downtown, relocated to the El Con Mall (Kantrowitz, 1982).

In 1967 the building at 130 East Congress Street was purchased by its current owner Phil and Joe Levkowitz in order to house the Chicago Music Store (Levkowitz, 2002). Harry and Clara Levkowitz, parents of Joe and Phil, began the "Chicago Store" as a general store in the 1930s at another location in Tucson. When Phil started playing in the Tucson High School Band the "Chicago Store" began carrying musical instruments and hence became known as the "Chicago Music Store" (Boice, 1995). Phil and Joe Levkowitz also purchased the building at 128 East Congress Street, which had begun as a liquor store and then in 1937 became Gus's Taylor Shop and remained so until the Levkowitz purchased it. The building at 128 East Congress Street is now the "Chicago Music Land Sheet Music Store." Both stores are owned and operated by the Levkowitz family and carry both new and used merchandise.

The building retains a high degree of integrity considering it continued use throughout its history. Although superficial modifications have been made to the building's exterior, including painting of the brick walls and filling-in of the window openings, these are all reversible and do not compromise the integrity of its location, design, workmanship, and materials. The building continues to provide a strong association with its significance as an example of a two-part commercial block relating to the context of Planning and Development of Downtown Tucson, as an extant example of a Commercial Palatial (Italianate) Style-Influenced building and the work of prominent Tucson architect, David Holmes.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 9 Page 4

---

J.C. Penney / Chicago Store  
Pima County, Arizona

### BIBLIOGRAPHY

- Boice, Jennifer. "Instruments of Success." Tucson Citizen. 3 April 1995.
- Bowden, Charles. "It Once Was a Shiny New Penney's." Tucson Citizen. 24 May 1982.
- Buel, Bonnie Jo. "Survivors Feel Penney worth Party." Arizona Daily Star. 9 May 1981.
- Heltsley, Emie. "Penney's Leaving Downtown for Mall on North Side." Arizona Daily Star. 28 November 1981.
- Hicks, Johnathan. "Penney's Plans to Move Upset Staff, Shoppers." Arizona Daily Star. 28 November 1981.
- Kantrowith, Judy. "J. C. Penney Store Downtown Closes Today." Tucson Citizen. 16 July 1982.
- Levkovitz, Phil. Personal Interview. 20 May 2002.
- Lopez, Julian. "Keeping a Landmark Alive." Tucson Citizen. 15 June 1999.
- "Penney Building Sold for \$450 000." Arizona Daily Star. 1955.
- "Penney's Grand Opening Scheduled for September 19th." Arizona Daily Star. 8 September 1957.
- "Penney's Extends its Lease." Tucson Citizen. 20 April 1981.
- "Penney's has Opened 21 Stores in Arizona Since Statehood." 1957.
- See also Section I: Major Bibliographic References of the Multiple Property Documentation Form for Historic and Architectural Resources of Downtown Tucson, Arizona.*



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

J.C. Penney / Chicago Store  
Pima County, Arizona

Section Number 10 Page 5

## GEOGRAPHICAL DATA

### VERBAL BOUNDARY DESCRIPTION

Property currently comprises two parcels in Block 248, City of Tucson. Tax parcel 117-15-0010, the northeast portion of the block, is an irregular somewhat squared corner lot, bordered by Congress Street and Sixth Avenue. On this corner plot is the larger portion of the building. The legal description is the east 99.15 feet of Lot 1, Block 248. This parcel also measures 100 feet on the east, 97.64 feet on the south and approximately 100 feet on the west boundaries.

The second plot, tax parcel 117-15-0030, describes the smaller portion of the property containing the smaller adjacent wing west of the principal building block. The legal description is the west 35.27 feet of the east 134.5 feet of Lot 1, Block 248.

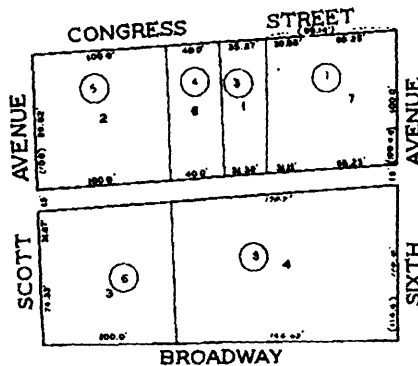
### BOUNDARY JUSTIFICATION

The boundary of the nominated property corresponds with the current ownership of the property; the property boundaries of both parcels contain the building walls of the main body of the building and its adjacent wing; accessor's parcel numbers 117-15-0010, 117-15-0030.

### ASSESSOR'S RECORD MAP

117-15  
1/1

BLOCK 248, CITY OF TUCSON



SCALE - 1" = 50'

SEE BOOK 3, PAGE 70, M & P.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number PHOTOS Page 6

J.C. Penney Department Store  
Pima County, Arizona

NOTE: Archival pen used to label all original photos.

PHOTOGRAPHER: Goran Radovanovich  
DATE: April 13, 2002  
NEGATIVE NUMBER: DTT-A-7A  
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives  
College of Architecture Planning and Landscape Architecture  
P.O. Box 210075  
The University of Arizona  
Tucson, Arizona 85721-0075

PHOTO #1: Three-quarter view showing corner of Congress Street and Sixth Avenue, looking SW



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number PHOTOS Page 7

J.C. Penney Department Store  
Pima County, Arizona

PHOTOGRAPHER: Goran Radovanovich  
DATE: April 13, 2002  
NEGATIVE NUMBER: DTT-A-4A  
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives  
College of Architecture Planning and Landscape Architecture  
P.O. Box 210075  
The University of Arizona  
Tucson, Arizona 85721-0075

PHOTO #2: View of Congress Street façade, looking SW



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number PHOTOS Page 8

J.C. Penney Department Store  
Pima County, Arizona

PHOTOGRAPHER: Goran Radovanovich  
DATE: April 13, 2002  
NEGATIVE NUMBER: DTT-A-1A  
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives  
College of Architecture Planning and Landscape Architecture  
P.O. Box 210075  
The University of Arizona  
Tucson, Arizona 85721-0075

PHOTO #3: View of Sixth Avenue façade, looking NW



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number PHOTOS Page 9

J.C. Penney Department Store  
Pima County, Arizona

PHOTOGRAPHER: Goran Radovanovich  
DATE: April 13, 2002  
NEGATIVE NUMBER: DTT-A-2A  
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives  
College of Architecture Planning and Landscape Architecture  
P.O. Box 210075  
The University of Arizona  
Tucson, Arizona 85721-0075

PHOTO #4: South façade on alley, looking NE



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number PHOTOS Page 10

J.C. Penney Department Store  
Pima County, Arizona

PHOTOGRAPHER: Goran Radovanovich  
DATE: April 13, 2002  
NEGATIVE NUMBER: DTT-A-13A  
LOCATION OF ORIGINAL NEGATIVES: Arizona Architectural Archives  
College of Architecture Planning and Landscape Architecture  
P.O. Box 210075  
The University of Arizona  
Tucson, Arizona 85721-0075

PHOTO #5: Interior view showing mezzanine and arched windows.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

J.C. Penney Department Store  
Pima County, Arizona

Section Number PHOTOS Page 11

PHOTOGRAPHER:

Goran Radovanovich

DATE:

April 13, 2002

NEGATIVE NUMBER:

DTT-A-14A

LOCATION OF ORIGINAL NEGATIVES:

Arizona Architectural Archives  
College of Architecture Planning and Landscape Architecture  
P.O. Box 210075  
The University of Arizona  
Tucson, Arizona 85721-0075

PHOTO #6: Interior detail view of pressed tin ceiling

