

TUCSON'S HISTORIC NEIGHBORHOODS

A ALDEA LINDA

This subdivision, its name meaning "beautiful small village," was founded in 1946 by former Arizona Governor Samuel P. Goddard, Jr. Still in effect are deed restrictions protecting the neighborhood and guaranteeing that the area, with its large lots, will remain residential. The majority of the 18 residences date between 1947 and 1964 and reflect post-World War II styles, including Ranch and Modern, as well as Territorial Revival and Spanish Colonial Revival. The dense creosote, curvilinear streets, and cul de sac layout have insured a rural feel to this oasis near 22nd Street.

B ARMORY PARK

The first residential district in Tucson to be listed on the National Register of Historic Places, this downtown neighborhood takes its name from the Military Plaza where the Armory was located prior to its relocation to Fort Lowell in 1873. With its close proximity to the railroad tracks, rapid growth in the area occurred following the arrival of the Southern Pacific Railroad in 1880, offering prominent railroad men and their families a convenient place to live. The neighborhood features wide avenues, and the Queen Anne, Greek Revival, and Territorial styles predominate. The Carnegie Free Library, completed in 1901, is now home to the Tucson Children's Museum.

C BARRIO ANITA

First platted in 1903, over 90 percent of the houses in this historic Hispanic barrio were built by 1920, with the remainder built prior to World War II. Early neighborhood dwellings were constructed in the Sonoran style with adobe walls and flat roofs, and later houses were built in the American Territorial and Queen Anne styles. Beginning in the 1930s, the Oury Park Tigers baseball team used to bring out 400 fans at a time in what is now the David G. Herrera/Ramon Quiroz Park. Once featuring an irrigation canal which watered trees and gardens, the barrio also included numerous Chinese-American owned grocery stores; only the Anita Street Market, known for its tortillas and burritos, continues today.

D BARRIO EL HOYO

El Hoyo ("the Hole") was so named because it is lower than the surrounding land. Originally part of the floodplain of the Santa Cruz River, most of the neighborhood was once owned by Leopoldo Carrillo and developed as Carrillo Gardens, a lush park with large trees and small ponds. It later became a popular gathering spot and amusement park known as Elysian Grove. The houses, mostly built between 1908 and 1950, include many small adobe structures built in the Sonoran style by the owner-occupants. It retains a distinct, almost rural feel, still reminiscent of when it was the garden spot of downtown Tucson.

E BARRIO EL MEMBRILLO

Until the late 19th century, this historically Hispanic barrio between the freeway and Sentinel Peak was cultivated land on the floodplain of the Santa Cruz River. Named for the quince trees that grew here, El Membrillo was platted in 1920. The construction of the Interstate-10 highway in the early 1950s resulted in the loss of more than half of the neighborhood. During the Urban Renewal initiative of the late 1960s, another portion of the neighborhood was demolished for the Tucson Convention Center. Of the 13 houses left today, the characteristic type is the single- or multiple-unit dwelling built in the Sonoran style with bearing walls of adobe brick and flat or pitched roofs.

F BARRIO LIBRE

Tucson's third oldest historic district, this neighborhood provides a sense of Tucson during the 1870s. Originally more extensive, its northern half was demolished during Urban Renewal in the late 1960s. It still has more Territorial-period adobe buildings than any other part of Tucson, and its intact Mexican-style urban streetscapes are unique in Arizona. The architecture is predominantly Sonoran, Transformed Sonoran, and Transitional styles with building fronts flush with the streets. The Carrillo K-5 Magnet School (1930) was designed in the Mission Revival Style by architect Merritt H. Starkweather. El Tiradito ("The Little Castaway"), is a 1940 update of a shrine established in the 1870s. Barrio Libre, along with neighboring Barrio El Hoyo and the tiny Barrio El Membrillo, are commonly known together as Barrio Viejo.

G BARRIO SANTA ROSA

This neighborhood lies directly south of Barrio Libre. Part of the original urban core of the city, its history began in the 1890s and two-thirds of its historic buildings are representative of Tucson's indigenous Sonoran style architecture, consisting of adobe structures with flat roofs, typically grouped in rowhouses with their fronts flush with the street. During the early 20th century, the Craftsman Bungalow and Mission Revival styles were introduced. In the mid-1950s the Ranch style was favored by younger families moving to the area. The neighborhood is also home to the Pio Decimo Center, a Catholic community center built in 1946 in the Mission Revival style.

H BLENMAN-ELM

Midtown home of the 14-acre garden resort, the Arizona Inn (1930), as well as Blenman Elementary School (1942), this midtown neighborhood consists of 17 styles of homes popular between the 1920s and the 1950s, a majority of which are Ranch style with Spanish Revival influences. The neighborhood also contains a large number of homes designed by Swiss-born Tucson architect Josias Joesler. Featuring wide landscaped streets, Blenman-Elm continues to be a popular housing area for its proximity to the University of Arizona and University Medical Center.

I CATALINA VISTA

Officially platted in 1940, this 170-acre neighborhood was once part of the Kramer Ranch, home of Tucson's first rodeo. Its design was influenced by the "City Beautiful" movement and incorporates landscaped medians, traffic roundabouts, and a small neighborhood park. Many of the homes reflect the modern Ranch style, with broad front faces, low-pitched roofs, and attached garages. The subdivision today continues to reflect the unique character outlined in early advertisements which described it as, "...scientifically planned to conform to the Tucson of tomorrow... with curvilinear streets that eliminated ...monotonous straight street lines... and ...no two-story houses to obstruct the mountain view."

J COLONIA SOLANA

One of the first suburban subdivisions in Arizona, Colonia Solana is located in midtown on the border of Reid Park, home to the Reid Park Zoo. Landscape architect Stephen Child, who studied with Frederick Law Olmstead, designed Colonia Solana in 1928 incorporating natural elements such as the Arroyo Chico, a lush desert riparian habitat for birds and wildlife. The neighborhood is designed around five small triangular parks and intersecting curvilinear streets featuring homes located on large desert-landscaped lots. Architectural styles range from Spanish Colonial Revival to post-World War II Ranch houses designed by prominent architects such as Roy Place and Arthur T. Brown.



K DUNBAR SPRING/ JOHN SPRING

Built on land that was originally the Court Street Cemetery (1875-1909), and platted in 1904, this neighborhood has always been ethnically mixed. Eventually it became the first predominantly African-American neighborhood in Tucson and the site of the Dunbar School, Tucson's segregated elementary school. Designed by architect Henry O. Jastad in 1917, the school later became the non-segregated John Spring Junior High School, named after one of Tucson's early schoolteachers. The neighborhood reflects its diverse early roots in its mix of architectural styles, from Sonoran to early 20th-century revival styles. Jim's Market, at the corner of 9th Ave. and 4th St., is representative of several former markets now converted to residential use.

L EL ENCANTO ESTATES

With houses built primarily between 1929 and 1961, the formal, curvilinear, Neoclassical subdivision plan of midtown El Encanto Estates was inspired by the "City Beautiful" movement and represented a deliberate break from the gridiron developments of post-World War I Tucson. A central circular park is notable for its idyllic rendering of a native desert landscape. Formal plantings of palm trees and green lawns enhance the architectural designs in the Spanish Colonial, Mission, and Pueblo revival styles by locally prominent architects, including Josias Joesler, Henry O. Jaastad, Arthur T. Brown, Anne Jackson Rysdale, and Merritt H. Starkweather.

M EL MONTEVIDEO

Founded in 1930, El Montevideo was one of several subdivisions established around the prestigious 1928 El Conquistador Hotel (demolished in 1968). Lacking curbs and sidewalks, and featuring native desert vegetation, the neighborhood initially grew with architectural revival styles popular in the 1930s, including Spanish Colonial, Territorial (Sonoran), and Pueblo Revivals. As elsewhere in Tucson, this semi-rural, one and one-half block enclave filled-in rapidly during the post-World War II era with Ranch and Mid-Century Modern (Contemporary) style residences by architects Lew Place and Arthur T. Brown.

N EL PRESIDIO

This neighborhood is where Tucson began as a Spanish Colonial outpost. Most of the structures date from 1860 to 1920, and styles include Sonoran, Transformed Sonoran, Transitional, American Territorial, Mission Revival, and Craftsman Bungalow. Preserved remnants of Hohokam pit houses, the 18th-century Spanish period presidio, and the subsequent Mexican village can also be found here. Celebrated Territorial period families are still associated with houses they built, including merchants such as the Steinfelds and Jacomes. Home to restaurants, offices, shops, and the Tucson Museum of Art, this is an eminently walkable neighborhood.

O FELDMAN'S

Less than a mile from the University of Arizona, Feldman's was platted in 1901 and includes the first house built on Speedway Boulevard (then called Feldman Street) in 1904. Most construction occurred between 1920 and 1927, and these structures predominate in the neighborhood's core. Numerous architectural styles can be found, including National Folk, Craftsman Bungalow, Mission Revival, Pueblo Revival, Spanish Eclectic, and Monterey Revival. The neighborhood is also home to two former tuberculosis sanatoria, University Heights School (1917), and the Josias Joesler-designed St. Francis Chapel (1933).

P FORT LOWELL

This semi-rural neighborhood in the central urban area offers an abundant mix of icons of Tucson's history, including the families of Fort Lowell (1873-1891) and the priests of the San Pedro Chapel (1932), along with the soldiers, craftsmen, and historians who have called it home since the 1890s. Architectural styles include the Sonoran Ranch, the Santa Fe-Sonoran Ranch, the Bungalow Vernacular, and the Sonoran Military. Protected remnants of the mesquite groves along the Rillito River and Hohokam archeological sites offer reminders of the original natural setting and ancient indigenous peoples of the valley.

Q HAROLD BELL WRIGHT ESTATES

In the center of this semi-rural subdivision sits the home of popular American novelist Harold Bell Wright (1872-1942). Street names gracing this 116-acre neighborhood are all derived from the characters or places in his numerous novels. Intended for relatively affluent homeowners, many of the burnt adobe buildings built primarily in the 1950s are situated on large desert-landscaped lots, with floor plans larger than was typical for the period. Many homes were designed in the post-World War II custom Ranch style by prominent Tucson architects and designers, including Henry Jaastad, William Cook, and Robert Swaim.

R INDIAN HOUSE

Located in the east central part of Tucson, this semi-rural neighborhood includes 11 contributing historic residences built between 1926 and 1950 on 2 to 6½ acre lots, all excellent examples of Southwestern Revival and Mid-century Modern (Contemporary) styles. Indian House follows in the tradition of several other Tucson desert subdivisions that were established to promote a distinctive Southwestern lifestyle, which appealed to its early residents, including internationally renowned pianist Van Cliburn. Notable architects who designed houses in this neighborhood include Merritt H. Starkweather, Richard A. Morse, and Gordon Luepke.

S IRON HORSE

In order to follow the "one mile rule" established by the Southern Pacific Railroad, numerous railroad employees lived in this district in order to hear the whistle blow, calling them to work. Developed beginning in 1890, this neighborhood presents a mix of building styles, including Sonoran, American Territorial, Craftsman Bungalow, and Queen Anne Revival. Foundation stones of basalt on numerous residences were gathered locally from Sentinel Peak (A' Mountain). 180 historic properties, including the Josias Joesler-designed Don Martin Apartments (1929) and Roy Place's Coronado Hotel (1928), add to the charm of this neighborhood, noted as the "most walkable in Tucson" thanks to bike and walking paths and its proximity to cafes, restaurants, and shops on North Fourth Avenue and downtown.

T JEFFERSON PARK

As Tucson stretched from its downtown core, beyond the railroad tracks and into the desert north of town, homesteaders such as young Anna Stattelmann ventured out to stake claims, followed by families settling in neighborhoods surrounding the University of Arizona. Established in 1898, this walking- and bike-friendly neighborhood has its roots in early to mid-20th century construction of distinctive Southwestern homes, including Craftsman Bungalow, Spanish Colonial Revival, and Pueblo Revival. Post-WWII Ranch style brick homes followed as this historic "outskirts" development transformed into a central neighborhood of rich history and diversity.

INDEX	LOCAL HISTORIC LANDMARKS	ADDRESS
1	Arizona Inn	2200 E. Elm St.
2	Benedictine Sanctuary	800 N. Country Club Rd.
3	Broadway Village	3000 E. Broadway Blvd.
4	Carnegie Library (Tucson Children's Museum)	200 S. 6th Ave.
5	Carrillo School	440 S. Main Ave.
6	Casa Cordova	175 N. Meyer Ave.
7	Charles O. Brown House	40 W. Broadway Blvd.
8	El Conquistador Water Tower	134 S. Randolph Way
9	El Tiradito (Wishing Shrine)	420 S. Main Ave.
10	Fort Lowell Officer's Quarters, No. 3	2951 N. Craycroft Rd.
11	Fox Theatre	17 W. Congress St.
12	Hotel Congress	311 E. Congress St.
13	Marist College	64 W. Ochoa St.
14	Old Main, University of Arizona	1200 E. University Blvd.
15	Pima County Courthouse	115 N. Church Ave.
16	Rialto Theatre & Block	318 E. Congress St.
17	Roy Place Building	10 E. Pennington St.
18	Safford School	200 E. 13th St.
19	Sam Hughes School	700 N. Wilson Ave.
20	San Pedro Chapel	5230 E. Fort Lowell Rd.
21	Santa Cruz Catholic Church	1220 S. 6th Ave.
22	Scottish Rite Cathedral	160 S. Scott Ave.
23	Southern Pacific Depot	400 N. Toole Ave.
24	St. Augustine Cathedral	192 S. Stone Ave.
25	St. Michael and All Angels Episcopal Church	602 N. Wilmot Rd.
26	Stone Avenue Temple	564 S. Stone Ave.
27	Temple of Music and Art	330 S. Scott Ave.
28	Tucson High Magnet School	400 N. 2nd Ave.

U MENLO PARK

Nestled dramatically between downtown Tucson and the Santa Cruz River to the east, and Sentinel Peak ("A' Mountain) and Tumamoc Hill to the west, this neighborhood includes the birthplace of Tucson, and the area of irrigated fields for the mission visita of San Agustin del Tucson, completed by 1800. Platted in 1913 as the first major subdivision west of the Santa Cruz River, and originally developed as an Anglo-European-American neighborhood during a time of discriminatory covenants, Menlo Park evolved into Tucson's most upscale Mexican-American barrio. It features Spanish Colonial Revival, Craftsman Bungalow, Prairie, post-World War II Ranch, and Mid-century Modern architectural styles.

V PIE ALLEN

Named for homesteader and former mayor, John Brackett "Pie" Allen—known for selling dried-apple pies to soldiers—this 23-block area counted railroad families as early tenants after the arrival of the Southern Pacific Railroad in 1880. By 1910, 60 percent of the neighborhood residents were railroad employees and their families, many of whom lived in some of the first rental properties in Tucson. Numerous architectural styles are represented, including Transformed Sonoran, American Territorial, Queen Anne Revival, Craftsman Bungalow, and a variety of period revivals.

W RINCON HEIGHTS

Developed as one of Tucson's first suburban neighborhoods, Rincon Heights exhibits an eclectic blend of 1920s-1940s revival styles and unique designs, including Craftsman Bungalow, Spanish Colonial Revival, and Modern Ranch. A unique feature of this walkable neighborhood is High School Wash, a natural riparian area with WPA-era curbs, sidewalks, and culverts. Neighborhood planting and beautification projects continue to make this a popular housing area intent on keeping its historic character.

X SAM HUGHES

This early suburban neighborhood developed between 1921 and the 1950s immediately east of the University of Arizona campus. Named after well-known business leader Sam Hughes, who was instrumental in establishing Tucson's free public school system, the Roy Place-designed Sam Hughes Elementary School (1927), along with the 24-acre Himmel Park, are notable features of this one-square-mile district. While there are 16 architectural styles represented, including Craftsman Bungalow, Mission Revival, and International, the majority are constructed in the Spanish Eclectic style. A major bike route boulevard is an additional amenity of this popular area.

Y SAN CLEMENTE

In 1923, developer Stanley Williamson named this east-central subdivision after the seacoast town of San Clemente, California, intending to evoke an image of an upscale Spanish Colonial Revival community. First homesteaded in 1909, the area saw most of its development between 1930 and 1959, and is considered the first Tucson neighborhood to pioneer automobile-related Ranch Style Suburb planning. Among the dozen architectural styles represented, Classic Ranch and Spanish Colonial Revival predominate, within a natural desert environment.

Z WEST UNIVERSITY

This was the first Tucson suburb north of the Southern Pacific Railroad, and was built out between 1890 and 1930. The neighborhood includes more than 700 buildings in a great variety of architectural styles, ranging from Transitional to Art Deco, with about half being Craftsman Bungalows. Built as the first high school in Tucson, Roskrue Bilingual Magnet School (1908/1914) is a distinctive landmark on Sixth Street. In 1980, this neighborhood was listed on the National Register of Historic Places and became the largest historic district in Arizona.

AA WINTERHAVEN

The unique community of Winterhaven was developed between 1949-1961 by developer C. B. Richards, who sought to emulate the environment and architectural aesthetics of the Midwest. The neighborhood is characterized by wide curving streets, dominant green lawns, non-native trees, and a park-like Midwestern flavor. The sense of community is fostered by the annual Festival of Lights, a popular Christmas light display. Among 265 examples of modern Ranch style residences, there are four distinct ranch style subcategories: Traditional, Modern, Minimal, and Transverse. Many were designed by Anne Jackson Rysdale, among the first female architects practicing in Tucson and Arizona.

