

To: Cochise County and US Environmental Protection Agency      From: Stantec Consulting Services Inc.

Project/File: 30 Main Street, Bisbee, Arizona, Section 106 Evaluation      Date: September 24, 2025

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**Reference: 30 Main Street, Bisbee, Arizona, Section 106 Evaluation**

Cochise County retained Stantec Consulting Services Inc. (Stantec) to conduct a cultural resource assessment of 30 Main Street (historically the Ball Drug Store) in Bisbee, Arizona, to fulfill the requirements of a Brownfields Revolving Loan Fund Grant (98T70801), awarded to Cochise County in 2024 by the United States Environmental Protection Agency (EPA) that is being used to fund the removal of asbestos-containing materials in the building's surviving rooms, wall cavities, crawlspace, and exterior (Project). The undertaking will not result in any ground disturbance. The use of money from the brownfield grant constitutes a federal undertaking as defined in 36 Code of Federal Regulations [CFR] 800.16(y). Therefore, the Project requires compliance with Section 106 of the National Historic Preservation Act of 1966 (NHPA).

In accordance with relevant federal guidelines, this report identifies and documents potential historic properties within the Project's Area of Potential Effects (APE), evaluates the identified resource for eligibility for inclusion in the National Register of Historic Places (NRHP), and assesses the Project's potential to result in adverse effects to historic properties.

Per direction from the EPA, the APE was defined as the subject building's footprint. Stantec staff reviewed the NRHP, Arizona Register of Historic Places, historical maps, and aerial photographs. Stantec architectural historians evaluated the single built resource within the APE, 30 Main Street, also known as the former Ball Drug Store building. The building at 30 Main Street is a contributing resource in the Bisbee Historic District (listed in 1980, NR #80004487). However, due to fire damage and the subsequent loss of historic materials, the building lacks integrity, and 30 Main Street is recommended not eligible for listing in the NRHP, individually or as a contributing resource to the Bisbee Historic District. The project would result in no adverse effects to historic properties.

**Preparer Qualifications**

This report was prepared by Stantec personnel who meet the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in architectural history. Stantec Architectural Historians Althea Wunderler-Selby and Emily Reed authored this report. Ms. Wunderler-Selby has a Master of Science degree in Historic Preservation from the University of Oregon and five years of experience in cultural resource management. Ms. Reed received a Master of Science degree in Historic Preservation from the University of Texas. Ms. Reed has over 15 years' experience in cultural resource management and has served as Architectural Historian on a range of inventory and evaluation projects across the country. Based on their level of experience and education, Ms. Wunderler-Selby and Ms. Reed qualify as Architectural

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Historians under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

### **Project Location and Undertaking Description**

Cochise County was awarded a Brownfields Revolving Loan Fund Grant and is providing funding for the removal of asbestos-containing material at 30 Main Street, Bisbee, Arizona to the City of Bisbee (**Figure 1, Attachment A**). The proposed undertaking would include:

- 1) Removal of asbestos-containing materials in the building's surviving rooms, wall cavities, crawlspace, and exterior; and
- 2) Cleaning of some items of value that were not destroyed in the 2024 fire

### **Area of Potential Effects**

The Area of Potential Effects (APE) was defined following guidance in 36 Code of Federal Regulations (CFR) Section 800.16 that describes an APE as follows:

*geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.*

The proposed undertaking entails the removal of asbestos-containing materials in the surviving rooms, wall cavities, crawlspace, and exterior. The appearance of the building would not change substantially, and thus, the undertaking has limited potential to cause visual effects beyond the property boundary. Therefore, the APE for the 30 Main Street project is defined as the subject building's footprint, encompassing approximately 1,300 square feet (**Figure 2, Attachment A**).

### **Evaluation of 30 Main Street**

#### Architectural Description

The building at 30 Main Street, formerly the Ball Drug Store, constructed in ca. 1900, is sited in the center of Bisbee's historic commercial core. Its façade fronts Main Street, a narrow two-way street lined with sidewalks and one- to three-story commercial buildings, and its rear (south) elevation faces Commerce Street, a narrow, unmarked two-way street. The building shares party walls with commercial buildings to the east and west. The one-story building has a rectangular plan and is clad in brick. The building was historically two stories, but the second story was destroyed in the 2024 fire. The building's roof was historically flat with a parapet; currently, the building has no roof but is enclosed by the floor of its nonextant second story.

The building's façade consists of a single symmetrical canted storefront. The entry is a single glazed nonoriginal metal door topped by a single-light fixed transom. Large, fixed wood frame storefront windows extend north from the recessed entry, angling to the east and west before terminating at east-west oriented

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windows of the same design. Below the windows, the wall is clad in nonoriginal yellow tile with a single band of narrow tile trim. Above the entry is a bay of nonoriginal glass block set in a recessed panel. A frame for a blade sign is centered in the glass block, but no sign is present. The bay is painted yellow, and the brick cladding and trim around and below the bay are painted green. Above the glass block is the remaining portion of the second-story exterior wall. The wall is clad in tan brick, and the masonry sill of the second-story windows is extant. Prior to fire damage, the second story had a centered pair of large nonoriginal windows, each with a narrow, ornate iron surround. Above the windows, an ornate iron cornice with brackets projected from the façade. Three pilasters extended above the cornice and terminated at the building's parapet roof.

The building's east and west elevations have partial remains of the exterior wall extending above adjacent buildings to the east and west. The rear elevation is clad in red brick and has a centered rear door with exterior metal burglar bars set below a brick arch. The door was not visible at the time of survey. Two small window bays are west of the door; each has a brick lintel, brick sill, and exterior metal burglar bars. The windows are wood frame, but their design was obscured from view at the time of survey. A single larger boarded window bay is east of the door. Electrical wiring and other building utilities are exposed on the rear elevation. No portion of the rear elevation of the second story is extant.

**Eligibility Assessment**

The former Ball Drug Store building at 30 Main Street is recommended not individually eligible for the NRHP. The building is currently contributing to the NRHP-listed Bisbee Historic District. However, the building no longer retains integrity and is now recommended noncontributing to the district.

The commercial building at 30 Main Street was constructed around 1900. A building is depicted at this location on a 1901 Sanborn Map of Bisbee and is a 26-foot-wide one-story wood frame building with an awning and several rear additions. It contained a café, saloon, and gambling hall.<sup>1</sup> By that time, Main Street was the commercial center of the growing community of 6,000. Mining activity spurred Bisbee's settlement in the late nineteenth century, and the community grew steadily through the early twentieth century. The town was officially incorporated in 1902, and by 1904, the population surpassed 10,000 people, Main Street was paved, and electricity was established in the town.<sup>2</sup> A 1904 Sanborn Map shows that 30 Main Street (then 26 Main Street) was altered with iron cladding on its façade fronting Main Street.<sup>3</sup> By 1906, the interior of the building was partitioned, and its two stores were numbered 30 Main Street, to the west, and 28 Main Street, to the east. 30 Main Street contained a saloon with a barbershop in the rear of the building and had a small two-story rear addition, while 28 Main Street contained the Ball & Bledsoe drug store.<sup>4</sup> A 1908 Sanborn Map of Bisbee depicts 30 Main Street as a one-story store of concrete or cinder-block construction; this, however, contradicts photographs of the building from circa 1908.<sup>5</sup> The photographs show 30 Main Street as a brick-clad two-part commercial block building with a single storefront. The

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<sup>1</sup> Sanborn Map Company, Bisbee, Cochise County, Arizona (Library of Congress), 1901, Fire Insurance Map.

<sup>2</sup> Majorie H. Wilson et al., "Bisbee Historic District, Bisbee, Cochise County, Arizona," Arizona State Historic Preservation Office (1980), National Register Nomination, 8:1–2; Sanborn Map Company, Bisbee, Cochise County, Arizona, 1901.

<sup>3</sup> Sanborn Map Company, Bisbee, Cochise County, Arizona (Library of Congress), 1904, Fire Insurance Map.

<sup>4</sup> Sanborn Map Company, Bisbee, Cochise County, Arizona (Library of Congress), 1906, Fire Insurance Map; *The Bisbee Daily Review*, "Announcement," June 10, 1906, 5, Advertisement.

<sup>5</sup> Sanborn Map Company, Bisbee, Cochise County, Arizona (Library of Congress), 1908, Fire Insurance Map.

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storefront consisted of large, fixed glass windows and a recessed entry set below paneling (possibly originally a transom), and two windows on the second story set beneath an ornate cornice with brackets.<sup>6</sup> The discrepancy between the map and photographs may indicate that the current building at 30 Main Street was constructed after the 1908 Sanborn map was completed but before the circa 1908 photographs were taken; however, other sources indicate the building was constructed in 1904.<sup>7</sup> 30 Main Street is thus conservatively dated to ca. 1900. Regardless of the building's definitive construction date, it was extant by 1908 and, that year, survived several floods and a fire that destroyed all the buildings west of 30 Main Street on the south side of Main Street.<sup>8</sup>

Around 1920, the drug store at 28 Main Street, Ball & Bledsoe's, moved into 30 Main Street. At that time, James M. Ball (1869–1950) was the sole operator of the business.<sup>9</sup> Ball was born in Missouri and moved to Flagstaff, Arizona by 1900 before settling in Bisbee, where he began operating a drugstore in 1906 as the twelfth licensed pharmacist in the state.<sup>10</sup> Around 1913, Ball's brother, John W., moved to Bisbee to help run the drug store.<sup>11</sup> In addition to his business, J.M. Ball was well known in Bisbee as an active civic leader. He served as the Mayor of Bisbee from 1922 to 1923, was a member and leader of the local Elks lodge, a president of the local Rotary Club, involved in the local Masonic lodge and Shriners, and was elected to the Cochise County delegation in the first Arizona legislature in 1912.<sup>12</sup> J.M. and J.W. Ball operated Ball Drug Store at 30 Main Street until around 1945. In 1946, C.A. Erickson operated the Ball Drug Store, and he continued to do so at 30 Main Street until 1966.<sup>13</sup> In 1966, the business was listed for sale, with a newspaper advertisement describing it as the only prescription drug store in Bisbee.<sup>14</sup> The use of the Ball Drug Store building from 1966 through the twentieth century could not be determined. In 2008, it was operated by Manny Martinex as the Subway Gallery, and in 2024, it was operated as the Bisbee Oil & Vinegar Co.<sup>15</sup> In February 2024, a fire ignited at 30 Main Street, resulting in damage to it and 28 Main Street. As a result of the fire, the second story of 30 Main Street was destroyed, and there is interior smoke and fire damage to the remaining first story.<sup>16</sup>

The Ball Drug Store building is currently a contributing resource in the Bisbee Historic District, listed in the NRHP in 1980 for its national significance in the architecture, industry, and social/humanitarian areas of significance. The nomination does not state the criteria/criterion under which the district is listed, the period(s) of significance, or include a comprehensive count of contributing and noncontributing resources.

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<sup>6</sup> Unknown, Bisbee's Main Street Flooding, 1979.104ff, City of Bisbee Collection, Bisbeemuseum.org, Bisbee Mining and Historical Museum, ca. 1908, Photograph; Unknown, Main Street Taken Most Likely at the Time of Flood of August 1908, 1979.104bb, City of Bisbee Collection, Bisbeemuseum.org, Bisbee Mining and Historical Museum, ca. 1908, Photograph.

<sup>7</sup> Wilson et al., "Bisbee Historic District, Bisbee, Cochise County, Arizona"; Cochise County Assessor, "Cochise County Property Records Search, Cochise County, Arizona," 2025.

<sup>8</sup> Wilson et al., "Bisbee Historic District, Bisbee, Cochise County, Arizona", 8:3; Jose R. Gonzales, "'Heartbreaking': Bisbee Buildings Hit by Blaze Were Saved From 1908 Fire," *AZ Central*, February 17, 2024.

<sup>9</sup> *The Bisbee Daily Review*, "The Rexall Store J.M. Ball," November 20, 1920, 10, Advertisement.

<sup>10</sup> U.S. Department of the Interior, Census Office, Twelfth Census of the United States Schedule No. 1—Population, Ancestry, National Archives and Records Administration, 1900, Manuscript.

<sup>11</sup> *Arizona Daily Star*, "John W. Ball, Bisbee Pioneer, Dies Age 71," May 8, 1948, 16, Obituary.

<sup>12</sup> *Arizona Daily Star*, "Pioneer Arizona Druggist is Dead," December 1, 1950, 28, Obituary; Jo Conners, *Who's Who in Arizona, Vol. 1* (Arizona Memory Project, 1913), 655; *The Bisbee Daily Review*, "The New Administration," June 2, 1922, 4; *The Arizona Republican*, "Senator Roberts is Made Reciever for Bisbee Bank," August 31, 1923, 1.

<sup>13</sup> F.A. McKinney, *Bisbee District Directory, Bisbee, Cochise County, Arizona* (Ancestry.com, 1946).

<sup>14</sup> *The Arizona Republican*, "For Sale Ball Drug Store," August 6, 1966, 52.

<sup>15</sup> *Arizona Business Gazette*, "Articles of Incorporation," May 29, 2008, 18, Public Notice.

<sup>16</sup> Gonzales, "'Heartbreaking': Bisbee Buildings Hit by Blaze Were Saved From 1908 Fire".

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However, the district contains approximately 80 contributing resources, and based on its areas of significance, it is eligible under Criterion A and C. An appropriate period of significance would be 1890 to 1915, identified in the nomination as the period when most buildings in the district were constructed. The Ball Drug Store is described in the nomination as a ca. 1904 two-story brick building with a storefront and bracketed cornice. No alterations were noted in the nomination; however, by 1980, the building's transom had been replaced with glass block, and below the storefront windows was tiled.<sup>17</sup> As the district was not listed under the commerce area of significance, the Ball Drug Store was presumably contributing to the district for its architectural significance as an intact example of an early twentieth-century two-part commercial block style building. Due to alterations to the building since 1980, 30 Main Street is recommended noncontributing to the Bisbee Historic District as it is no longer a good example of two-part commercial block style and lacks its character defining features. The second story of the building is nonextant, and, therefore, the building lacks its parapet roof, ornate iron cornice with brackets, and iron second-story window surrounds. At unknown dates, the building's storefront windows were replaced, the front door was replaced, an exterior light fixture in the recessed entry was removed, and the first-story brick cladding was painted. As a result of these changes, the Ball Drug Store lacks integrity of design, materials, workmanship, and feeling, and is recommended noncontributing to the Bisbee Historic District.

Regarding individual eligibility, the Ball Drug Store is recommended not eligible for the NRHP. Although the building is associated with commerce in Bisbee and was constructed during a boom period in the community's history, it is one of numerous early twentieth century commercial buildings on Main Street. The Ball Drug Store was one of several drug stores that operated in the town and surrounding area during the early twentieth century, and research did not reveal that it made a significant contribution to the commercial development of Bisbee or any other significant contributions to history.<sup>18</sup> While J.M. Ball was a prominent citizen of Bisbee and is considered an early pioneer of the town, research did not reveal that he made specific important contributions to local, state, or national history as a pharmacist, the town's mayor, or in any civic leadership roles. When listed in the NRHP in 1980, the Ball Drug Store building was a good example of an early twentieth century two-part commercial block style building. However, due to the loss of historic materials and thus diminished integrity discussed previously, the building no longer embodies the distinctive characteristics of its original style and period. Research did not reveal the architect or builder of the Ball Drug Store building, and it does not represent the work of a master or possess high artistic value. Lastly, the building does not appear to have the potential to reveal information important to history. As a result, it is recommended not individually eligible for the NRHP under Criterion A, B, C, or D.

### **Summary and Effects of the Undertaking**

The NHPA, as amended, in 36 CFR Section 800.5 (a)(1) defines adverse effects as impacts to a historic property as the result of a federal undertaking that may directly or indirectly alter characteristics of a historic property that qualify it for inclusion in the NRHP. Section 800.5(a)(2) identifies examples of effects, which include physical destruction or damage to the property; relocation of the property; alterations not consistent

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<sup>17</sup> Unknown, A Young Girl Walking Past the Rexall Ball Drug Store on Main Street, 2011.20.7, Robert Brown Collection, Bisbeemuseum.org, Bisbee Mining and Historical Museum, ca. 1945, Photograph.

<sup>18</sup> F.A. McKinney, *F.A. McKinney's Bisbee-Warren District Directory* (Arizona Memory Project, 1916–1917); F.A. McKinney, *F.A. McKinney's Bisbee District Directory* (Arizona Memory Project, 1924–1925); F.A. McKinney, *F.A. McKinney's Directory of Bisbee and the Warren District* (Arizona Memory Project, 1914–1915).

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with the Secretary of the Interior's Standards; change of use or physical features of a property's setting; visual, atmospheric, or audible intrusions; neglect resulting in deterioration; or transfer, lease, or sale of a property out of Federal ownership or control without adequate protections. The building at 30 Main Street is recommended not eligible for the NRHP; thus, Stantec recommends a finding of no historic properties affected by the proposed undertaking.

Regards,

**Stantec Consulting Services Inc.**



**Althea Wunderler-Selby**

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Attachment A: Figures

Attachment B: SHPO Inventory Form and Photos

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## References

- Arizona Business Gazette*. "Articles of Incorporation." May 29, 2008, 18. Newspapers.com. Public Notice. <https://www.newspapers.com/image/1045806791/>.
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\_\_\_\_\_. Excerpt of Bisbee, Cochise County, Arizona. Library of Congress, April, 1904. Fire Insurance Map. [https://www.loc.gov/item/sanborn00135\\_002/](https://www.loc.gov/item/sanborn00135_002/).

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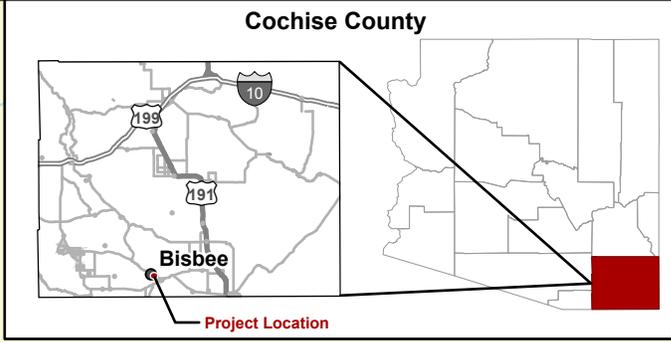
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**Attachment A: Figures**



**Figure 1.**  
**Project Location (Road Base)**

30 Main St Section 106 Evaluation

Project Location



**Stantec**



Basemap Source: Esri (2025)

Path: U:\2353\235302004\03\_data\gis\main st bisbee hist.aprx - main st bisbee figure 1 project location road 20250916 sgl



 Project Location / APE

**Figure 2.**  
**Location of APE**

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Aerial Source: NAIP (2023)

		
		1 in = 100 feet Scale: 1:1,200 Date: 2025-09-16

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**Attachment B: SHPO Inventory Form and Photos**

# STATE OF ARIZONA

# HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use **continuation sheets where necessary**. Send completed form to: State Historic Preservation Office, 1110 West Washington Street, Suite 100, Phoenix, AZ 85007

## PROPERTY IDENTIFICATION

For properties identified through survey: Site No: \_\_\_\_\_ Survey Area: \_\_\_\_\_

Historic Name(s): Ball Drug Store  
(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 30 Main Street, Bisbee, Arizona 85603

City or Town: Bisbee  vicinity County: Cochise Tax Parcel No. 10362163

Township: T23S Range: R24E Section: S9 Quarter Section: NW 1/4 of SW 1/4 Acreage: 0.03

Plat (Addition): Bisbee Townsite Block: 4 Lot(s): 24 Year of plat (addition): 1928

Latitude: 31.4416013 Longitude: -109.9161527 USGS 7.5' quad map: Bisbee

Style: Commercial

Architect: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Builder: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Construction Date: 1900  known  estimated (source: 1901 Sanborn Map)

## STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: \_\_\_\_\_

Poor (major problems; imminent threat) Describe: Loss of second story to fire; interior fire damage; boarded and broken rear windows

Ruin/Uninhabitable

## USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Café, saloon, and gambling (1901); saloon and gambling (1904); saloon and barbershop (1906); store (1908); Ball Drug Store/J.M. Ball drug store/Rexall Store (1920–1966)

Sources: 1904, 1906, and 1908 Sanborn maps; 1952 city directory; Newspaper articles



PHOTO INFORMATION

Date of photo: 09/09/2025

View Direction (*looking towards*)

South

SIGNIFICANCE

*To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.*

SEE CONTINUATION SHEET

Outbuildings: (*Describe any other buildings or structures on the property and whether they may be considered historic.*)

N/A

INTEGRITY

*To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.*

1. LOCATION  Original Site  Moved (date \_\_\_\_\_) Original Site: \_\_\_\_\_

2. DESIGN (*Describe alterations from the original design, including dates—known or estimated—when alterations were made*)  
Second story lost to fire damage (2024); transom windows replaced with glass block (post-ca. 1908, pre-ca. 1940); storefront windows replaced (post-ca. 1940, pre-2008); door replaced (date unknown)

3. SETTING (*Describe the natural and/or built environment around the property*)  
Property on Main Street in Bisbee. Main Street is a narrow two-way street lined with sidewalks and one- to three-story commercial buildings. The subject property shares party walls to the east and west with historic-age commercial properties. The property is in the Bisbee Historic District (listed in 1980, NR #80004487) and is a contributing resource. The rear of the property fronts Commerce Street, a narrow, unmarked two-way street, to the south.

Describe how the setting has changed since the property's period of significance: The property's setting is relatively unchanged since the early twentieth century. Main Street remains the commercial center of Bisbee and is lined with historic-age commercial buildings, clad predominantly in brick and stone with stylistic elements reflecting popular architectural trends. The property itself and its immediate setting were altered in 2024, when a fire damaged the subject building and the adjacent building at 28 Main Street, destroying the second story of both buildings.

4. MATERIALS (*Describe the materials used in the following elements of the property*)  
Walls (structure): brick, tile Foundation: concrete slab Roof: unknown

Windows: nonoriginal fixed wood frame storefront windows; nonoriginal glass block

If the windows have been altered, what were they originally? fixed wood frame storefront windows of a different size; original transom windows unknown; in ca. 1908, the transom appeared to be paneled

Wall Sheathing: brick, tiles beneath storefront windows, and stucco around glass black transom

If the sheathing has been altered, what was it originally? unknown flat cladding beneath storefront windows in ca. 1940

5. WORKMANSHIP (*Describe the distinctive elements, if any, of craftsmanship or method of construction*)

Masonry sill beneath second story windows (windows nonextant)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed;  Contributor  Noncontributor to Bisbee Historic District

Date Listed: 1980 Determined eligible by Keeper of National Register (date: \_\_\_\_\_)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property  is  is not eligible individually.

Property  is  is not eligible as a contributor to a potential historic district.

More information needed to evaluate.

If not considered eligible, state reason: The Ball Drug Store building at 30 Main Street no longer retains historic integrity to contribute to the Bisbee Historic District. Since the time the building was listed as a contributing resource to the historic district, it has lost its integrity of design, materials, workmanship, and feeling due to the loss of its second story to fire damage. See the continuation sheet below.

**FORM COMPLETED BY:**

Name and Affiliation: Althea Wunderler-Selby and Emily Reed Date: 9/15/25  
Mailing Address: 1905 Aldrich Street, Suite 300, Austin, Texas 78723 Phone No.: 512-831-6204

# STATE OF ARIZONA

## HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property Ball Drug Store Continuation Sheet No. 1

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The Ball Drug Store building at 30 Main Street is recommended not individually eligible for the NRHP. The building is currently contributing to the National Register-listed Bisbee Historic District. However, the building no longer retains integrity and is recommended noncontributing to the district.

The commercial building at 30 Main Street was constructed around 1900. A building is depicted at this location on a 1901 Sanborn Map of Bisbee and is a 26-foot-wide one-story wood frame building with an awning and several rear additions. It contained a café, saloon, and gambling hall.<sup>1</sup> By that time, Main Street was the commercial center of the growing community of 6,000. Mining activity spurred Bisbee's settlement in the late nineteenth century, and the community grew steadily through the early twentieth century. The town was officially incorporated in 1902, and by 1904, the population surpassed 10,000 people, Main Street was paved, and electricity was established in the town.<sup>2</sup> A 1904 Sanborn Map shows that 30 Main Street (then 26 Main Street) was altered with iron cladding on its façade fronting Main Street.<sup>3</sup> By 1906, the interior of the building was partitioned, and its two stores were numbered 30 Main Street, to the west, and 28 Main Street, to the east. 30 Main Street contained a saloon with a barbershop in the rear of the building and had a small two-story rear addition, while 28 Main Street contained the Ball & Bledsoe drug store.<sup>4</sup> A 1908 Sanborn Map of Bisbee depicts 30 Main Street as a one-story store of concrete or cinder-block construction; this, however, contradicts photographs of the building from circa 1908.<sup>5</sup> The photographs show 30 Main Street as a brick-clad two-part commercial block building with a single storefront. The storefront consisted of large, fixed glass windows and a recessed entry set below paneling (possibly originally a transom), and two windows on the second story set beneath an ornate cornice with brackets.<sup>6</sup> The discrepancy between the map and photographs may indicate that the current building at 30 Main Street was constructed after the 1908 Sanborn map was completed but before the circa 1908 photographs were taken; however, other sources indicate the building was constructed in 1904.<sup>7</sup> 30 Main Street is thus conservatively dated to ca. 1900. Regardless of the building's definitive construction date, it was extant by 1908 and, that year, survived several floods and a fire that destroyed all the buildings west of 30 Main Street on the south side of Main Street.<sup>8</sup>

Around 1920, the drug store at 28 Main Street, Ball & Bledsoe's, moved into 30 Main Street. At that time, James M. Ball (1869–1950) was the sole operator of the business.<sup>9</sup> Ball was born in Missouri and moved to Flagstaff, Arizona by 1900 before settling in Bisbee, where he began operating a drugstore in 1906 as the twelfth licensed pharmacist in the state.<sup>10</sup> Around 1913, Ball's brother, John W., moved to Bisbee to help run the drug store.<sup>11</sup> In addition to his business, J.M. Ball was well known in Bisbee as an active civic leader. He served as the Mayor of Bisbee from 1922 to 1923, was a member and leader of the local Elks lodge, a president of the local Rotary Club, involved in the local Masonic lodge and Shriners, and was elected to the Cochise County delegation in the first

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<sup>1</sup> Sanborn Map Company, Bisbee, Cochise County, Arizona (Library of Congress), 1901, Fire Insurance Map.

<sup>2</sup> Majorie H. Wilson et al., "Bisbee Historic District, Bisbee, Cochise County, Arizona," Arizona State Historic Preservation Office (1980), National Register Nomination, 8:1–2; Sanborn Map Company, Bisbee, Cochise County, Arizona, 1901.

<sup>3</sup> Sanborn Map Company, Bisbee, Cochise County, Arizona (Library of Congress), 1904, Fire Insurance Map.

<sup>4</sup> Sanborn Map Company, Bisbee, Cochise County, Arizona (Library of Congress), 1906, Fire Insurance Map; *The Bisbee Daily Review*, "Announcement," June 10, 1906, 5, Advertisement.

<sup>5</sup> Sanborn Map Company, Bisbee, Cochise County, Arizona (Library of Congress), 1908, Fire Insurance Map.

<sup>6</sup> Unknown, Bisbee's Main Street Flooding, 1979.104ff, City of Bisbee Collection, Bisbeemuseum.org, Bisbee Mining and Historical Museum, ca. 1908, Photograph; Unknown, Main Street Taken Most Likely at the Time of Flood of August 1908, 1979.104bb, City of Bisbee Collection, Bisbeemuseum.org, Bisbee Mining and Historical Museum, ca. 1908, Photograph.

<sup>7</sup> Wilson et al., "Bisbee Historic District, Bisbee, Cochise County, Arizona"; Cochise County Assessor, "Cochise County Property Records Search, Cochise County, Arizona," 2025.

<sup>8</sup> Wilson et al., "Bisbee Historic District, Bisbee, Cochise County, Arizona", 8:3; Jose R. Gonzales, "'Heartbreaking': Bisbee Buildings Hit by Blaze Were Saved From 1908 Fire," *AZ Central*, February 17, 2024.

<sup>9</sup> *The Bisbee Daily Review*, "The Rexall Store J.M. Ball," November 20, 1920, 10, Advertisement.

<sup>10</sup> U.S. Department of the Interior, Census Office, Twelfth Census of the United States Schedule No. 1–Population, Ancestry, National Archives and Records Administration, 1900, Manuscript.

<sup>11</sup> *Arizona Daily Star*, "John W. Ball, Bisbee Pioneer, Dies Age 71," May 8, 1948, 16, Obituary.

# STATE OF ARIZONA

## HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property Ball Drug Store

Continuation Sheet No. 2

Arizona legislature in 1912.<sup>12</sup> J.M. and J.W. Ball operated Ball Drug Store at 30 Main Street until around 1945. In 1946, C.A. Erickson operated the Ball Drug Store, and he continued to do so at 30 Main Street until 1966.<sup>13</sup> In 1966, the business was listed for sale, with a newspaper advertisement describing it as the only prescription drug store in Bisbee.<sup>14</sup> The use of the Ball Drug Store building from 1966 through the twentieth century could not be determined. In 2008, it was operated by Manny Martinez as the Subway Gallery, and in 2024, it was operated as the Bisbee Oil & Vinegar Co.<sup>15</sup> In February 2024, a fire ignited at 30 Main Street, resulting in damage to it and 28 Main Street. As a result of the fire, the second story of 30 Main Street was destroyed, and there is interior smoke and fire damage to the remaining first story.<sup>16</sup>

The Ball Drug Store building is assumed to have been categorized as a contributing resource in the Bisbee Historic District when it was listed in the National Register in 1980 for its national significance in the architecture, industry, and social/humanitarian areas of significance. The nomination does not state the criteria/criterion under which the district is listed, the period(s) of significance, or include a comprehensive count of contributing and noncontributing resources. However, the district contains approximately 80 contributing resources, and based on its areas of significance, it is eligible under Criterion A and C. An appropriate period of significance would be 1890 to 1915, identified in the nomination as the period when most buildings in the district were constructed. The Ball Drug Store is described in the nomination as a ca. 1904 two-story brick building with a storefront and bracketed cornice. No alterations were noted in the nomination; however, by 1980, the building's transom had been replaced with glass block, and below the storefront windows were tiled.<sup>17</sup> As the district was not listed under the commerce area of significance, the Ball Drug Store was presumably contributing to the district for its architectural significance as an intact example of an early twentieth-century two-part commercial block style building. Due to alterations to the building since 1980, 30 Main Street is now recommended noncontributing to the Bisbee Historic District as it is no longer a good example of two-part commercial block style and lacks its character defining features. The second story of the building is nonextant, and, therefore, the building lacks its parapet roof, ornate iron cornice with brackets, and iron second-story window surround. At unknown dates, the building's storefront windows were replaced, the front door was replaced, an exterior light fixture in the recessed entry was removed, and the first-story brick cladding was painted. As a result of these changes, the Ball Drug Store lacks integrity of design, materials, workmanship, and feeling, and is recommended noncontributing to the Bisbee Historic District.

Regarding individual eligibility, the Ball Drug Store is recommended not eligible for the National Register. Although the building is associated with commerce in Bisbee and was constructed during a boom period in the community's history, it is one of numerous early twentieth century commercial buildings on Main Street. The Ball Drug Store was one of several drug stores that operated in the town and surrounding area during the early twentieth century, and research did not reveal that it made a significant contribution to the commercial development of Bisbee or any other significant contributions to history.<sup>18</sup> While J.M. Ball was a prominent citizen of Bisbee and is considered an early pioneer of the town, research did not reveal he made specific important contributions to local, state, or national history as a pharmacist, the town's mayor, or in any civic leadership roles. When listed in the National Register in 1980, the Ball Drug Store building was a good example of an early twentieth century two-part commercial block style building. However,

<sup>12</sup> *Arizona Daily Star*, "Pioneer Arizona Druggist is Dead," December 1, 1950, 28, Obituary; Jo Conners, *Who's Who in Arizona, Vol. 1* (Arizona Memory Project, 1913), 655; *The Bisbee Daily Review*, "The New Administration," June 2, 1922, 4; *The Arizona Republican*, "Senator Roberts is Made Reciever for Bisbee Bank," August 31, 1923, 1.

<sup>13</sup> F.A. McKinney, *Bisbee District Directory, Bisbee, Cochise County, Arizona* (Ancestry.com, 1946).

<sup>14</sup> *The Arizona Republican*, "For Sale Ball Drug Store," August 6, 1966, 52.

<sup>15</sup> *Arizona Business Gazette*, "Articles of Incorporation," May 29, 2008, 18, Public Notice.

<sup>16</sup> Gonzales, "'Heartbreaking': Bisbee Buildings Hit by Blaze Were Saved From 1908 Fire".

<sup>17</sup> Unknown, A Young Girl Walking Past the Rexall Ball Drug Store on Main Street, 2011.20.7, Robert Brown Collection, Bisbeemuseum.org, Bisbee Mining and Historical Museum, ca. 1945, Photograph.

<sup>18</sup> F.A. McKinney, *F.A. McKinney's Bisbee-Warren District Directory* (Arizona Memory Project, 1916–1917); F.A. McKinney, *F.A. McKinney's Bisbee District Directory* (Arizona Memory Project, 1924–1925); F.A. McKinney, *F.A. McKinney's Directory of Bisbee and the Warren District* (Arizona Memory Project, 1914–1915).

**STATE OF ARIZONA**

**HISTORIC PROPERTY INVENTORY FORM**  
CONTINUATION SHEET

name of property Ball Drug Store Continuation Sheet No. 3

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due to the loss of historic materials and thus diminished integrity discussed previously, the building no longer embodies the distinctive characteristics of its original style and period. Research did not reveal the architect or builder of the Ball Drug Store building, and it does not represent the work of a master or possess high artistic value. Lastly, the building does not appear to have the potential to reveal information important to history. As a result, it is recommended not individually eligible for the National Register under Criterion A, B, C, or D.



Image 1. The façade of 30 Main Street; view facing south.



Image 2. The façade of 30 Main Street, center, and adjacent buildings to the east and west; view facing south.



Image 3. The rear (south) elevation of 30 Main Street; view facing north.



Image 4. The entry to 30 Main Street; view facing south.



Image 5. The interior of 30 Main Street; view facing south.

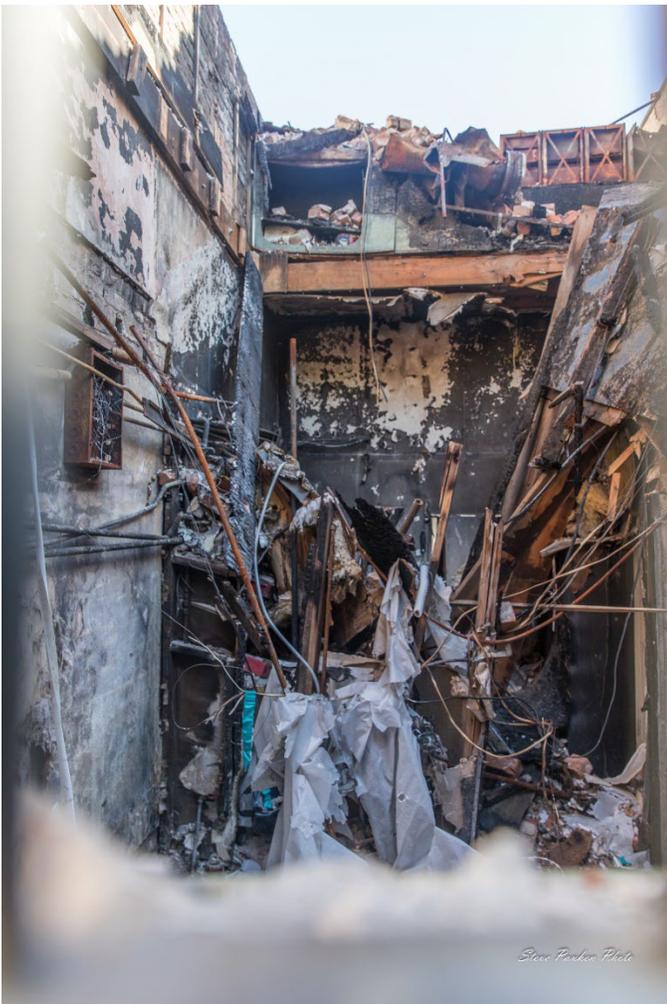


Image 6. Interior fire damage to the rear of 30 Main Street; view facing north.