

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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

**SUPPLEMENTARY LISTING RECORD**

**NRIS Reference Number: 00001363**

**Date Listed: 12/01/00**


**Property Name: Sam Hughes Neighborhood Historic District (Boundary Increase)**

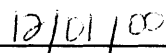
**County: Pima**

**State: AZ**

**Multiple Name: N/A**

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

(for)   
**Signature of the Keeper**

  
**Date of Action**

**Amended Items in Nomination:**

An amendment is made to clarify the Resource Count in Section 5. The correct resource count *for this boundary increase only* is:

**614 contributing buildings**

**192 non-contributing buildings**

Number of contributing resources previously listed in the National Register:

1 (El Encanto Apartments)

\*To clarify this nomination, there are 588 contributing resources within the original boundaries (see Sam Hughes Historic District nomination, listed in 1994, for map and inventory list).

This information was confirmed with Christine Wahlstrom of the AZ SHPO.

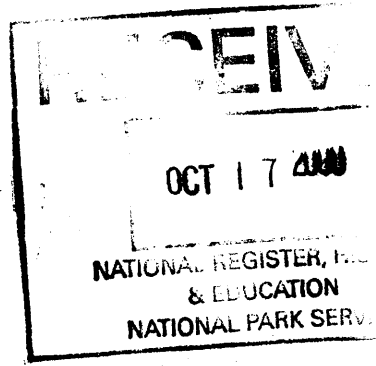
**DISTRIBUTION:**

**National Register property file**

**Nominating Authority (without nomination attachment)**

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1. Name of Property

historic name: Sam Hughes Neighborhood Historic District (Boundary Increase)

other names/site number: N/A

2. Location

street & number: roughly bounded by E. Speedway Blvd., N. Country Club Rd., E. Broadway Blvd.,  
and N. Campbell Ave. not for publication: N/A

city: Tucson

vicinity: N/A

state: Arizona code: AZ

county: Pima code: 019

zip code: 85716

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. Gavin AZSHPO 10 October 2000  
Signature of certifying official/Title

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 certifying official/Title

\_\_\_\_\_  
State or Federal agency and bureau

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**4. National Park Service Certification**

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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):

*Harsh D. Rye* 12/01/00

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(for) Signature of Keeper

Date of Action

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5. Classification

Ownership of Property: private

Category of Property: district

Name of related multiple property listing: N/A

Number of Resources within Property:

Contributing	Noncontributing	
616	192	buildings
0	0	sites
0	0	structures
0	0	objects
616	192	Total

Number of contributing resources previously listed in the National Register  
589

6. Function or Use

**Historic Functions**

Domestic: single dwelling,  
multiple dwelling

Commerce: business, professional,  
specialty store, restaurant

Religion: religious facility

Health Care: clinic, medical office

**Current Functions**

Domestic: single dwelling,  
multiple dwelling

Commerce: business, professional,  
specialty store, restaurant

Religion: religious facility

Industry: manufacturing facility

Health Care: medical office

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7. Description

Architectural Classification

Late 19th and 20th Century Revivals

Tudor Revival

Mission/Spanish Colonial Revival (Spanish Eclectic)

Pueblo Revival (Spanish Pueblo Revival)

Other: Monterey Revival, Sonoran Revival

Late 19th and Early 20th Century American Movements

Bungalow/Craftsman

Modern Movement

Moderne

International Style

Art Deco

Other: Ranch (including Transitional Ranch, Sonoran Ranch)

Other: Contemporary, flat-roofed subtype (American International)

Other: Contemporary, gabled subtype

Other

National Folk

Materials: Various; refer to Narrative Description.

Narrative Description of Areas and Resources Being Added

The Sam Hughes Neighborhood is located in the central portion of Tucson, northeast of downtown and immediately east of the University of Arizona campus. The neighborhood consists of a square mile bounded by four major arterials: E. Speedway Blvd. on the north, E. Broadway Blvd. on the south, N. Campbell Ave. on the west, and N. Country Club Rd. on the east. The neighborhood is bisected east-west and north-south by two minor arterials, E. 6th St. and N. Tucson Blvd. The square mile itself corresponds to Section 8 of Township 14 South, Range 14 East (Gila and Salt River Meridian). The existing Sam Hughes Neighborhood National Register Historic District (Rumsey 1994) lies in most of the northwest quarter and in portions of the northeast and southwest quarters of this section.

The present boundary increase is the result of a historic property inventory conducted in 1998, for which all properties built prior to 1954 in Section 8 outside the existing historic district were identified, recorded, and evaluated. (The inventory was field-checked in 2000.) The period of significance for the neighborhood--1918 to 1953--was defined in the original nomination. The area added by the boundary increase contains 615 contributing resources (three-quarters of the total); this number includes 614 newly evaluated resources and one property (El Encanto Apartments) previously listed individually in

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the National Register. In addition to these 617 contributing resources, the boundary increase contains 92 resources that are ineligible because they lack sufficient integrity (or are not visible from the street because of privacy walls) and 100 resources that are ineligible because they postdate the period of significance. Altogether, the boundary increase adds a total of 809 resources (all buildings) to the existing historic district. In terms of area, the increase adds a total of 250 acres.

*General Description of the Boundary Increase*

The boundary increase consists primarily of single-family houses, with occasional duplexes and six apartment complexes. Commercial strips along E. Speedway Blvd., E. Broadway Blvd., and the southern end of N. Tucson Blvd. are excluded, but the boundary increase does include the small concentration of businesses at the intersection of E. 6th Ave. and N. Tucson Blvd. The general characteristics of the boundary increase can be briefly summarized. In the northeast portion the land slopes in that direction; elsewhere, the land slopes gradually to the west and southwest. Low retaining walls to maintain uniform lot grade are common. Conventional suburban setbacks are the rule, with few exceptions. Two-thirds of the properties have xeric landscaping, using native plants; the remainder have conventional lawns. Street trees, invariably palms, are less prevalent than in the existing historic district, but are not uncommon. Lot size varies with subdivision; the plats were laid out from the turn of the century to the 1940s, and reflect changing trends in suburban planning. Houses were built for a relatively broad socioeconomic range, from the lower middle to upper middle classes.

Whereas the existing historic district consists of blocks that were mostly built up before the 1940s, the boundary increase includes blocks that were only partially built up during the 1920s and 1930s, leaving many vacant lots that were filled in the late 1940s and early 1950s; the added area also contains blocks developed entirely during the postwar years. Thus, overall, the boundary increase contains a mix of the architectural styles prevalent during the period of significance, which is subdivided into three distinct phases: (1) the initial phase of suburban development, from the late 1910s until the Depression, (2) suburban development during recovery from the Depression, up to World War II, and (3) suburban development associated with the postwar boom, through 1953. Little or no home building took place during the Depression years (for lack of funds) nor during wartime (for lack of materials). After 1953, new construction in the Sam Hughes Neighborhood consisted of limited infill.

Within the boundary increase, 697 of the dwellings were built during the period of significance. Up to the mid-1920s, a few Craftsman homes were constructed, but the most popular style in the years before the Depression was Spanish Eclectic. When home building resumed after the Depression, this style remained popular, but by the time of World War II was superseded by the Ranch style. Historically inspired styles other than Spanish Eclectic were infrequently used in the boundary increase; examples of the Modern Movement are also rare. After the war, the Ranch style house was by far the

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predominant form, although a substantial number of homes were built in the American International style, a derivative form popular into the early 1950s. After 1953 and into the 1970s, most of the homes built were Ranch style; more recent homes can generally be classified as Neoelectic. A summary of the styles of residential architecture within the boundary increase is provided in the table below; styles are discussed in more detail with reference to representative individual properties.

Architectural Styles of Dwellings within Boundary Increase

Style	Phases			Totals
	1918 to early 1930s	mid-1930s to WWII	WWII to 1953	
Wood Frame Vernacular	4 (3.5%)	--	--	4 (0.6%)
Craftsman	10 (8.7%)	--	--	10 (1.4%)
Tudor Revival	2 (1.8%)	3 (1.4%)	--	5 (0.7%)
Spanish Eclectic	96 (84.2%)	77 (36.7%)	--	173 (24.9%)
Spanish Pueblo Revival	1 (0.9%)	4 (1.9%)	--	5 (0.7%)
Sonoran Revival	1 (0.9%)	--	--	1 (0.1%)
Monterey Revival	--	1 (0.5%)	--	1 (0.1%)
Ranch	--	87 (41.4%)	301 (80.7%)	388 (55.7%)
Transitional Ranch	--	13 (6.2%)	--	13 (1.9%)
Sonoran Ranch	--	15 (7.1%)	17 (4.6%)	32 (4.6%)
International/Moderne	--	10 (4.8%)	--	10 (1.4%)
American International	--	--	49 (13.1%)	49 (7.0%)
Contemporary Gabled	--	--	6 (1.6%)	6 (0.9%)
<b>Totals</b>	<b>114 (100.0%)</b>	<b>210 (100.0%)</b>	<b>373 (100.0%)</b>	<b>697 (100.0%)</b>

*Streets and Subdivisions*

The following tour of the boundary increase focuses on the various subdivisions, each of which has its own character (refer to inset on accompanying base map and to accompanying streetscape photographs). The Fairmount Addition, the largest subdivision in the neighborhood, was platted in 1907, 1922, and 1923. Except for a group of ineligible properties on the eastern end, about half of this subdivision is within the existing historic district and half within the boundary increase. Based on a grid of 450 by 450 feet, Fairmount consists of square blocks with double alleys, a configuration that provided each block with four lots facing the north-south side streets, in addition to 16 lots facing the east-west streets, for a total of 20 lots. Individually, the lots are relatively small and about half have

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been merged, so that some blocks have as few as 14 lots, allowing larger houses. Fairmount has the largest concentration of houses from the 1920s and 1930s, with many postwar examples, as well.

The view of 5th St. at N. Forgeus Ave. in Photograph 1 shows a typical streetscape in this portion of Fairmount. Note the well-developed landscaping and street palms. The house visible through the trees on the right is 2610 E. 5th (Spanish Eclectic, 1929); beyond are later Ranch style houses. At the intersection of E. 6th St. and N. Tucson Blvd. (Photograph 2) a small neighborhood business center developed, starting in the late 1930s. The Rincon Market, seen at right in the photograph, occupies most of a Commercial Spanish Eclectic building (2501-2519 E. 6th) built in 1946 for an earlier market and other local businesses. On E. 7th St., west of the existing historic district, postwar houses predominate, with sparser landscaping, as seen in Photograph 3; the house in the center is 2115 E. 7th (Ranch, 1952). East of the existing historic district on E. 7th St. are blocks with substantial portions developed in the 1920s. Photograph 4 shows, on the left, a Ranch style house (2734 E. 7th, 1949), then three Spanish Eclectic houses (2728, 2716, and 2710 E. 7th) built between 1927 and 1929. Note that because of the maintenance of scale and rhythm, as well as consistent landscaping, the later house is not intrusive.

E. 8th St., on the southern edge of Fairmount, has the largest number of contributing properties of all the streets within the boundary increase, resulting in a streetscape of continuous visual interest. In Photograph 5, a view of E. 8th St. at N. Plumer Ave., the Spanish Eclectic house on the left is 2201 E. 8th, built in 1937; beyond is 2215 E. 8th, a rare two-story example of Ranch style dating to 1947. The two Spanish Eclectic houses in Photograph 6, taken at N. Tucson Blvd., are 2500 E. 8th, built in 1937 (on the right) and 2508 E. 8th, a relatively uncommon two-story example built in 1930. Note the retaining wall along N. Tucson Blvd., built of local volcanic rock. Fairmount's north-south avenues account for fewer properties than the east-west streets, but a high proportion of these are contributing, as seen in Photograph 7, a view of N. Forgeus Ave. between E. 5th and E. 6th streets. On the left is 524 N. Forgeus, a Spanish Eclectic house dating to 1929; beyond is 522 N. Forgeus, also Spanish Eclectic but with Mission Revival influence, built in 1928.

Northwest of the Fairmount Addition is Speedway Heights, platted in 1906, 1908, and 1920. Most of this subdivision, which has conventional single-alley blocks, is within the existing historic district; the boundary increase adds a small portion of the 2000 block on E. 1st St. containing both pre-Depression and postwar houses (Photograph 8). The house on the right in the photograph is 2028 E. 1st. (Spanish Eclectic, 1929). Note that street palms are present here also. West of Fairmount is the Alta Vista Addition, platted in 1920 and 1922. Like Speedway Heights, most of this subdivision is within the existing historic district. The boundary increase includes the southeast corner of Alta Vista, a view of which is shown in Photograph 9, taken at E. 4th St. and N. Tucson Blvd. On the corner is



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### Description (continued)

Congregation Young Israel (2443 E. 4th), an International style synagogue built in 1949-1950; beyond are postwar Ranch style houses.

Below Fairmount, forming the southwestern portion of the Sam Hughes Neighborhood, is the American Villa Resubdivision, platted in 1908 and 1926. The boundary increase includes almost all of this subdivision, except for the commercial strip along E. Broadway Blvd. American Villa has the same double-alley block plan as Fairmount; the grid is the same size, but the lots facing the east-west streets are marginally larger (seven to a side rather than eight) and for the most part have not been merged. Landscaping is somewhat sparser and street trees are fewer. Like Fairmount, American Villa has a high proportion of houses dating to the 1920s and 1930s. Photograph 10 shows a gabled sequence of Spanish Eclectic houses dating from 1928 to 1930; these are in the 2100 block of the south side of E. 8th St., which forms the northern edge of American Villa. Note the low retaining walls and banks used to maintain lot grades. Photograph 11 is a view of E. 9th St. between N. Norris and N. Olsen avenues; from left to right are 2009 E. 9th (Spanish Eclectic, 1927), 2015 E. 9th (one of the few Craftsman style houses within the boundary increase, 1925), and 2019 E. 9th (Spanish Eclectic, 1927). Photograph 12, a view of E. 10th St. at N. Plumer Ave., shows a block developed after the Depression; on the corner is 2150 E. 10th (Spanish Eclectic, 1939) and beyond is 2130 E. 10th (Ranch, 1941). A view of American Villa's north-south avenues is shown in Photograph 13, taken on N. Olsen Ave. between E. 9th and E. 10th streets; these two Ranch style houses, 123 and 129 N. Olsen, were built in 1948. Note how the varying street and lot grades have been used for terraced landscaping.

In the northeast corner of the Sam Hughes Neighborhood is the Mundo Vista Addition, platted in 1928; the boundary increase includes most of the remaining residential portion of this subdivision. Mundo Vista's block grid is rectangular (approximately 400 by 450 feet) with conventional deep single-alley blocks of 16 lots. Most of these have been merged, with the result that the subdivision has a less dense appearance than American Villa or parts of Fairmount, as can be seen in Photograph 14, taken on E. 1st St. at N. Stewart Ave. The Spanish Eclectic house on the corner is 2902 E. 1st, built in 1936. During the prewar years, only a handful of houses were built in Mundo Vista, which thus has a higher proportion of postwar houses. Photograph 15 is a view of E. 2nd St. between N. Treat and N. Stewart avenues; in the middle is 2315 E. 2nd, a 1946 Ranch style house that still displays strong Spanish Eclectic influence. A portion of Hawthorne St. between N. Bentley Ave. and N. Country Club Rd. is shown in Photograph 16; these Ranch style houses--3025, 3033, and 3039 E. Hawthorne--were all built in 1950. South of Mundo Vista is Morningside Addition (platted in 1923, amended 1930), as well as Morningside Annexes 1 and 2 (both platted in 1928). Photograph 17, taken on E. 4th St. at N. Stewart Ave., provides a typical view of Morningside. The blocks here are identical to those in Fairmount, but none of the lots have been merged and all are occupied by small modest houses like that on the corner in the photograph (2903 E. 4th, 1941).

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Description (continued)

In the southeast portion of the Sam Hughes Neighborhood the most distinctive subdivision is Terra de Concini, platted in 1937, and originally owned and developed by that family. Except for the commercial strip along E. Broadway Blvd., the boundary increase includes most of this subdivision, as well as Terra Annex on the east and the Huff Addition on the west. The centerpiece of Terra de Concini's axial design is Via Rotonda, featuring an ensemble of large Spanish Eclectic houses designed by Josias Joesler, one of Tucson's most prominent architects. Photograph 18 is a view of the intersection of Via Rotonda and N. Treat Ave.; the house on the far corner is 2803 Via Rotonda, built in 1940. Also dating from this time are the Ranch style houses seen in Photograph 19, in the southern portion of Terra de Concini, on E. 10th at N. Stewart Ave. On the left is 2904 E. 10th (1939); next door is 2902 E. 10th (1940).

Surrounding Terra de Concini and Terra Annex on the north and east is the later subdivision of Casas Bonitas, developed after the war; about two-thirds of this subdivision is included in the boundary increase. In contrast to prewar conventions, lots here tend to be wide and short, with proportionately larger houses, in Ranch or American International style, sited with the main axis of the house parallel to the street. Photograph 20 shows Calle Glorieta at N. Treat Ave.; the house on the right is 2804 Calle Glorieta, (American International, 1948). Photograph 21 shows another streetscape characteristic of Casas Bonitas at E. 9th St. and Harris Ave.

Similar to Casas Bonitas are two other later subdivisions included in the boundary increase, Country Club Homesites and La Mirada. A view of the former is shown in Photograph 22, taken at E. 9th St. and N. Wilson Ave.; the house on the corner is 2301 E. 9th (American International, 1948). La Mirada is a small subdivision between Country Club Homesites and American Villa, consisting entirely of Ranch style houses built between 1948 and 1953. Photograph 23 shows the corner of La Mirada St. and N. Wilson Ave.; the corner house is 2247 La Mirada (1948). Another group of houses from this period forms the north side of the 2900 block of E. 5th St. (Photograph 24); this block is one of several areas within the neighborhood that lie outside the platted subdivisions. In the photograph, the house on the corner at N. Bentley Ave. is 2945 E. 5th (American International, 1948).

*Representative Individual Properties*

The following discussion of building construction and architectural styles in the boundary increase focuses on representative examples from each of the three phases within the period of significance. Except for a few wood frame vernacular houses (none of which has survived unaltered), houses built during the initial phase of development, from the late 1910s until the Depression, were of brick masonry. (Property records, Sanborn Maps, and field inspection confirm that wood frame with brick veneer was not used for houses in the neighborhood during the period of significance.) Exterior walls were stuccoed for Spanish Eclectic houses and occasionally clad in face brick for other styles.

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Foundations consisted of stone rubble masonry or (by 1930) poured concrete footings and stem walls. Most houses had raised wood floors, although some Spanish Eclectic houses with concrete and tile floors are early examples of slab-on-grade construction. Through the 1920s, wood double hung sash was used for windows and wood casement windows were used occasionally, as well, but when steel casements were introduced, around 1930, they rapidly became standard for new construction. The architecture in the boundary increase during this time was dominated by the Spanish Eclectic style, which accounts for 85 percent of the houses dating from the years before the Depression; the remainder include Craftsman houses and a few in revival styles.

Photograph 25 shows 2049 E. 9th St., a classic example of the Craftsman bungalow, dating from 1924. The wide eaves, emphasized structural members, and shed dormer of the roof, as well as the battered piers of the porch and the rough-textured stucco of the walls, are all characteristic features of the style. Other unaltered Craftsman houses in the boundary increase are 2010 E. 8th St., 2015 E. 9th St. (seen in Photograph 11), 230 N. Norris Ave., and 130, 217, and 223 N. Olsen Ave. A small, simple, characteristically steep-roofed example of the Tudor Revival is shown in Photograph 26. The house, at 2639 E. 7th St., was built in 1930; the flared gable over the arched entry porch was a popular motif of this style. The boundary increase includes one other Tudor Revival house from this time (2521 E. 8th St., built in 1928). Photograph 27 shows 422 N. Sawtelle Ave., an example of what is popularly known as the Pueblo Revival, more properly termed the Spanish Pueblo Revival (Wilson 1985). Built in 1929, this house displays features common to earlier versions of this style, particularly the animated profile of the parapet and the excessive use of mock *viga* ends. The house is the only example of the style in the boundary increase that was built before the Depression.

Besides being picturesque and "regional" (qualities discussed in Section 8), the Spanish Eclectic style was flexible and could be interpreted modestly or in a grand manner. Photograph 28 shows 2103-2105 E. 8th St., a duplex built in 1929. With its stepped parapet and arched entry porches under shed roofs of Spanish tile, this building represents the simplest form of Spanish Eclectic. Similar examples of duplexes and small single-family houses for the lower middle class are so numerous throughout the region that the term "Southwest Style" has been proposed to describe them collectively (Roberts et al 1992).

Photographs 29 through 34 illustrate, within the boundary increase, varieties of the Spanish Eclectic house for the middle class. One group, represented by 2716 E. 7th St. (1926, Photograph 29) and 2601 E. 8th St. (1928, Photograph 30), has flat roofs with stepped parapets, arched entry porches under shed roofs of clay tile (Spanish or Mission), flanking terraces, arched windows on the street facades, and a basic repertory of decorative features. Non-structural buttresses, often pierced with arches, emphasize the picturesque massing of the house; roof vents are accentuated with ornamental ironwork. A second group, exemplified by 3029 E. 4th St. (1930, Photograph 31) and 221 N. Norris

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Ave. (1928, Photograph 32), has the same features as the first, with the addition of a short gabled wing, roofed with Spanish or Mission tile, on one side of the front. Note that the double front window of 221 N. Norris is not arched, but the effect is achieved with blind arches in the wall above, another common practice. The third group of houses, represented by 2710 E. 7th St. (1929, Photograph 33) and 2715 E. 5th St. (1930, Photograph 34) has flat roofs with gabled wings like the second group, but also has tiled shed roofs covering the remainder of the front. These houses have less extraneous ornament and decorative features tend to be integrated with the structure, such as the mixtilinear window arches at 2710 E. 7th. This third variant of Spanish Eclectic in the boundary increase is closest to the Ranch style that would appear during the following decade.

The next phase of development, between the Depression and World War II, continued many aspects of the earlier phase while bringing some stylistic changes. Walls were of brick masonry, often stuccoed but just as frequently clad in face brick. Foundations were concrete and most houses still had raised wood floors. Steel casement windows were standard for all construction, although wood casements were used occasionally for period effects. As in the preceding phase, a very few Tudor Revival houses were built. Photograph 35 shows 2535 E. 7th St., a substantial example built in 1936. Besides the steep gables, characteristic features include the textured stucco walls combined with wood siding, wood casement windows, and a tongue-and-groove wood door with wrought iron strap hinges. The projecting entry with its own gable was also a popular motif of this style. Another intact example of Tudor Revival is 2511 E. 8th St., also built in 1936.

Photograph 36 shows 2910 E. 2nd St., representative of four examples of Spanish Pueblo Revival dating from this time. Built in 1938, this later version of the style has a plain parapet with the characteristic battered profile, mock *viga* ends and decorative (non-structural) wood lintels over the door and windows (the entry surround of glazed polychrome tile, although present on two of the four examples, is not a usual feature of this style). Related to the Spanish Pueblo Revival but unique to Tucson is the Sonoran Revival, based on the regional Hispanic vernacular architecture known locally as traditional Sonoran style. The Sam Hughes Neighborhood has only a few examples of Sonoran Revival, all in the existing historic district, but it was the basis for what is termed here the Sonoran Ranch style. Photograph 37 shows an early transitional example, 2727 E. 6th St. Built in 1936, the house has parapets capped with brick coping, a key motif, as well as decorative wood lintels over the door and windows.

As the construction industry recovered from the Depression, the Spanish Eclectic style was still popular in the boundary increase, although compared to some of the examples from the 1920s, houses were now generally simpler, with less applied ornamentation; 2159 E. 9th St. (Photograph 38), built in 1936, is representative. By 1940, the Ranch style was becoming the most popular for middle class homes, but Spanish Eclectic was still favored by the upper middle class. A classic example is

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2802 Via Rotonda (Photograph 39), designed by Joesler and built in 1940. Taking advantage of the lot configuration, Joesler used a bold circular entry tower as a pivot for the house's wings extending west and east-southeast. The architect's hand is also evident in the design of 2424 E. 8th St. (Photograph 40), built at the same time. Here the front gabled wing and an octagonal tower frame a porch supported by wood Tuscan columns with *zapatas* (corbels).

The relationship between the Spanish Eclectic and Ranch styles, mentioned above, becomes more evident in the later 1930s. Photograph 41 shows 2731 Carthay Circle, a simply styled Spanish Eclectic house built in 1936. Photograph 42 shows 2315 E. 8th St., an early Ranch style house built in 1939 that has the same scale, form and massing and even the same proportions but a different sensibility resulting from changes in surface, color, and texture. This sensibility also sets it apart from houses in the Minimal Traditional style, of which the boundary increase has very few examples; one of these, 1927 E. 9th St., built in 1939, is shown in Photograph 43. As the early Ranch style developed, it displayed an increasingly strong horizontal emphasis. In the boundary increase, this is evident in a comparison of 528 N. Treat Ave. (Photograph 44), built in 1939, and 2540 E. 7th St. (Photograph 45), built in 1941. The latter exemplifies the typical Ranch style house that would continue to be built in the postwar years, characterized by an asymmetrical plan, relatively low-pitched gabled roof with a projecting cross-gabled wing at the front, and a few decorative details (such as the non-functional shutters) taken from earlier styles. Photograph 47 shows the hipped version, at 2124 E. 10th St., also built in 1941.

The boundary increase has few examples of the Modern Movement from this time. One intact example of the International style is 2755 E. 9th (Photograph 47), built in 1940 and designed by Arthur Brown, another Tucson architect active in the Sam Hughes Neighborhood. Rather than the white stucco usually associated with this style, the walls are clad in face brick painted white. The brick courses are stepped in at the top of the parapet, a detail favored by Brown. Otherwise, the characteristic features of the International style are evident, including the corner windows and the cantilevered projection over the entry. Another example, showing Art Moderne influence, is 2021 E. 8th St., shown in Photograph 48. Built in 1938, this house is clad in smooth white stucco, with a corner window and a cantilevered slab, curved at the corners, that shelters an entry porch, continues across the front, and wraps around the house's southeast corner.

The third phase of development in the Sam Hughes Neighborhood, from the end of the war through 1953, was the Ranch era. Walls continued to be built of brick masonry, clad in face brick that was occasionally painted; exceptions to this rule were many framed gable walls clad in wood siding. Slab-on-grade construction became standard for foundations. Steel casement windows were used almost exclusively. Although the Ranch style had supplanted the Spanish Eclectic, the influence of the latter was still evident: 15 percent of the Ranch style houses dating from this time in the boundary increase

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Description (continued)

have Mission tile roofs; one example is 2830 E. Hawthorne St. (Photograph 49), built in 1948. More typical of the majority of houses are 2819 Geneva Place (Photograph 50), built in 1947, and 2249 E. 9th St. (Photograph 51), built in 1949; both have lower-pitched roofs of asphalt shingles. Both houses also have integral carports. These and integral garages had first appeared as optional features in the late 1930s, but now were becoming essential. Although most postwar Ranch style houses in the boundary increase exhibit the same simplicity and relative uniformity as these two examples, some have modest historic detailing, such as 2648 E. 4th St. (Photograph 52), built in 1948, with an entry surround of simplified pilasters and entablature, as well as decorative louvered shutters, recalling English Colonial precedents.

The one original regional style of the postwar years is the Sonoran Ranch, of which there are over a dozen examples in the boundary increase. First appearing in the later 1930s (as illustrated in Photograph 37), this style went in two different directions after the war. The first, emphasizing traditional features, is represented by 3003 E. 3rd St. (Photograph 53). Built in 1946, the house displays the characteristic brick parapet coping, as well as paneled entry jambs, eight-over-eight wood double hung sash, and door and window casings (the pedimented casing is reminiscent of New Mexico's Territorial style. The second direction is exemplified by 2250 E. 8th (Photograph 54), also built in 1946. Here the only traditional detail is the denticulated brick coping; the emphasis is instead on bold massing.

Besides Ranch, the second most common style in the boundary increase during this time is the American International, which McAlester and McAlester (1984) define as a flat-roofed subtype of the Contemporary style. The American International style was derived from European International Style models. In place of a cantilevered concrete slab, the houses have wide projecting boxed eaves in wood and instead of white stucco, wall surfaces are clad in face brick or mixed materials. Photograph 55 shows 2825 Geneva Place, built in 1947, an example with a stuccoed dado and patterned face brick above. However, the bold placement of the corner windows recalls the style's antecedents. In contrast, a more domesticated (and more common) version is shown in Photograph 56, of 2920 E. 1st. Built in 1948, this example has the conventional windows (with decorative shutters) and even the basic form of a Ranch style house. The gabled subtype of the Contemporary style is not common in the boundary increase. One example is 328 N. Forgeus (Photograph 57), built in 1948; the characteristic emphasis on the structural members of the very low-pitched gables reveals the influence of the earlier Craftsman style.

The Sam Hughes Neighborhood's period of significance ends in 1953, prior to the introduction of later developments of the Ranch style. Photograph 58 shows 2839 E. 9th, a classic example of the mature postwar Ranch style, dating from 1951. In contrast, the proportions of 622 N. Forgeus Ave. (Photograph 59), built in 1963, are closer to the fully developed California Ranch model. Note also

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that the carport projects in front of the house, and that sliding aluminum windows have replaced the steel casement windows. This house is representative of examples of the Ranch style in the boundary increase that postdate the period of significance. Photograph 60 represents another group of ineligible houses, those that were built during the period of significance but lack integrity because of inappropriate alterations. Shown in the photograph is 528 N. Sawtelle Ave., a Craftsman bungalow built in 1925; in 1997-1998, a faux Queen Anne porch was added in front and an overscaled two-story wing was added in the rear. The following two photographs are representative of the most recent houses in the boundary increase. In Photograph 61 is 2448 E. 7th St., built in 1997 and a typical example of the resurgence in popularity of the Spanish Eclectic style. More original is 2444 E. 4th (Photograph 62); built in 1998, this house is an imaginative reworking of the traditional Sonoran style.

Besides single-family houses and duplexes, the boundary increase contains six apartment complexes that stylistically span the period of significance. Photograph 63 shows 2340 E. 8th St., built in 1928; the free-standing entrance arch is characteristic of the earlier, more exuberant Spanish Eclectic style used during the neighborhood's initial phase of development. Another Spanish Eclectic apartment complex is 1030 N. Tucson Blvd. (Photograph 64), built in 1936 as a group of four adobe brick units; the house at the rear was added in 1946. Despite the loss of the two front units when N. Tucson Blvd. was recently widened, the ensemble is still effective architecturally. The original four units were constructed of adobe brick, a material infrequently used in the Sam Hughes Neighborhood. (Most of the houses in the neighborhood that are said to be of adobe construction are actually built of coarse fired clay brick or of concrete-stabilized adobe bricks laid with concrete mortar; none of this is true adobe construction.) Photograph 65 shows a Spanish Eclectic complex from 1940, at 419-433 N. Forgeus Ave.; the effect here is restrained, with minimal applied ornamentation. El Encanto Apartments (now El Encanto Condominiums), at 2820 E. 6th (Photograph 66), were also built in 1940. Individually listed in the National Register (Curtis and McArthur 1994), this complex is the only example of the Monterey Revival within the boundary increase. Across E. 6th St. at 2811-2817 (Photograph 67) are the Buena Vista (now the Victoria) Apartments, a sophisticated example of the American International style. Built in 1946, this complex forms an effective counterpoint to the more traditional style of El Encanto. The latest apartment complex is 525-535 N. Norris Ave. (Photograph 68), a spare and simple Ranch style example built in 1948.

Besides single and multiple dwellings, the boundary increase contains a dozen other buildings dating from the period of significance. In the 1940s, in the small business section at the intersection of N. Tucson Blvd. and E. 6th St., there were groceries and other neighborhood businesses (the Rincon Market building, shown in Photograph 2, was mentioned earlier). In addition, in this immediate area, there were also several health care facilities, such as El Encanto Medical Building, at 500-522 N. Tucson (Photograph 69). Built in 1946, this Spanish Eclectic building now houses professional and

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business offices. Another example, also Spanish Eclectic, is 2440 E. 6th St. (Photograph 70), built in 1941 as medical offices for the former Manzanita Clinic that was located next door at 2430 E. 6th.

*Contributing and Noncontributing Resources*

Of the 809 resources in the boundary increase, 709 date from the period of significance. Of these, 71 (10 percent) have been altered to the extent that they no longer retain sufficient integrity to contribute to the district. Generally, such alterations are of three types: (1) removing original architectural features; (2) adding rooms and second stories of inappropriate scale, proportions, and massing; and (3) adding inauthentic historical features and details. This last problem is a relatively recent phenomenon. Previously, houses were usually remodeled to appear newer, but now it is not uncommon to see, for instance, a small, simple Spanish Eclectic house embellished with a new front porch of elaborately carved timbers and Mission tile, or a modest Ranch style home historicized with similar details. Privacy walls present a different class of problem because these do not affect the physical integrity of given building; rather, they interfere with the building's ability to contribute because it cannot be seen properly. (In contrast, dense foliage can screen a building without creating a visual blank in the streetscape the way a six-foot wall does.) Of the 709 resources dating from the period of significance, 22 (3 percent) are classified as noncontributing because of inappropriate high front walls.

Current problems affecting the integrity of the Sam Hughes Neighborhood as a whole include increasing traffic and inappropriate development. E. 6th St. and N. Tucson Blvd. have been improved and widened to the maximum extent possible, while the volume of through (as opposed to local) traffic steadily increases; not surprisingly, there are more privacy walls on E. 6th than any other street. Problems with inappropriate development have centered on a manufacturing facility recently established in the vicinity of the neighborhood business section at E. 6th St. and N. Tucson Blvd. At this time, further industrial incursions have been blocked by the efforts of the neighborhood association, but the threat can reappear in the future. Another threat to the neighborhood that has become common in other parts of the country but is just beginning to appear here is the phenomenon of buying and demolishing dwellings (typically, postwar ranch houses) in a desirable older neighborhood in order to build larger, more traditionally styled homes. Thus far, only one instance of this practice has occurred in the Sam Hughes Neighborhood (at 406 N. Treat Ave.), but more can be expected.

The following list provides the status of all properties within the boundary increase. Numbered streets are listed consecutively, followed by named streets listed alphabetically. For each entry, initial date of construction and architectural style are also given. If a building's style has been altered from one style to another, the original style is given in parentheses.



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## Description (continued)

## E. 1st St.

2028	1929	Spanish Eclectic	contributing
2034	1929	Spanish Eclectic	contributing
2040	1947	Ranch	contributing
2048	1948	American International	contributing
2505	1955	Ranch	noncontributing
2515-2517	1956	Ranch	noncontributing
2802	1949	American International	contributing
2812	1952	Ranch	contributing
2822	1949	Ranch	contributing
2835	1930	Spanish Eclectic	contributing
2836	1930	Spanish Eclectic	contributing
2841	1950	Ranch	contributing
2844	1950	Ranch	contributing
2847	1937	Spanish Eclectic	contributing
2901	1936	Spanish Eclectic	contributing
2902	1936	Spanish Eclectic	contributing
2903	1936	Ranch	contributing
2920	1948	American International	contributing
2925	1978	Neoelectic	noncontributing
2930	1970	Neoelectic	noncontributing
2945	1952	Ranch	contributing
2946	1938	Ranch	contributing
2950	1930	Sonoran Ranch (Sonoran Revival)	contributing
2951	1953	Ranch	contributing
3006	1954	Ranch	noncontributing
3014	1953	Ranch	contributing
3022	1950	Ranch	contributing
3028	1956	Ranch	noncontributing
3034	1949	Southwest	contributing

## E. 2nd St.

2801	1949	Ranch	noncontributing
2804	1948	Ranch	contributing
2810	1956	Ranch	noncontributing

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E. 2nd St.

2815	1946	Ranch	contributing
2823	1948	Ranch	contributing
2826	1951	Ranch	contributing
2833	1941	Ranch	contributing
2839	1940	Spanish Eclectic	contributing
2845	1949	Ranch	contributing
2850	1958	Sonoran Ranch	noncontributing
2901	1948	American International	contributing
2906	1936	Spanish Eclectic	contributing
2910	1938	Spanish Pueblo Revival	contributing
2915	1941	Sonoran Ranch	contributing
2921	1947	Ranch	contributing
2932	1941	Ranch	contributing
2936	1940	Ranch	contributing
2937	1948	American International	contributing
2942	1955	Ranch	noncontributing
2946	1955	Ranch	noncontributing
2949	1946	Ranch	contributing
3005	1954	Ranch	noncontributing
3008	1930	Spanish Eclectic	contributing
3015	1952	Ranch	contributing
3020	1940	Ranch	contributing
3021	1949	Ranch	contributing
3024	1952	Ranch	contributing
3025	1948	Neoelectic (Ranch)	noncontributing
3028	1948	Ranch	contributing
3029	1948	Ranch	contributing
3030	1940	Spanish Eclectic	contributing

E. 3rd St.

3003	1946	Sonoran Ranch	contributing
3020	1947	Ranch	contributing
3033	1940	Ranch	contributing

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Description (continued)

E. 4th St.

2401	1954	Ranch	noncontributing
2407	1953	Ranch	contributing
2413	1953	Ranch	contributing
2416	1950	Ranch	contributing
2419	1953	Ranch	contributing
2422	1919	Wood Frame Vernacular	noncontributing
2426	1918	Wood Frame Vernacular	noncontributing
2443	1949	International	contributing
2444	1998	Neoclectic	noncontributing
2648	1946	Ranch	contributing
2903	1941	Ranch	contributing
2909	1941	Ranch	contributing
2910	1949	American International	contributing
2914	1958	Contemporary Gabled	noncontributing
2915	1940	Transitional Ranch	contributing
2920	1957	Contemporary Gabled	noncontributing
2921	1941	Ranch	contributing
2926	1949	Ranch	contributing
2927	1941	Ranch	contributing
2930	1950	Ranch	contributing
2933	1941	Ranch	contributing
2938	1926	Craftsman	contributing
2939	1941	Ranch	contributing
2945	1940	Ranch	noncontributing
2950	1939	Spanish Eclectic	contributing
3001	1949	American International	contributing
3002	1948	Ranch	contributing
3008	1948	Ranch	contributing
3009	1950	American International	contributing
3014	1950	Ranch	contributing
3015	1951	Ranch	contributing
3020	1948	Ranch	contributing
3025	1951	Ranch	contributing
3030	1948	Ranch	contributing

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Description (continued)

E. 4th St.

3031	1998	Neoelectic	noncontributing
3039	1930	Spanish Eclectic	contributing

E. 5th St.

2326	1947	Ranch	contributing
2327	1953	Contemporary Gabled	contributing
2334	1947	Ranch	contributing
2335	1949	Ranch	contributing
2341	1948	American International	contributing
2344	1948	Ranch	contributing
2349	1939	Ranch	noncontributing
2400	1948	Ranch	contributing
2403	1930	Spanish Eclectic	contributing
2409	1930	Spanish Eclectic	contributing
2415	1930	Spanish Eclectic	contributing
2416	1936	Spanish Eclectic	contributing
2420	1946	American International	contributing
2421	1929	Spanish Eclectic	contributing
2428	1950	Ranch	contributing
2434	1947	Ranch	noncontributing
2435	1936	Ranch	contributing
2441	1937	Ranch	contributing
2444	1948	Ranch	contributing
2449	1936	Ranch	noncontributing
2501	1940	Spanish Eclectic	contributing
2509	1949	Ranch	contributing
2515	1947	American International	contributing
2521	1950	Ranch	contributing
2528	1947	Ranch	contributing
2530	1988	Neoelectic	noncontributing
2538	1940	Ranch	contributing
2548	1940	Sonoran Ranch	contributing
2601	1941	Transitional Ranch	contributing
2602	1949	Ranch	noncontributing

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## Description (continued)

## E. 5th St.

2609	1941	Sonoran Ranch	contributing
2610	1929	Spanish Eclectic	contributing
2616	1940	Ranch	contributing
2617	1940	Ranch	contributing
2625	1941	Ranch	contributing
2628	1948	Ranch	contributing
2632	1956	Ranch	noncontributing
2636	1965	Ranch	noncontributing
2641	1939	Neoelectic (International)	noncontributing
2642	1952	Ranch	contributing
2646	1930	Spanish Eclectic	contributing
2649	1940	Sonoran Ranch	contributing
2702	1974	Contemporary Shed	noncontributing
2703	1940	Ranch	contributing
2708	1929	Spanish Eclectic	contributing
2712	1954	Ranch	noncontributing
2715	1930	Spanish Eclectic	contributing
2722	1940	Sonoran Ranch	contributing
2725	1953	Ranch	noncontributing
2728	1946	Ranch	contributing
2731	1928	Spanish Eclectic	contributing
2738	1949	Ranch	contributing
2744	1949	Ranch	noncontributing
2749	1941	Ranch	contributing
2804	1950	Ranch	contributing
2815	1939	American International (International)	noncontributing
2816	1952	Ranch	contributing
2824	1951	Ranch	contributing
2829	1940	Moderne	contributing
2830	1951	Ranch	contributing
2833	1940	Moderne	contributing
2839	1940	Moderne	contributing
2840	1950	Ranch	contributing
2905	1948	Ranch	contributing
2915	1948	American International	contributing
2925	1947	American International	contributing

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Description (continued)

E. 5th St.

2935	1948	American International	contributing
2945	1948	American International	contributing

E. 6th St.

2328	1992	Neoclectic	noncontributing
2336	1947	Ranch	contributing
2340	1949	American International	noncontributing
2348	1956	American International	noncontributing
2410	1949	Ranch	contributing
2421	1951	Neoclectic (Ranch)	noncontributing
2430	1940	Strip Commercial (Spanish Eclectic)	noncontributing
2440	1941	Spanish Eclectic	contributing
2448	1946	Strip Commercial (Moderne)	noncontributing
2449	1937	Strip Commercial (Moderne)	noncontributing
2501-2519	1946	Spanish Eclectic	contributing
2502	1941	Moderne	contributing
2508	1946	Strip Commercial (Spanish Eclectic)	noncontributing
2514-2526	1946	Spanish Eclectic	contributing
2525-2527	1954	Strip Commercial	noncontributing
2532	1954	Strip Commercial	noncontributing
2536	1972	Neoclectic (Strip Commercial)	noncontributing
2540	1929	Neoclectic (Spanish Eclectic)	noncontributing
2546-2548	1926	Spanish Eclectic	contributing
2549	1941	Spanish Eclectic	contributing
2610	1940	Spanish Eclectic	noncontributing
2615	1929	Spanish Eclectic	contributing
2616	1929	Spanish Eclectic	contributing
2621	1947	American International	contributing
2622	1936	Spanish Eclectic	contributing
2627	1948	Ranch	contributing
2628	1936	Spanish Eclectic	noncontributing
2634	1997	Neoclectic	noncontributing
2637	1947	Ranch	contributing
2640	1948	Ranch	contributing

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## Description (continued)

## E. 6th St.

2643	1949	Ranch	contributing
2648	1948	American International	noncontributing
2649	1927	Spanish Eclectic	noncontributing
2703	1928	Spanish Eclectic	contributing
2704	1928	Spanish Eclectic	contributing
2709	1948	Sonoran Ranch	noncontributing
2710	1928	Spanish Eclectic	contributing
2715	1929	Spanish Eclectic	noncontributing
2716	1927	Spanish Eclectic	contributing
2721	1936	Spanish Eclectic	noncontributing
2726	1996	Neoelectic	noncontributing
2727	1936	Sonoran Ranch	contributing
2728	1939	Sonoran Ranch	contributing
2733	1928	Spanish Eclectic	noncontributing
2734	1946	Ranch	contributing
2740	1959	A-Frame	noncontributing
2802	1937	Spanish Eclectic	noncontributing
2811-2817	1946	American International	contributing
2820	1940	Monterey Revival	contributing

## E. 7th St.

1948	1948	American International	contributing
2033	1952	Ranch	contributing
2039	1953	Ranch	contributing
2045	1956	Ranch	noncontributing
2101	1952	Ranch	contributing
2109	1951	Sonoran Ranch	contributing
2115	1952	Ranch	contributing
2123	1947	Ranch	contributing
2436	1995	Neoelectic	noncontributing
2439	1940	Ranch	contributing
2442	1998	Neoelectic	noncontributing
2448	1997	Neoelectic	noncontributing
2449	1940	Ranch	contributing

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E. 7th St.

2501	1965	Ranch	noncontributing
2502	2000	Neoelectic	noncontributing
2508	1940	Spanish Eclectic	noncontributing
2509	1930	Spanish Eclectic	contributing
2515	1988	Neoelectic	noncontributing
2516	1951	Ranch	contributing
2520	1953	Ranch	contributing
2521	1929	Spanish Eclectic	contributing
2524	1927	Spanish Eclectic	contributing
2535	1936	Tudor Revival	contributing
2540	1941	Ranch	contributing
2541	1929	Spanish Eclectic	contributing
2545	1929	Spanish Eclectic	contributing
2548	1927	Spanish Eclectic	contributing
2603	1930	Spanish Eclectic	contributing
2604	1936	International	contributing
2608	1936	Sonoran Ranch	contributing
2609	1938	Transitional Ranch	contributing
2617	1930	Spanish Eclectic	noncontributing
2620	1929	Spanish Eclectic	contributing
2630	1949	Ranch	contributing
2633	1951	Ranch	contributing
2639	1930	Tudor Revival	contributing
2640	1939	Spanish Eclectic	noncontributing
2645	1930	Spanish Eclectic	contributing
2648	1927	Spanish Eclectic	contributing
2702	1962	Ranch	noncontributing
2705	1929	Spanish Eclectic	contributing
2710	1929	Spanish Eclectic	contributing
2715	1930	Spanish Eclectic	contributing
2716	1926	Spanish Eclectic	contributing
2725	1929	Spanish Eclectic	contributing
2728	1927	Spanish Eclectic	contributing
2731	1968	Ranch	noncontributing
2734	1949	Ranch	contributing



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## Description (continued)

## E. 8th St.

1902	1947	Ranch	contributing
1909	1951	Ranch	contributing
1910	1928	Spanish Eclectic	contributing
1915	1946	Ranch	contributing
1916	1940	Ranch	contributing
1921	1940	Spanish Eclectic	contributing
1922	1940	Ranch	contributing
1927	1939	Spanish Eclectic	contributing
1928	1940	Ranch	contributing
1934	1940	Ranch	contributing
1937	1939	Ranch	contributing
1943	1954	Ranch	noncontributing
1947	1936	Spanish Eclectic	contributing
1950	1941	Ranch	contributing
2001	1937	Spanish Eclectic	noncontributing
2004	1925	Spanish Eclectic	noncontributing
2009	1938	Spanish Eclectic	contributing
2010	1924	Craftsman	contributing
2015	1938	Sonoran Ranch	contributing
2016	1927	Spanish Eclectic	contributing
2021	1938	Moderne	contributing
2022	1927	Spanish Eclectic	contributing
2027	1951	Ranch	contributing
2028	1936	Spanish Eclectic	contributing
2033	1949	Ranch	contributing
2034	1928	Spanish Eclectic	contributing
2039	1947	American International	contributing
2050	1946	Sonoran Ranch	contributing
2102	1946	Ranch	contributing
2103-2105	1929	Spanish Eclectic	contributing
2110	1929	Spanish Eclectic	contributing
2115	1930	Spanish Eclectic	contributing
2116	1928	Spanish Eclectic	noncontributing
2121	1940	Ranch	contributing
2122	1929	Spanish Eclectic	contributing

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Description (continued)

E. 8th St.

2134	1930	Spanish Eclectic	contributing
2137	1941	Sonoran Ranch	contributing
2140	1929	Spanish Eclectic	noncontributing
2141	1940	Ranch	contributing
2195	1986	Neoelectic	noncontributing
2201	1937	Spanish Eclectic	contributing
2215	1947	Ranch	contributing
2222	1948	Ranch	contributing
2227	1940	Ranch	contributing
2233	1953	Ranch	contributing
2236	1949	Ranch	contributing
2239	1930	Spanish Eclectic	contributing
2242	1948	Ranch	contributing
2245	1930	Spanish Eclectic	contributing
2250	1946	Sonoran Ranch	contributing
2301	1948	American International	contributing
2302	1954	Ranch	noncontributing
2309	1941	Ranch	contributing
2315	1939	Ranch	contributing
2316	1950	Ranch	contributing
2321	1949	Ranch	contributing
2327	1939	Spanish Eclectic	contributing
2331	1938	Ranch	contributing
2340	1928	Spanish Eclectic	contributing
2345	1936	Spanish Eclectic	noncontributing
2402	1952	Ranch	contributing
2403	1930	Spanish Eclectic	contributing
2409	1930	Spanish Eclectic	contributing
2415	1946	Ranch	contributing
2421	1946	American International	contributing
2424	1940	Spanish Eclectic	contributing
2427	1940	Ranch	contributing
2434	1938	Transitional Ranch	contributing
2435	1941	Ranch	contributing
2439	1959	Ranch	noncontributing

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Sam Hughes Neighborhood Historic District (Boundary Increase)  
Tucson, Pima County, AZ

## Description (continued)

## E. 8th St.

2444	1947	Ranch	contributing
2500	1937	Spanish Eclectic	contributing
2501	1926	Wood Frame Vernacular	contributing
2508	1930	Spanish Eclectic	contributing
2511	1936	Tudor Revival	contributing
2516	1929	Spanish Eclectic	contributing
2521	1928	Tudor Revival	contributing
2531	1952	Ranch	contributing
2540	1948	Ranch	contributing
2541	1936	Spanish Eclectic	contributing
2544	1950	Ranch	noncontributing
2549	1937	Spanish Eclectic	contributing
2550	1941	Transitional Ranch	contributing
2601	1928	Spanish Eclectic	contributing
2604	1929	Spanish Eclectic	contributing
2612	1953	Ranch	contributing
2615	1949	Ranch	contributing
2620	1953	Ranch	contributing
2623	1936	Spanish Eclectic	noncontributing
2629	1936	Spanish Eclectic	contributing
2630	1971	Sonoran Ranch	noncontributing
2639	1940	Spanish Eclectic	contributing
2640	1950	Ranch	contributing
2704	1947	Ranch	contributing
2707	1936	Spanish Eclectic	contributing
2709	1930	Spanish Eclectic	contributing
2714	1930	Spanish Eclectic	contributing
2724	1929	Spanish Eclectic	contributing
2725	1950	Ranch	contributing
2728	1930	Spanish Eclectic	contributing
2749	1950	Ranch	contributing
2760	1955	Ranch	noncontributing
2800	1938	Ranch	contributing
2803	1953	Ranch	contributing
2812	1938	Sonoran Ranch	contributing

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Sam Hughes Neighborhood Historic District (Boundary Increase)  
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Description (continued)

E. 8th St.

2815	1948	Ranch	contributing
2816	1939	Ranch	contributing
2819	1948	Ranch	contributing
2826	1946	Ranch	noncontributing
2827	1952	Ranch	contributing
2835	1951	Ranch	contributing
2843	1951	Ranch	contributing
2849	1954	Ranch	noncontributing
2904	1961	Ranch	noncontributing
2905	1952	Ranch	contributing
2911	1953	Ranch	contributing
2921	1950	Ranch	contributing
2924	1948	Ranch	contributing
2927	1950	Ranch	contributing
2930	1951	Ranch	noncontributing
2948	1950	Ranch	noncontributing
3002	1948	Ranch	contributing

E. 9th St.

1902	1951	Ranch	contributing
1903	1927	Spanish Eclectic	contributing
1905	1927	Spanish Eclectic	contributing
1910	1937	Spanish Eclectic	contributing
1915	1927	Spanish Eclectic	noncontributing
1916	1937	Spanish Eclectic	contributing
1921	1940	Ranch	contributing
1922	1940	Spanish Eclectic	contributing
1927	1939	Ranch	contributing
1928	1940	Ranch	contributing
1933	1950	Ranch	contributing
1934	1940	Ranch	contributing
1939	1936	Spanish Eclectic	noncontributing
1940	1940	Ranch	contributing
2001	1927	Spanish Eclectic	noncontributing
2002	1936	Spanish Eclectic	contributing
2009	1927	Spanish Eclectic	contributing

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Sam Hughes Neighborhood Historic District (Boundary Increase)  
Tucson, Pima County, AZ

Description (continued)

E. 9th St.

2010	1936	Spanish Eclectic	contributing
2015	1925	Craftsman	contributing
2016	1936	Spanish Eclectic	contributing
2019	1927	Spanish Eclectic	contributing
2022	1963	Ranch	noncontributing
2027	1930	Spanish Eclectic	noncontributing
2028	1939	Spanish Eclectic	noncontributing
2033	1928	Spanish Eclectic	noncontributing
2040	1947	Ranch	contributing
2048	1940	Spanish Eclectic	contributing
2049	1924	Craftsman	contributing
2101	1938	Ranch	contributing
2102	1949	Ranch	contributing
2109	1936	Ranch	noncontributing
2110	1949	American International	contributing
2116	1930	Spanish Eclectic	contributing
2117	1964	Ranch	noncontributing
2121	1948	Ranch	contributing
2122	1929	Spanish Eclectic	contributing
2128	1952	American International	noncontributing
2139	1940	Ranch	contributing
2144	1940	Transitional Ranch	noncontributing
2145	1937	Ranch	noncontributing
2159	1939	Spanish Eclectic	contributing
2160	1938	Ranch	noncontributing
2202	1948	Ranch	contributing
2211	1950	Ranch	noncontributing
2212	1949	American International	noncontributing
2221	1948	American International	contributing
2230	1948	Ranch	contributing
2231	1952	Ranch	contributing
2238	1952	Ranch	contributing
2241	1948	Ranch	noncontributing
2242	1948	Ranch	contributing
2249	1949	Ranch	contributing
2250	1967	Sonoran Ranch	noncontributing

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Sam Hughes Neighborhood Historic District (Boundary Increase)  
Tucson, Pima County, AZ

Description (continued)

E. 9th St.

2301	1948	American International	contributing
2302	1950	Ranch	contributing
2319	1969	Ranch	noncontributing
2329	1965	Ranch	noncontributing
2332	1956	Ranch	noncontributing
2335	1954	Ranch	noncontributing
2340	1950	Sonoran Ranch	contributing
2350	1949	Ranch	contributing
2402	1950	Ranch	contributing
2407	1950	Ranch	contributing
2425	1950	Ranch	contributing
2434	1947	Ranch	contributing
2438-2440	1952	Ranch	contributing
2610	1953	Ranch	contributing
2626	1953	Ranch	contributing
2640	1952	Ranch	contributing
2720	1950	Ranch	contributing
2725	1952	Ranch	contributing
2726	1940	Transitional Ranch	contributing
2730	1940	Ranch	contributing
2748	1951	Ranch	contributing
2755	1940	International	contributing
2802	1940	Ranch	noncontributing
2803	1940	Spanish Eclectic	contributing
2804	1939	Spanish Pueblo Revival	contributing
2806	1937	Spanish Pueblo Revival	contributing
2828	1947	American International	contributing
2831	1939	Spanish Pueblo Revival	contributing
2839	1951	Ranch	contributing
2840	1941	Ranch	noncontributing
2843	1946	Ranch	contributing
2844	1940	Ranch	contributing
2900	1940	Ranch	contributing
2901	1941	Sonoran Ranch	contributing
2908	1946	Ranch	contributing
2911	1940	Ranch	contributing

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Sam Hughes Neighborhood Historic District (Boundary Increase)  
Tucson, Pima County, AZ

Description (continued)

E. 9th St.

2921	1952	Ranch	contributing
2922	1952	American International	noncontributing
2928	1951	Ranch	contributing
2934	1952	Ranch	contributing

E. 10th St.

1904	1946	Ranch	contributing
1909	1939	Ranch	contributing
1910	1940	Spanish Eclectic	contributing
1915	1940	Ranch	contributing
1916	1948	Ranch	contributing
1920	1940	Spanish Eclectic	contributing
1921	1939	Ranch	contributing
1927	1941	Spanish Eclectic	contributing
1932	1946	American International	noncontributing
1933	1941	International	contributing
1934	1948	American International	contributing
1945	1954	Ranch	noncontributing
1948	1938	Ranch	contributing
2001	1951	Ranch	contributing
2009	1930	Spanish Eclectic	contributing
2010	1950	Ranch	contributing
2015	1930	Spanish Eclectic	contributing
2016	1954	Ranch	noncontributing
2021	1940	Transitional Ranch	contributing
2022	1938	Spanish Eclectic	contributing
2027	1940	Spanish Eclectic	contributing
2028	1940	Ranch	contributing
2033	1940	Transitional Ranch	contributing
2034	1946	Ranch	contributing
2049	1938	Spanish Eclectic	contributing
2050	1937	Spanish Eclectic	contributing
2100	1941	Ranch	noncontributing
2101	1941	Ranch	contributing
2109	1940	Ranch	contributing
2110	1940	Ranch	contributing

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## Description (continued)

## E. 10th St.

2118	1941	Ranch	contributing
2121	1929	Spanish Eclectic	contributing
2124	1941	Ranch	contributing
2130	1939	Ranch	contributing
2150	1941	Spanish Eclectic	contributing
2705	1952	American International	contributing
2714	1940	Spanish Eclectic	contributing
2715	1940	Ranch	contributing
2718	1951	Ranch	contributing
2725	1948	Ranch	contributing
2730	1951	Ranch	contributing
2741	1937	Transitional Ranch	contributing
2802	1940	Sonoran Ranch	contributing
2808	1949	Neoelectic (Sonoran Ranch)	noncontributing
2809	1939	Moderne	contributing
2820	1952	Ranch	contributing
2825	1952	Ranch	contributing
2826	1938	Ranch	contributing
2832	1940	Ranch	contributing
2837	1948	Ranch	noncontributing
2838	1941	Ranch	contributing
2845	1970	Ranch	noncontributing
2901	1951	Ranch	contributing
2902	1940	Ranch	contributing
2904	1939	Tudor Revival	contributing
2909	1951	Ranch	contributing

## N. Bentley Ave.

232	1952	Ranch	contributing
233	1953	Ranch	contributing
238	1952	Ranch	contributing
239	1948	Ranch	contributing
625	1930	Spanish Eclectic	noncontributing
635	1952	Ranch	contributing
641	1948	Ranch	contributing
721	1953	Ranch	contributing



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Sam Hughes Neighborhood Historic District (Boundary Increase)  
Tucson, Pima County, AZ

## Description (continued)

## N. Bentley Ave.

726	1946	Ranch	noncontributing
727	1952	Ranch	contributing
840	1982	Neoelectic	noncontributing
940	1998	Neoelectic	noncontributing

## Calle Glorieta

2804	1948	American International	contributing
2812	1948	Ranch	contributing
2818	1948	Sonoran Ranch	contributing
2826	1948	Ranch	contributing
2834	1948	American International	contributing
2842	1948	Ranch	contributing
2850	1948	Ranch	contributing
2902	1947	American International	contributing
2910	1948	Ranch	noncontributing
2920	1948	Ranch	contributing
2926	1949	Sonoran Ranch	contributing
2936	1948	Ranch	contributing

## N. Campbell Ave.

216	1946	American International	contributing
524	1926	Spanish Eclectic	contributing

## Carthay Circle

2731	1936	Spanish Eclectic	contributing
2739	1946	Ranch	contributing

## N. Country Club Rd.

231	1948	Ranch	noncontributing
235	1948	Ranch	contributing

## N. Forgeus Ave.

322	1930	Spanish Eclectic	contributing
325	1954	Ranch	noncontributing

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Sam Hughes Neighborhood Historic District (Boundary Increase)  
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## Description (continued)

## N. Forgeus Ave.

327	1946	Sonoran Ranch	contributing
328	1948	Contemporary Gabled	contributing
419-433	1940	Spanish Eclectic	contributing
422	1947	Contemporary Gabled	contributing
430	1940	Spanish Eclectic	contributing
440-450	1961	Ranch	noncontributing
521	1951	Ranch	noncontributing
522	1928	Spanish Eclectic	contributing
524	1929	Spanish Eclectic	contributing
529	1940	Ranch	contributing
622	1963	Ranch	noncontributing

## Geneva Place

2803	1946	American International	contributing
2811	1947	Ranch	contributing
2819	1947	Ranch	contributing
2825	1947	American International	contributing
2831	1947	Ranch	contributing
2841	1948	Ranch	noncontributing

## Harris Ave.

202	1954	Ranch	noncontributing
214	1952	Ranch	contributing
224	1952	Ranch	contributing
231	1950	Ranch	contributing
234	1952	Ranch	contributing
237	1952	Ranch	contributing
244	1959	Ranch	noncontributing

## Hawthorne St.

2801	1947	Ranch	contributing
2815	1949	Ranch	contributing
2816	1930	Spanish Eclectic	contributing
2820	1996	Neoelectic	noncontributing
2827	1949	Ranch	contributing

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Sam Hughes Neighborhood Historic District (Boundary Increase)  
Tucson, Pima County, AZ

Description (continued)

Hawthorne St.

2830	1949	Ranch	contributing
2838	1949	Ranch	contributing
2841	1949	American International	contributing
2847	1946	Contemporary Gabled	contributing
2848	1958	Ranch	noncontributing
2901	1951	Ranch	contributing
2904	1937	Spanish Eclectic	contributing
2913	1951	Ranch	contributing
2914	1941	Ranch	contributing
2925	1947	American International	contributing
2930	1948	Ranch	contributing
2933	1941	Spanish Eclectic	contributing
2940	1930	Spanish Eclectic	contributing
2943	1951	Sonoran Ranch	contributing
2948	1949	Ranch	contributing
3002	1962	Sonoran Ranch	noncontributing
3005	1949	Ranch	contributing
3015	1951	Ranch	contributing
3016	1951	Ranch	contributing
3025	1950	Ranch	contributing
3026	1951	Ranch	contributing
3033	1950	Ranch	contributing
3034	1952	Ranch	contributing
3039	1950	Ranch	contributing

La Mirada St.

2201	1950	Ranch	contributing
2202	1953	Ranch	contributing
2212	1949	Ranch	contributing
2215	1948	Ranch	contributing
2223	1948	Ranch	contributing
2230	1949	Ranch	contributing
2231	1948	Ranch	contributing
2236	1953	Ranch	contributing
2239	1950	Ranch	contributing
2240	1950	Ranch	contributing

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Description (continued)

La Mirada St.

2247	1948	Ranch	contributing
2248	1950	Ranch	contributing
2250	1948	Ranch	contributing

Lisbon Place

2803	1948	Ranch	contributing
2811	1946	Ranch	contributing
2819	1949	Ranch	contributing
2906	1946	American International	noncontributing
2914	1948	Ranch	contributing
2920	1947	Ranch	contributing

N. Norris Ave.

25	1940	Ranch	contributing
50	1948	Ranch	contributing
121	1951	Ranch	contributing
124	1937	Spanish Eclectic	noncontributing
127	1948	Ranch	contributing
128	1936	Spanish Eclectic	contributing
221	1928	Spanish Eclectic	contributing
224	1926	Craftsman	noncontributing
230	1925	Craftsman	contributing
230½	1925	Wood Frame Vernacular	noncontributing
235	1959	Ranch	noncontributing
323	1931	Spanish Eclectic	contributing
324	1938	Ranch	noncontributing
328	1972	Neoelectic	noncontributing
329	1946	Ranch	noncontributing
337	1939	Ranch	noncontributing
525-535	1948	Ranch	contributing

N. Norton Ave.

137	1951	Ranch	contributing
201	1950	Ranch	contributing
215	1949	Ranch	contributing

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Description (continued)

N. Norton Ave.

222	1951	Ranch	contributing
223	1952	Ranch	contributing
228	1946	Neoelectic (Sonoran Ranch)	noncontributing
234	1949	American International	contributing
243	1953	Ranch	contributing
246	1947	American International	contributing
321	1939	Spanish Eclectic	contributing
326	1973	Ranch	noncontributing
327	1979	Neoelectic	noncontributing
332	1973	Ranch	noncontributing
442-446	1952	Ranch	contributing
523	1948	Ranch	contributing
524	1929	Spanish Eclectic	contributing
527	1946	Ranch	contributing
528	1936	Sonoran Ranch	noncontributing
626	1963	Contemporary Gabled	noncontributing
628	1959	Contemporary Gabled	noncontributing

N. Olsen Ave.

123	1948	Ranch	contributing
124	1940	Ranch	contributing
129	1948	Ranch	contributing
130	1926	Craftsman	contributing
217	1924	Craftsman	contributing
223	1924	Craftsman	contributing
224	1947	Ranch	contributing
230	1954	Ranch	noncontributing
301	1947	Ranch	contributing
322	1947	Ranch	contributing
331	1941	Spanish Eclectic	contributing
332	1940	Spanish Eclectic	contributing
420-424	1959	Ranch	noncontributing
432	1930	Spanish Eclectic	contributing

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## Description (continued)

## N. Plumer Ave.

123	1947	Ranch	contributing
129	1948	Ranch	contributing
220	1966	Ranch	noncontributing
221	1949	Ranch	contributing
227	1948	Ranch	contributing
244	1949	Ranch	contributing
322	1952	Ranch	contributing
323	1937	Ranch	contributing
332	1951	Ranch	contributing
333	1946	Ranch	contributing

## Pompeii Circle

2815	1949	Ranch	noncontributing
2821	1951	Ranch	noncontributing
2825	1951	Ranch	contributing

## N. Sawtelle Ave.

110	1950	Ranch	contributing
111	1950	Ranch	contributing
117	1948	Ranch	contributing
120	1948	Ranch	contributing
131	1975	Neoelectic	noncontributing
135	1952	Ranch	contributing
136	1954	Ranch	noncontributing
141	1947	Ranch	contributing
149	1949	Ranch	contributing
201	1948	Ranch	contributing
204	1947	Ranch	noncontributing
214	1951	Ranch	contributing
224	1954	Ranch	noncontributing
225	1983	Neoelectic	noncontributing
320	1952	Ranch	contributing
323	1946	Sonoran Ranch	contributing
327	1955	Ranch	noncontributing
328	1940	Spanish Eclectic	contributing

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Description (continued)

N. Sawtelle Ave.

421	1949	Ranch	noncontributing
422	1929	Spanish Pueblo Revival	contributing
425	1931	Spanish Eclectic	contributing
442	1987	Neoelectic	noncontributing
521	1930	Spanish Eclectic	noncontributing
526	1927	Spanish Eclectic	contributing
528	1925	Craftsman	noncontributing
621	1940	Sonoran Ranch	contributing

Smith Ave.

103	1951	Ranch	contributing
109	1949	Contemporary Gabled	contributing
117	1958	Ranch	noncontributing
125	1958	Ranch	noncontributing
134	1951	Ranch	contributing
137	1948	American International	contributing
143	1948	Ranch	contributing

N. Stewart Ave.

119	1946	Ranch	contributing
126	1948	American International	noncontributing
132	1953	Ranch	contributing
133	1953	Ranch	contributing
220	1955	Ranch	noncontributing
230	1954	Ranch	noncontributing
233	1956	Ranch	noncontributing
245	1941	Transitional Ranch	contributing
616	1952	Ranch	contributing
625	1977	Sonoran Ranch	noncontributing
629	1936	Ranch	contributing
630	1952	Ranch	contributing
640	1957	Ranch	noncontributing
646	1951	Ranch	contributing
724	1946	Ranch	contributing

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Description (continued)

Toledo Place

2903	1947	Neoelectic (American International)	noncontributing
2911	1947	Ranch	contributing
2919	1947	Ranch	contributing
2925	1948	Ranch	contributing
2931	1947	Ranch	contributing
2941	1948	Ranch	contributing

N. Treat Ave.

45	1950	Ranch	noncontributing
102	1976	Southwest Contemporary	noncontributing
105	1946	Ranch	contributing
321	1952	Ranch	contributing
327	1952	Ranch	contributing
336	1949	Ranch	contributing
355	1954	Contemporary Gabled	noncontributing
401	1953	Ranch	contributing
406	2000	Neoelectic	noncontributing
412	1946	Ranch	noncontributing
420	1950	Ranch	contributing
428	1947	Ranch	contributing
431	1930	Spanish Eclectic	contributing
503	1973	Ranch	noncontributing
510	1955	Ranch	noncontributing
520	1940	Spanish Eclectic	contributing
521	1938	Ranch	contributing
527	1950	Ranch	contributing
528	1939	Ranch	contributing

N. Tucson Blvd.

129	1948	American International	contributing
135	1955	Sonoran Ranch	noncontributing
209	1948	Ranch	contributing
215	1946	Ranch	contributing
221	1940	Ranch	contributing
235	1948	Ranch	contributing



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Tucson, Pima County, AZ

Description (continued)

N. Tucson Blvd.

319	1954	Ranch	noncontributing
324	1941	Transitional Ranch	contributing
333	1937	Spanish Eclectic	contributing
425	1959	Strip Commercial	noncontributing
430	1965	Southwest Contemporary	noncontributing
432-454	1946	Spanish Eclectic	contributing
500-522	1946	Spanish Eclectic	contributing
515	1954	Contemporary Gabled	noncontributing
523-527	1951	Strip Commercial (Am. International)	noncontributing
621	1936	Spanish Eclectic	noncontributing
624	1980	Neoelectic	noncontributing
631	1936	Spanish Eclectic	contributing
632	1948	Ranch	contributing
1030	1936	Spanish Eclectic	contributing

Via Rotonda

2704	1939	Ranch	contributing
2708	1940	Spanish Eclectic	contributing
2745	1956	Ranch	noncontributing
2802	1940	Spanish Eclectic	contributing
2803	1940	Transitional Ranch	contributing
2806	1938	Spanish Eclectic	contributing

N. Wilson Ave.

140	1948	Sonoran Ranch	contributing
214	1953	Ranch	contributing
222	1952	Ranch	contributing
321	1940	Spanish Eclectic	contributing
322	1948	Ranch	noncontributing
328	1948	American International	contributing
333	1948	Ranch	contributing

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Continuation Sheet

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Sam Hughes Neighborhood Historic District (Boundary Increase)  
Tucson, Pima County, AZ

8. Statement of Significance

Applicable National Register Criteria: A, C

Criteria Considerations: N/A

Areas of Significance: Architecture, Community Planning and Development, Social History

Period of Significance: 1918-1953

Significant Dates: N/A

Significant Person: N/A

Cultural Affiliation: N/A

Architect/Builder: Architects represented include Josias Joesler, Arthur Brown, and Orville Bell.

Narrative Statement of Significance

The reason for the boundary increase is expanded area survey, consisting of a historic properties inventory conducted in 1998, four years after the 1994 nomination of the Sam Hughes Neighborhood to the National Register. The nominated historic district focused on those portions of the neighborhood that contain the most intact streetscapes from the 1920s, 1930s, and early 1940s. At that time, postwar resources were not considered eligible, although their potential as future contributors was recognized by establishing the period of significance for the neighborhood as dating from 1918 to 1953. The 1998 survey covered the entire Sam Hughes Neighborhood outside the boundaries of the existing historic district, focusing on prewar resources not included in the existing historic district and on postwar resources dating from 1946 through 1953, by which time the entire neighborhood had fully developed.

The boundary increase will result in a district that encompasses all three phases of the neighborhood's history: (1) the initial phase of suburban development, from the late 1910s until the Depression, (2) suburban development during recovery from the Depression, up to World War II, and (3) suburban development associated with the postwar boom, through 1953. From this comprehensive perspective, not only the district's physical development but also its social dimension is apparent. Therefore, this amendment adds National Register Criterion A to Criterion C for the criteria under which the district is significant and adds social history as one of the district's areas of significance, besides architecture and community planning and development. The following discussion of the areas of significance addresses the boundary increase specifically, but also addresses the Sam Hughes Neighborhood as a whole.

*Architecture*

The architecture of the boundary increase is basically the history of two interrelated styles -Spanish Eclectic and Ranch- and reflects both national trends and regional developments. In the early 1920s,

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Sam Hughes Neighborhood Historic District (Boundary Increase)  
Tucson, Pima County, AZ

Statement of Significance (continued)

as the Sam Hughes Neighborhood was first developed, domestic architecture in the U.S. was characterized by the increasing popularity of period styles and a rejection of the American Movements embodied in the Craftsman style and the Prairie School. As a period style, the Spanish Eclectic, based on Spanish Peninsular and Colonial sources, had been introduced in 1915 in California. A decade later, the style was popular throughout the country because of its inherent picturesqueness and its romantic connotations (Newcomb 1927), as well as its flexibility, as discussed in Section 7. In those areas of the U.S. that had been part of the Spanish Empire, the style had an added attraction because, like the preceding Mission Revival, it was thought to be historically and regionally appropriate.

Tucson at this time was discovering (or mythologizing) its Spanish heritage as the Old Pueblo (Luckingham 1982); naturally, the "Spanish" style was considered the most suitable for homes in the city's suburbs, which accounts for its frequency in the Sam Hughes Neighborhood (as noted in Section 7, 85 percent of the houses built before the Depression in the boundary increase are Spanish Eclectic). This local preference also explains the corresponding rarity of houses in period styles based on other historic precedents such as Tudor or Georgian. As a California import, the Spanish Eclectic style was actually not authentically regional to southern Arizona, but it was at least more environmentally appropriate for this area than styles based on the historic architecture of England or New England. Eventually Tucson's genuine Hispanic regional style -the traditional Sonoran- received its due recognition and as the Sonoran Ranch style enjoyed considerable popularity.

The Depression caused a hiatus in home building and the enforced austerity of these years was reflected in the development of the Ranch style. This, too, is considered a California import, but the prototypical Ranch house of Spanish or Mexican California had already been revived as part of the Spanish Eclectic style and, as described in Section 7, the Ranch style was a logical progression from the Spanish Eclectic, given the economic conditions of the time. The simplicity and relative uniformity of these early Ranch style houses reflected both popular stylistic preference and economic reality: after the Depression, ornamental excess was increasingly subject to budget constraints. World War II caused another hiatus, as resources were diverted from domestic to military uses. After the war, Tucson, like other cities in the western U.S., experienced a demographic and economic boom. As the population began to increase at a higher rate, the construction industry responded to the demand for housing by building entire new subdivisions of Ranch style homes, such as those in the boundary increase. The precedent for the simplicity and relative uniformity of these houses dated back to the prewar manifestation of the Ranch style; these characteristics were reinforced in the postwar years by the lessons learned from standardization of the construction industry for the war effort (Hise 1995).

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Sam Hughes Neighborhood Historic District (Boundary Increase)  
Tucson, Pima County, AZ

Statement of Significance (continued)

*Community Planning and Development*

In the late nineteenth century, Section 8 of Township 14 South, Range 14 East--the future site of the Sam Hughes Neighborhood--was a square mile of Sonoran desert that, as public land, was open to homesteading. Between 1889 and 1906, all of the section was patented by homesteaders who then sold the land to developers, the first of whom filed the first plat (for Speedway Height) in 1906 (Barrow 1986). However, in the absence of public transit, major development was not feasible until the 1920s, when automobiles became sufficiently common. The characteristics of the different subdivisions in the boundary increase are described in Section 7. In terms of its relationship to the overall growth of Tucson, the Sam Hughes Neighborhood was part of a phenomenon peculiar to the western U.S., where as early as the 1920s new subdivisions were platted and developed before earlier subdivisions had been built up.

The neighborhood's subdivisions illustrate major trends in suburban planning during the first half of the century. The earlier plats were based on uniform grids with square or rectangular blocks and relatively narrow, deep lots, usually backed with alleys. Back yards were service areas occupied by clotheslines and garages. A formal alternative to the multidirectional grid was the axial design based on Beaux-Arts models. (El Encanto Estates, a National Register historic district immediately east of the Sam Hughes Neighborhood, is a classic example.) In the boundary increase, this approach is represented by Terra de Concini, which includes "circles," or symmetrical loops with a landscaped area in the middle. The other alternative to the grid, exemplified by the later plats that filled up the space around the earlier plats in the boundary increase, is random variety. Streets curve and shift from one block to the next; cul-de-sacs ("places") like those on Calle Glorieta, are typical features. Lot proportions change considerably, as described in Section 7, and alleys disappear. Back yards are landscaped, with patios, and the garage has moved from the rear towards the front of the house.

*Social History*

During the prewar years occupations listed in city directories indicate that the residents of the areas included in the boundary increase were lower to upper middle class, from skilled blue-collar workers to corporate executives. The varied work force included clerks, salesmen, and managers employed at local businesses; railroad engineers and other Southern Pacific employees; professionals such as geologists and civil engineers; city employees such as policemen; contractors, masons, carpenters, others in the building trades; physicians; and University of Arizona faculty. Most women were homemakers; those who worked outside the home included public school teachers, nurses, and clerks. Ethnically, the neighborhood was predominately Euroamerican, the only exception being Hispanics, who since the 1920s have consistently accounted for about 15 percent of the residents.

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Sam Hughes Neighborhood Historic District (Boundary Increase)  
Tucson, Pima County, AZ

Statement of Significance (continued)

The directories also indicate a high degree of transience, as would be expected in a new, developing suburb at this time. This was the Booster Era, when many people were attracted to the region as seasonal visitors or health-seekers. Before the Depression, many single-family houses were apparently built speculatively and then rented to such tenants. Later, during the war, many homeowners rented rooms to military personnel and to workers in industries such as Consolidated Vultee; these workers included single women, as job opportunities expanded in wartime. After the war, the G.I. Bill allowed returning veterans to purchase a new two-bedroom house -like those in much of the boundary increase- with no money down for as little as 8,000 dollars, under a V.A. mortgage (Sonnichsen 1982). In these modest Ranch houses, the baby boom began.

*Summary*

With the boundary increase, the Sam Hughes Neighborhood Historic District is a significant representative of the automobile-based western U.S. suburb as it developed from circa 1920 to the early 1950s. Architecturally, the houses of the neighborhood effectively chart the course of popular taste during these formative years. In terms of planning and development, the streets and subdivisions do the same. Socially, the residents of the neighborhood during this time were a particularly diverse group that represented a cross section of the middle classes, from lower to upper. Today, the Sam Hughes Neighborhood is home to an even more diverse population with pride in their community.

9. Major Bibliographical References

Bibliography, Primary Sources

Plats, Pima County Recorder's Office, Old Pima County Courthouse, Tucson

Property Record Files, Pima County Assessor's Office, Old Pima County Courthouse, Tucson

Sanborn Fire Insurance Map of Tucson, 1919; revised copies for 1930, 1942, 1947, and 1951;  
on file at Arizona State Historical Society Library, Tucson

Tucson City Directories, 1918-1954

Bibliography, Secondary Sources

Barrow, William

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*The Saguaro* September:4.

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National Park Service

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Continuation Sheet

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Sam Hughes Neighborhood Historic District (Boundary Increase)  
Tucson, Pima County, AZ

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Sonnichsen, C. L.

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Primary location of additional data: State Historic Preservation Office; Arizona State Historical Society Library, Tucson; Tucson-Pima Public Library, Himmel Park Branch.

United States Department of the Interior  
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National Register of Historic Places  
Continuation Sheet

Section Number 10 Page 45

Sam Hughes Neighborhood Historic District (Boundary Increase)  
Tucson, Pima County, AZ

10. Geographical Data

Acreage of Added Property: 250 acres

UTM References:

	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>		<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1	12	505550	3566470	10	12	506720	3565080
2	12	506140	3566540	11	12	506400	3565080
3	12	506560	3566540	12	12	506100	3565360
4	12	506840	3566480	13	12	506110	3565170
5	12	506900	3566300	14	12	505700	3565060
6	12	506850	3565960	15	12	505300	3565060
7	12	506630	3565800	16	12	505300	3565400
8	12	506810	3565600	17	12	505510	3565590
9	12	506900	3565330	18	12	505300	3565720

Verbal Boundary Description

The boundary increase is delineated on the accompanying base map

Boundary Justification

The boundary increase includes all contributing properties in the Sam Hughes Neighborhood outside the existing historic district. The boundary increase excludes as many peripheral ineligible properties as possible, specifically, those properties that postdate the neighborhood's period of significance and those properties that are ineligible because of lack of integrity. The boundary increase is intended to create a visually unified historic district that encompasses the entire period of significance and will not require further amendment.

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Continuation Sheet

Section Number 11 Page 46

Sam Hughes Neighborhood Historic District (Boundary Increase)  
Tucson, Pima County, AZ

11. Form Prepared By

name/title Morgan Rieder/Historical Architect  
organization Aztlan Archaeology, Inc., Environmental Consultants date September 30, 2000  
street & number 228 South Tucson Boulevard telephone (520) 620-1480  
city Tucson state AZ zip code 85716

Additional Documentation

Maps

USGS 7.5' quadrangle: Tucson, AZ 1992Base Map

Photographs

Photograph data

1. Street address: (refer to list)  
District: Sam Hughes Neighborhood Historic District
2. City, County, State: Tucson, Pima County, Arizona
3. Photographer: Morgan Rieder
4. Date of photographs: September 1998
5. Location of existing negatives: State Historic Preservation Office
6. View indicating direction of camera: (refer to list)
7. Photograph number: (refer to list)

Photograph list

1. Streetscape, E. 5th St. at N. Forgeus Ave.; view east-southeast.
2. Streetscape, E. 6th St. at N. Tucson Blvd.; view northeast.
3. Streetscape, E. 7th St. between N. Olsen Ave. and N. Plumer Ave.; view north-northeast.
4. Streetscape, E. 7th St. between N. Sawtelle Ave. and N. Treat Ave.; view west-northwest.
5. Streetscape, E. 8th St. at N. Plumer Ave.; view east-northeast.
6. Streetscape, E. 8th St. at N. Tucson Blvd.; view east-southeast.
7. Streetscape, N. Forgeus Ave., between E. 5th St. and E. 6th St.; view south-southeast.
8. Streetscape, E. 1st St. between N. Norris Ave. and N. Olsen Ave.; view east-southeast.
9. Streetscape, E. 4th St. at N. Tucson Blvd.; view west-northwest.
10. Streetscape, E. 8th St. between N. Olsen Ave. and N. Plumer Ave.; view west-southwest.
11. Streetscape, E. 9th St. between N. Norris Ave. and N. Olsen Ave.; view west-northwest.
12. Streetscape, E. 10th St. at N. Plumer Ave., view west-southwest.



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National Park Service

National Register of Historic Places  
Continuation Sheet

Section Number -- Page 47

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Sam Hughes Neighborhood Historic District (Boundary Increase)  
Tucson, Pima County, AZ

Photograph list (continued)

13. Streetscape, N. Olsen Ave. between E. 9th St. and E. 10th St.; view south-southwest.
14. Streetscape, E. 1st. St. at N. Stewart Ave.; view east-southeast.
15. Streetscape, E. 2nd St. between N. Treat Ave. and N. Sawtelle Ave.; view west-northwest.
16. Streetscape, Hawthorne St. at N. Country Club Rd.; view west-northwest.
17. Streetscape, E. 4th St. at N. Stewart Ave.; view east-northeast.
18. Streetscape, Via Rotonda at N. Treat Ave.; view northeast.
19. Streetscape, E. 10th St. at N. Stewart Ave., view west-southwest.
20. Streetscape, Calle Glorieta at N. Treat Ave.; view east-southeast.
21. Streetscape, E. 9th St. and Harris Ave.; view south-southwest.
22. Streetscape, E. 9th St. and N. Wilson Ave.; view northeast.
23. Streetscape, La Mirada St. at N. Wilson Ave.; view west-northwest.
24. Streetscape, E. 5th St. at N. Bentley Ave.; view northwest.
25. 2049 E. 9th St.; view north-northwest.
26. 2639 E. 7th St.; view north.
27. 422 N. Sawtelle Ave.; view east-northeast.
28. 2103-2105 E. 8th St.; view north.
29. 2716 E. 7th St.; view south-southwest.
30. 2601 E. 8th St.; view east-northeast.
31. 3039 E. 4th St.; view north-northwest.
32. 221 N. Norris Ave.; view south-southwest.
33. 2710 E. 7th St.; view south-southwest
34. 2715 E. 5th St.; view northwest.
35. 2535 E. 7th St.; view north-northeast.
36. 2910 E. 2nd St.; view southeast.
37. 2727 E. 6th St.; view north-northeast.
38. 2159 E. 9th St.; view north-northwest.
39. 2802 Via Rotonda; view south-southeast.
40. 2424 E. 8th St.; view south-southwest.
41. 2731 Carthay Circle; view north-northwest.
42. 2315 E. 8th St.; view north-northwest.
43. 1927 E. 9th St.; view north-northwest.
44. 528 N. Treat Ave.; view east-southeast.
45. 2540 E. 7th St.; view west-southwest.
46. 2124 E. 10th St.; view south-southwest.
47. 2755 E. 9th St.; view northwest.
48. 2021 E. 8th St.; view north-northwest.

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National Park Service

National Register of Historic Places  
Continuation Sheet

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Sam Hughes Neighborhood Historic District (Boundary Increase)  
Tucson, Pima County, AZ

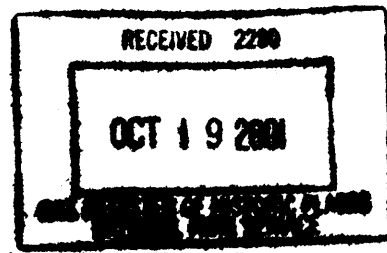
Photograph list (continued)

49. 2830 Hawthorne St.; view north-northwest.
50. 2819 Geneva Place; view northwest.
51. 2249 E. 9th St.; view north.
52. 2648 E. 4th St.; south-southwest.
53. 3003 E. 3rd St.; view north-northwest.
54. 2250 E. 8th St.; view southwest.
55. 2825 Geneva Place; view northeast.
56. 2920 E. 1st St.; view southeast.
57. 328 . Forgeus Ave.; view east.
58. 2839 E. 9th St.; view north-northwest.
59. 622 N. Forgeus Ave., view southeast.
60. 528 N. Sawtelle Ave., view east-southeast.
61. 2448 E. 7th St.; view west-southwest.
62. 2444 E. 4th St.; view west-southwest.
63. 2340 E. 8th St.; view west-southwest.
64. 1030 N. Tucson Blvd.; view east-northeast.
65. 419-433 N. Forgeus Ave.; view northwest
66. 2820 E. 6th St.; view southwest.
67. 2811 E. 6th St.; view north-northwest.
68. 525 N. Norris Ave.; view northwest.
69. 500-522 N. Tucson Blvd.; view south-southeast.
70. 2440 E. 6th St.; view south-southeast.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

AD  
00-1363



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 any item does not apply to the property being documented, 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**

historic name Houses at 2001 East 8<sup>th</sup> Street & 2812 East Calle Glorieta

other names/site number \_\_\_\_\_

**2. Location**

street & number Houses at 2001 East 8<sup>th</sup> Street & 2812 East Calle Glorieta  not for publication

city or town Tucson  vicinity

state Arizona code AZ county Pima code 019 zip code 85716 / 85719

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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.  
( X See continuation sheet for additional comments.)

William Collins Deputy State Historic Preservation Officer Date Oct. 12, 2001

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**

Signature of Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

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): Additional Documentation Accepted

Elson A. Beall 11/23/01

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION FORM**

Houses at 2001 East 8<sup>th</sup> Street & 2812 East Calle Glorieta  
Name of Property

Pima, Arizona  
County and State

Section      Correction      Page   1  

Sam Hughes Neighborhood Historic District Boundary Increase  
Name of Multiple Property Listing

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Correction to the Sam Hughes Neighborhood Historic District, listed on the National Register of Historic Places on September 29, 1994 and amended, through a boundary increase, on December 01, 2000.

**ADDRESS: 2812 East Calle Glorieta**

This property was incorrectly listed as a contributor in the nomination as submitted in 2000. Changes in form, materials and massing have sufficiently impacted the integrity of this property as to render it a non-contributor.

The Arizona SHPO requests the Keeper to change the above-referenced property to a **non-contributor**.

**ADDRESS: 2001 East 8<sup>th</sup> Street**

The house is a contributor to the district in terms of historic and architectural significance as defined by the context of the 2000 boundary increase. In addition, it maintains a high degree of integrity. It was incorrectly listed as a non-contributor by the preparer.

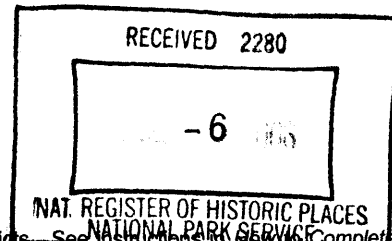
The Arizona SHPO requests the Keeper to change the above-referenced property to a **contributor** to the historic fabric of Sam Hughes Neighborhood Historic District.

00001363

OMB No. 1024-001

NPS Form 10-900  
(Oct. 1990)

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 on 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

historic name Correction to the Sam Hughes Historic District A.I.  
other name/site number N/A

## 2. Location

street & number: 2241 E. Hawthorne St.  not for publication  
city/town: Tucson  vicinity  
state: Arizona code: AZ county: Pima code: 019 zip code: 85719

## 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. Garrison 14 JUNE 2006  
Signature of certifying official AESTHO 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): REMOVED FROM NATIONAL REGISTER

[Signature] 8.16.06  
Signature of the Keeper Date of Action  
Edson H. Beall

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

# **National Register of Historic Places**

## **Continuation Sheet**

**Sam Hughes Historic District Correction**  
**Maricopa County, AZ**

Section Number    Amendment    Page 1

---

Correction to the Sam Hughes Historic District listed on the National Register of Historic Places on September 29, 1994 and amended on December 1, 2000. The district has 612 contributors and 195 non-contributors.

The property at 2241 E. Hawthorne St. was listed as a non-contributor to the district due to what appeared to be a garage enclosure to a bedroom. However, upon further review by the SHPO staff, it has been determined that no such alteration took place as this bedroom was part of the original construction. Therefore this property should be listed as a contributor.

The Arizona State Historic Preservation Officer request that the Keeper of the National Register of Historic Places reclassify this property to reflect its contributing status. The resource count for the district would therefore change to 613 contributors and 194 non-contributors.