

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: 92000254 Date Listed: 3/30/92

Copper Bell Bed & Breakfast
Property Name

Pima AZ
County State

Menlo Park MPS
Multiple Name

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.

fr *Autawicki of Lee*
Signature of the Keeper

3/30/92
Date of Action

=====
Amended Items in Nomination:

Statement of Significance: The Period of Significance is amended to read: c1910-27.

This information was confirmed with Jay Ziemann of the Arizona State historic preservation office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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 of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property Copper Bell Bed and Breakfast

historic name Las Piedras Rest Home

other names/site number

2. Location

street & number 25 N. Westmoreland Avenue

city, town Tucson

state Arizona

code AZ

county Pima

code 019

zip code 85745

not for publication vicinity

3. Classification

Ownership of Property

- private public-local public-State public-Federal

Category of Property

- building(s) district site structure object

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Name of related multiple property listing: Boudreaux/Robison House

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet. Signature of certifying official: Sheren Plener, State Historic Preservation Officer. Date: 2/18/92.

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official. Date. State or Federal agency and bureau.

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register. determined eligible for the National Register. determined not eligible for the National Register. removed from the National Register. other, (explain:). Signature of the Keeper: Susanna Lee. Date of Action: 3/30/92.

6. Function or Use

Historic Functions (enter categories from instructions)
Sanitarium - rest home

Current Functions (enter categories from instructions)
Hotel - bed & breakfast

7. Description

Architectural Classification
(enter categories from instructions)Craftsman Eclectic

Materials (enter categories from instructions)

foundation vesicular basalt
walls vesicular basalt

roof hip, Spanish tile

other

Describe present and historic physical appearance.

SUMMARY

The two story Copper Bell Bed and Breakfast, formerly known as Las Piedras Rest Home, 25 N. Westmoreland Ave. (Survey #7a-1), is one of the earliest buildings built in the McKee Addition, part of today's Menlo Park Neighborhood Survey Area. As one of the three Volcanic Stone Vernacular buildings in the Survey Area, and of six or so surviving structures in Tucson of comparable age using vesicular basalt quarried from A Mountain or other near-by quarries, the Copper Bell Bed and Breakfast is an excellent example of a rare, local property type of buildings sharing a common method of construction using a regionally significant structural material. Considered to be Vernacular, with no discernible architectural style, the building exhibits Craftsman Eclectic tendencies because of its fine workmanship. Located on its original lot, construction on a one story building began somewhat before 1910 by owner-builder Leon Boudreaux. The building was designed by locally prominent architect, Henry O. Jaastad. A substantial addition was made in 1927 when a second story of a different type stone was added. The property also includes an annex to the rear and a residence to the north. The present owners have renovated the interior and undertaken some modifications to the exterior which do not seriously compromise the integrity of the building.

SITE AND SETTING

The Copper Bell Bed and Breakfast is located on its original lots 6, 7 & 8 of block 3 of the McKee Addition, which was recorded in 1906. The building faced what was then called Santa Cruz Avenue, the present Westmoreland Avenue. At the time the building was constructed, there were very few structures in the vicinity and most were Vernacular farmhouses. Also before 1910, the other two significant Volcanic Stone Vernacular buildings were being built; all within close proximity of the A Mountain quarry. The context of the Copper Bell is at present built up, mostly with infill.

CONSTRUCTION

The Copper Bell Bed and Breakfast is constructed of massive vesicular basalt (known as "malapai") walls composed of unsquared pieces of stone without continuous horizontal joint lines. The foundation is also of volcanic stone. According to the

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present owners, this volcanic stone did not come from the A Mountain quarry. The second story is constructed of a lighter colored, smaller stone in the same uncoursed, rubble masonry pattern. The first floor (above the crawl space), the second floor and roof are of wood frame construction. The roof is hipped and sheathed in Spanish tile. Windows are wood sash; and double hung.

ORIGINAL APPEARANCE

The original first story, purplish volcanic stone portion of the Copper Bell appears to have been a flat roofed, parapet walled structure with a massive stone arched front porch which wrapped around the building to form a porte-cochere to the south. Entry into the building was gained by climbing five concrete steps which radiated in a circular pattern. In 1927 the second story was constructed projecting over the first by bearing on the original, arched covered porch serving the ground floor. The building may have been known as Las Piedras Rest Home at this time. The portion of roof over the porte-cochere became a deck serving the second story rooms. To make the transition between the two types of stone, a band formed of three stone strips, having an almost mosaic like quality, capped the original parapet walls. The second story walls, which functioned like columns between which windows encased in panelling were set, were of the smaller stone which had a lighter, more golden color. Windows on the ground floor were supported by either stone arches or flat lintels. The building was capped with a low, hipped roof of Spanish tile lending a Hispanic quality to the Craftsman influenced stone masonry structure.

ORIGINAL INTERIOR

The original one story floor plan of the building appears to have contained at least a living room, formal dining room, two bedrooms, one bath and a kitchen. Whether the structure served as a residence or a modest scaled rest home at that time is uncertain. No records have been found regarding its original status. The large, sunny dining room had a view to the south through a band of three, overscaled 6/6 double hung windows. There was a large volcanic stone fireplace in the living room and hardwood floors and many built-in features in the building. The historic era second story contained several rooms for tenants plus baths and utility rooms. A wooden staircase was constructed in the northwest corner of the living room to serve the upstairs.

CURRENT APPEARANCE AND ALTERATIONS

The Copper Bell Bed and Breakfast is at present in excellent condition due to the current owners' efforts at remodelling and renovation. Some alterations, departing from the original, have taken place. These include interior renovations to bedrooms and bathrooms, the replacement of the south dining room window wall with windows of a type which is not original and the conversion of the former porte-cochere into a terrace for serving tea. A metal and wood fence has been installed between the arches of the

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porch. Conversion of the porte-cochere involved installation of a slab on a concrete foundation, an alteration which is visible from Westmoreland Avenue, but which does not constitute a significant compromise to the integrity of the building.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
1905-1941

Significant Dates
-1910
1927

Cultural Affiliation
NA

Significant Person

Architect/Builder
Jaastad, Henrik Olsen (architect)
Boudreaux, Leon (builder)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SIGNIFICANCE

The Copper Bell Bed and Breakfast is locally significant under National Register Criterion C as an excellent example of an architect designed, comparatively rare Volcanic Stone Vernacular building in the Menlo Park Survey Area. It is one of six or so surviving structures built around 1910 in Tucson, half of which are situated in the Menlo Park Survey Area near the A Mountain quarry which was closed in the 1930's. Although a second story of a different type stone was added in 1927, and several minor modifications have occurred in more recent years, the building conveys a high degree of stone masonry craftsmanship and a high level of integrity of architectural form, massing and materials. Changes have not adversely impacted the predominant structural technology for which the property is considered significant. It is significant for its contribution to architectural development in Tucson from 1905 to 1941.

CHAIN OF OWNERSHIP

A historical chronology presented to the current owners of 25 N. Westmoreland Avenue by Roy H. Long Realty Co. shows that the building served many functions from its founding until the present day. It was known by such names as The Elks Rest Home, the Wilandral Guest Lodge, the Watkins Rest Home and Edna's Christian Boarding Home (a 25 bed sanitorium) among other things. Whether the building always served as such a home is uncertain. Although Leon Boudreaux constructed 101 N. Bella Vista Drive as the family residence before 1910, the family may have moved to 25 N. Westmoreland later. In the mid-1930's, a newspaper article announcing the death of Leon Boudreaux's son, Robert, refers to 25 N. Westmoreland Avenue as the boy's home. No records have been found to clarify whether the family was in residence while running a rest home at that time. Leon Boudreaux's death announcement of November 25, 1950 stated that he had operated Las Piedras Rest Home the last ten years of his life.

See continuation sheet

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WORKMANSHIP

The design and careful stone masonry craftsmanship of the Copperbell Bed and Breakfast can be attributed to the architect, Henry O. Jastad, who designed it and the stone mason(s) who constructed it, supposedly over a period of many years. Henry O. Jaastad was a prominent Tucson architect for fifty years who also served as mayor of Tucson for fourteen years. Born in Norway in 1872, he came to Tucson on his own in 1902 to marry a woman who had moved to the desert because of tuberculosis. He worked as a carpenter until 1908 and then took a course in architecture from International Correspondence Schools. After this, he commenced his practice. At first he designed modest Bungalows and Victorian houses around Armory Park and The West University Neighborhood, but by 1915 his style focused mainly on Spanish derived architecture. He soon was noted for his versatility and his office produced buildings in every conceivable style, most notably in the Mission and Gothic Revival, as well as Pueblo, Art Deco and NeoClassic. During his long years of practice, Mr. Jaastad designed over five hundred projects in Tucson and Arizona. The majority of the projects were commercial and residential, with schools, churches and health facilities solidly represented.

The stone mason who worked on the original first story portion of Las Piedras Rest Home is unknown. However, according to a letter from Leon Boudreaux's son, Sam, a stone mason known as Mr. Kurtz, who lived at the foot of A Mountain, was hired to construct the Boudreaux residence at 101 N. Bella Vista Drive, another of the Volcanic Stone Vernacular buildings in the Menlo Park Neighborhood Survey Area. This same mason may have been involved in the construction of Las Piedras. The Historical Chronology supplied by Roy H. Long Realty Co. credits Manuel Miranda, the mason who also constructed the University of Arizona Gateway, with the construction of the second floor in 1927.

INTEGRITY

Other than minor modifications to the Copper Bell Bed and Breakfast during the non historic era after 1941, there have been no substantive changes to the building to compromise its integrity.

9. Major Bibliographical References

Archival Records, Arizona State Historical Society Library
Arizona Daily Star, October 26, 1962
Capital Times (Madison Wisconsin), October 25, 1955
Letter from Sam Boudreaux, January 9, 1970
Sales Packet, Roy H. Long Realty Co.
Tucson Citizen, March 9, 1981

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acres of property less than one

UTM References

A

1	2
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5	0	0	7	0	0
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3	5	6	4	7	6	0
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 Zone Easting Northing

C

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B

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 Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The boundaries of the nominated property are the same as those of tax parcel number 116-21-192B, further described as lots 6, 7 & 8 of block 3 of the McKee Addition

See continuation sheet

Boundary Justification

The boundary includes the lots 6, 7 & 8 defined as originally platted. This is the present and historic extent of the property

See continuation sheet

11. Form Prepared By

name/title Janet Strittmatter, Project Coordinator
 organization Johns & Strittmatter Inc. date February 9, 1992
 street & number 2960 N. Swan, #217 telephone _____
 city or town Tucson state Arizona zip code 85712

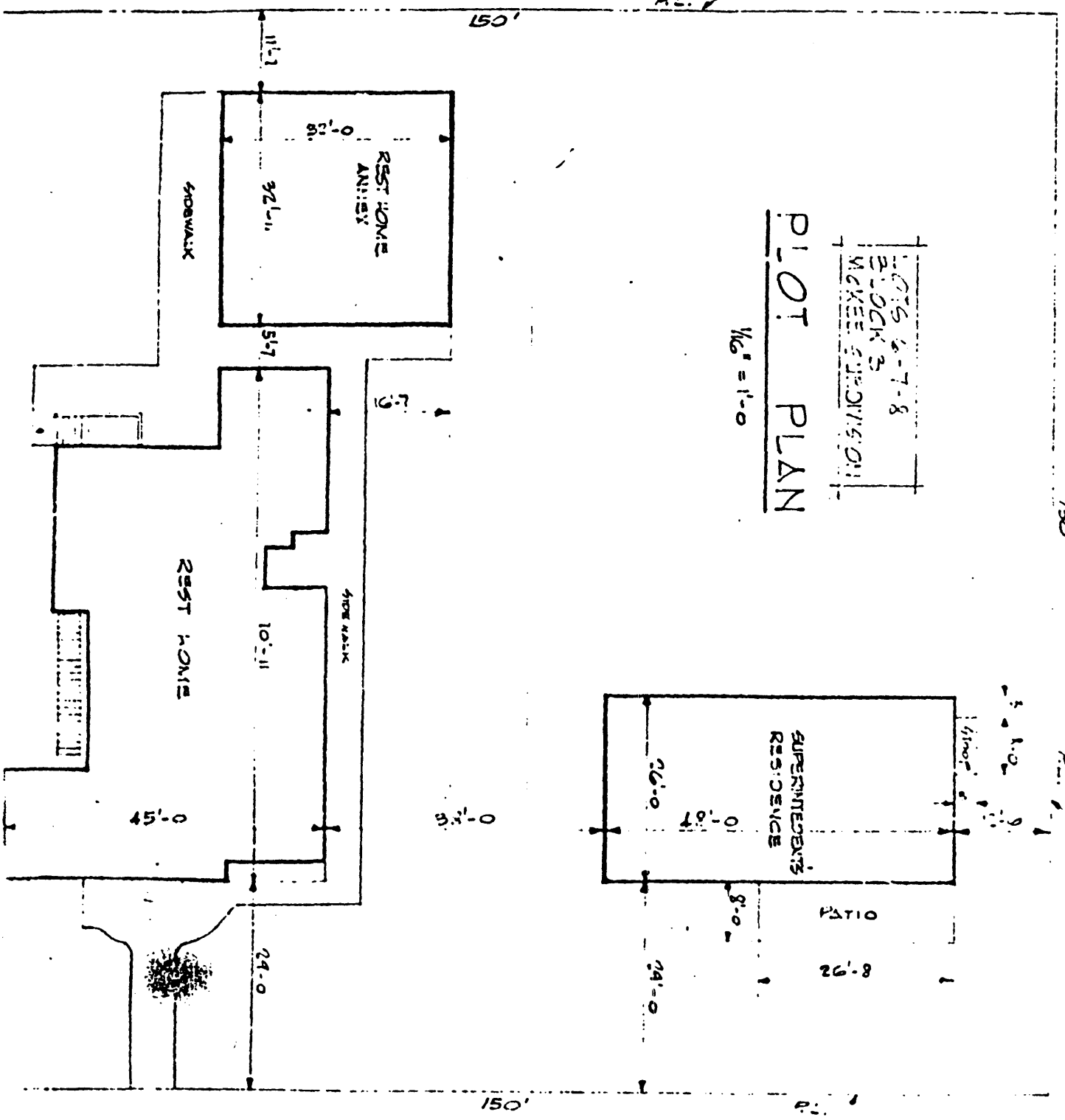
PENNINGTON STREET
150'

PL. 2
150'

LOTS 6-7-8
BLOCK 3
WHEELER DIVISION

PLOT PLAN

1/16" = 1'-0"



McKEE ADDITION

PENNINGTON STREET

NOW PLATTED

MENLO DEMONSTRATION
TOWNHOUSES

LOTS I - II M/P 27/72

192
A

6

192
B

AVE.

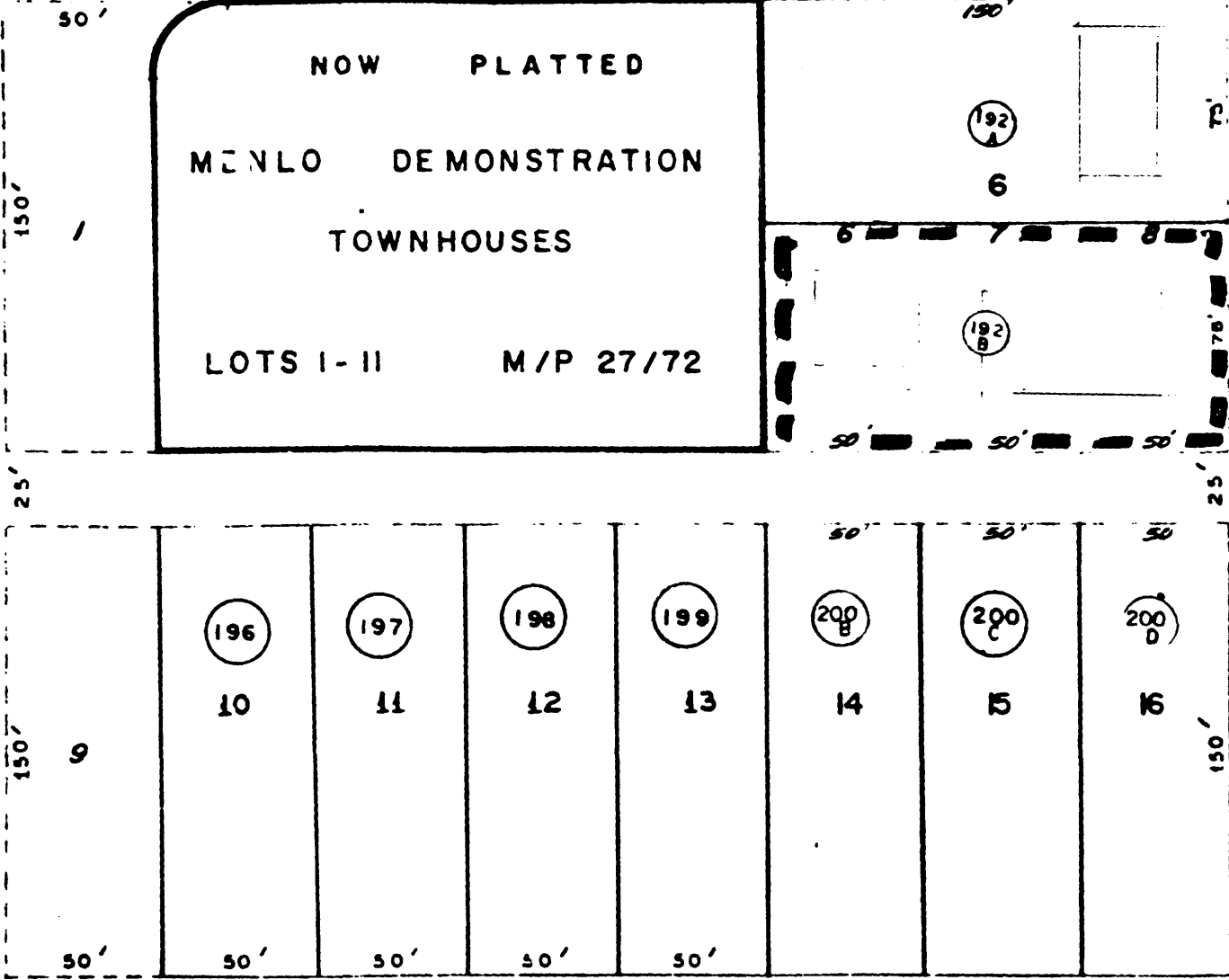
SUBJECT
PROJ

WESTMORELAND

AVE.

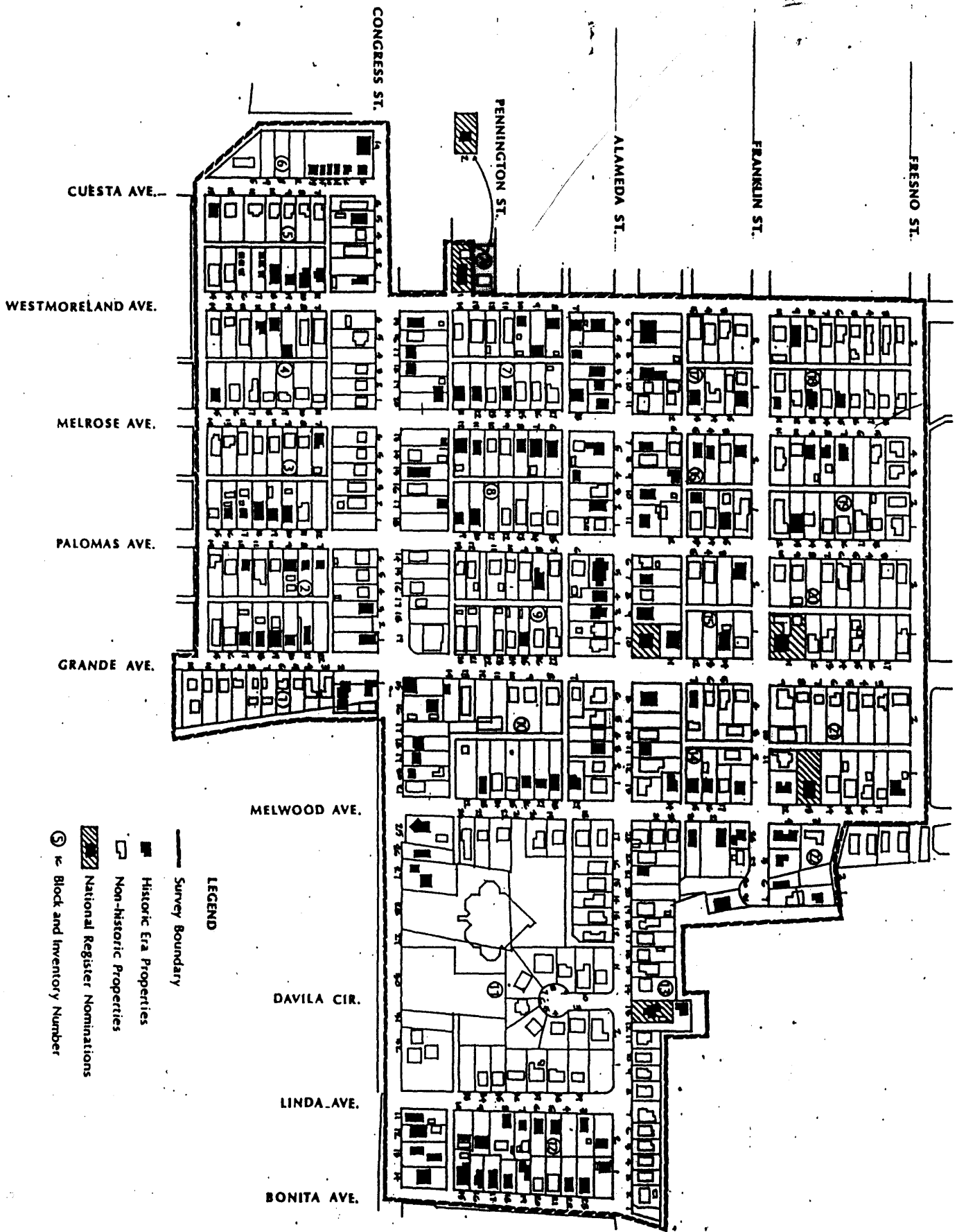
BELL

SILVER



WEST CONGRESS ST.

Copper Bell End and
Franklin St



MENLO PARK NEIGHBORHOOD SURVEY PROPERTY INVENTORY

1" = 200'



Prepared for:
Menlo Park Neighborhood Association
February, 1991

JOHNS & STRITTMATER INC.

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