

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

**National Register of Historic Places  
Continuation Sheet**

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

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**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 03000317

Property Name: Catalina Vista Historic District

County: Pima State: Arizona

Multiple Name: N/A

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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.

 October 29, 2003  
Signature of the Keeper Date of Action

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Amended Items in Nomination:

Section 8: Significance

The references to eligibility under Criterion B are hereby dropped on pages 8.25, 8.48, & 8.49. The discussion of outstanding residents in Section 8 supports the district's significance in Community Planning and Development under Criterion A as one of Tucson's leading 20<sup>th</sup> century neighborhoods.

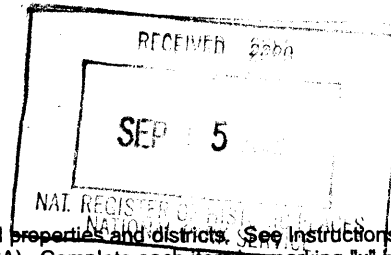
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The Arizona Historic Preservation Office was notified of this amendment.

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

1. Name of Property

Historic Name Catalina Vista Historic District  
Other name/site number None

2. Location

area bounded by Grant to north, Tucson Blvd. To east, Elm St. to south, Campbell Ave. to west  Not for Publication  
City/Town Tucson  vicinity  
State Arizona Code AZ County Pima Code 19 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. Cannon AZSMPD  
Signature of certifying official

8 SEPTEMBER 2003  
Date

ARIZONA STATE PARKS  
Signature of Federal agency and bureau

meets  does not meet the National Register criteria.  (See continuation sheet for additional comments).

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

Signature of Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- See continuation sheet.
- determined eligible for the National Register
- See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register.
- other (explain): \_\_\_\_\_

Signature of the Keeper Ronda McCullough Date of Action 10/29/03

Property Name

Catalina Vista Historic District

County, State

Pima Arizona

5. Classification

Ownership of Property

(check as many boxes as apply)

- private
- public-local
- public-state
- public-Federal

Category of Property

(check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Non-contributing	
274	72	buildings
		sites
0	0	structures
0	0	objects
274	72	total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listing in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

See Continuation sheet, page 1.

Current Functions

(Enter categories from instructions)

See Continuation sheet, page 1.

7. Description

Architectural Classification

See Continuation Sheet, page 2.

Materials

(Enter categories from instructions)

Foundation: Concrete

Walls: Brick, wood frame

Roof: Wood shingles, asphalt shingles, tile

Other-materials sheathing of stucco, exposed brick, wood siding

Narrative Description

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

Property Name

Catalina Vista Historic District

8. Statement of Significance

Applicable National Register Criteria

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

- Criteria A, B, C, D with checkboxes and descriptions of significance criteria.

Areas of Significance

(Enter categories from instructions)

Community Planning and Development, Architecture

Period of Significance

1924 - 1962

Significant Dates

1924 - Kramer's Rancho Santa Catalina House built
1940 - Catalina Vista platted
1962 - waning of Ranch style in area; commercial development at perimeter signals neighborhood maturity

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

J.T. Joesler (many homes in district)

Criteria Considerations

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

- Criteria A through G with checkboxes and descriptions of considerations.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, CFR 67 request, previously listed, etc.

Primary location of Additional Data:

- Location checkboxes: State Historic Preservation office, Other State Agency, Federal Agency, etc.

Name of Repository:

Empty text box for repository name.

Property Name

Catalina Vista Historic District

County, State

Pima

Arizona

10. Geographical Data

Acreage of Property: 28

UTM References

(Place additional UTM References on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
A	12	505260	3568160	C	12	505260	3567340
B	12	506100	3568160	D	12	506100	3567340

Verbal Boundary Description

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

Verbal Boundary Description

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

11. Form Prepared By

Name/title: Don W. Ryden, AIA, Debora M. Parmiter, RA, Doug Kupel, Ph.D.

Organization: Ryden Architects, Inc.

Date Prepared 2/28/2003 rev. 8/1/03

Street and Number: 902 W. McDowell Rd.

Telephone (602)253-5381

City or Town: Phoenix, AZ 85007

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

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

Property Owner

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

Name:

Street and Number

telephone:

City:

State:

Zip code:

0

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CATALINA VISTA HISTORIC DISTRICT  
Tucson, Pima, AZ

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## HISTORIC FUNCTIONS

DOMESTIC: Single Dwelling  
Multiple Dwelling

## CURRENT FUNCTIONS

DOMESTIC: Single Dwelling  
Multiple Dwelling

COMMERCE/TRADE: Business  
Professional

NOT IN USE/ Vacant

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### ARCHITECTURAL CLASSIFICATION

#### LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:

- Spanish Colonial Revival
- Pueblo
- American Colonial Revival
- Southwest

#### MODERN MOVEMENT:

- Art Moderne

#### OTHER:

- Early Ranch
- Classic Ranch
- Territorial Ranch
- American Colonial Ranch
- Spanish Colonial Ranch
- Contemporary

### SUMMARY

**In Tucson, the 1940 Catalina Vista subdivision is significant as the first subdivision to integrate fully the rambling ranch house, the family automobile, and aesthetic site planning into a unified, picturesque Ranch Style suburban neighborhood.** Until the development of Catalina Vista, there had been no opportunity in Tucson to build a Ranch Style house on a lot of sufficient width to realize the potential of the newly popularized, broad-faced house. This neighborhood layout responded to a new concept of neighborhood relying upon automobiles rather than shoe leather and streetcars for transportation. It also employed City Beautiful suburban amenities such as small neighborhood parks, traffic roundabouts, and landscaped medians as boulevard dividers and screens from arterial street traffic. In Tucson, however, the landscaping was not dense trees, shrubbery, and lawns, but rather palms, cactus, and gravel. It is the picturesque Southwestern setting for the red adobe Ranch Style houses with attached carports that makes Catalina Vista the first of its kind in Tucson's history of development.

### Architectural Styles

Although the Catalina Vista Neighborhood contains example of nine different twentieth-century architectural styles and sub-styles, it is the Ranch Style era houses which dominate its architecture. Of the 285 contributing houses within the district, 217 (81%) are of the Ranch Style which includes the following sub-styles: Early Ranch, Ranch, Spanish Colonial Ranch, Territorial, and Contemporary. Other earlier period revival styles are also represented in the neighborhood and are closely related to the region's Hispanic origins. There are seven examples of the Pueblo Revival style. Second only in popularity here to the Ranch Style is the Southwest Style which is an amalgamation of many Spanish eclectic features. Only a few other houses represent the American

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Colonial Revival and Art Moderne styles. All together the 254 Ranch Style and Spanish Eclectic houses represent over 95% of the survey area's inventory and characterize its architectural image.

**Development Chronology**

Catalina Vista was created in much the same way suburban residential development in Arizona is most often created – the subdivision of former farm or ranch land on the borders of townsites. The story of Catalina Vista follows this same course. The desert land upon which Catalina Vista was developed lay far to the northeast outside the original townsite of Tucson. This quarter-section of land originally was the 1891 homestead of a Mr. Wilson, who in 1907 sold it to Wheeler as ranch land. Wheeler made initial improvements on the property and sold it to Frederick Leighton Kramer in 1924. Mr. Kramer named his new holdings Rancho Santa Catalina after the nearby mountains. He reportedly replaced Wheeler's small house with the large two-story ranch house which still exists intact on the site. Upon Kramer's death the property was disposed of through lengthy probate proceedings.

In 1940 Hardy & Stonecypher Real Estate Company subdivided the quarter-section of land along with a small strip of the former Olsen Addition along the north side of Elm Street. As part of their 1940 residential land development project, they excluded from the plat the ten acres which contained Kramer's Rancho Santa Catalina house. They sold it to Potter's School for Girls for use as a finishing school. Thus, the School for Girls *and* the Ranch Style houses of Catalina Vista sprang simultaneously from the same Rancho Santa Catalina origin. The school operated until 1953. Since then the Kramer Rancho has been further subdivided by lot splits for new houses.

Construction in Catalina Vista began immediately upon the platting of the subdivision in 1940. The housing starts were relatively vigorous in spite of the shortages of building materials during World War II. In the five years after the war construction about doubled reaching its highest rate. During the first half of the 1950s building activity resumed the same level as during the war. By 1955 about two-thirds of the subdivision was developed. The following table is based upon data discovered in the Pima County Assessor's records.

<u>Period</u>	<u>Project Starts</u>	<u>Total Buildings to Date</u>
Pre-1941	7	7
1941-1945	67	74
1946-1950	103	177
1951-1955	77	254
1956-1962	36	290
post-1962	51	341
vacant properties	5	346 total properties



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### Development Patterns

The pattern of lot construction seems to have been evenly spread throughout the subdivision from 1940 to 1955. Only the furthest southeast corner along Lester Street, Norton Avenue and Tucson Boulevard appears to have been reserved for later development after 1955. The houses in this area, however, do not differ greatly in character from the earlier ones. Likewise, the two commercial corners at the northwest and northeast were not developed until after 1962.

### DESCRIPTION

#### Location

The Catalina Vista residential neighborhood is located in Tucson, Arizona, sixty-five miles north of the Mexican border, in the broad Santa Cruz River Valley of southern Arizona's Sonoran desert. At 2,400 feet above sea level, the city is surrounded by four mountain ranges. The Catalina Vista neighborhood is located in central Tucson, immediately northeast from the University of Arizona campus. Along with the Blenman-Elm neighborhood of moderately sized homes, Catalina Vista lies within a quarter-section bounded by Grant Road on the north, Speedway Boulevard on the south, Campbell Avenue on the west and Country Club Road on the east. Catalina Vista occupies the northwest quadrant of this quarter-section with Blenman-Elm filling the other three quadrants. Elm Street bounds the south boundary of the Catalina Vista neighborhood, and Tucson Boulevard runs along its east side. Within the Catalina Vista subdivision is a ten-acre, square parcel of land which contains the historic Frederick Kramer house and outbuildings of his Rancho Santa Catalina and sixteen modern era (non-contributing) houses. The 1924 Kramer House, a contemporary of The Arizona Inn immediately to the south, predates the subdivision of Catalina Vista by sixteen years. Historic photos of the Inn and the Kramer House dating from the early 1930s show the land of the future Catalina Vista subdivision as virgin desert.

According to the legal description on the 1940 plat Catalina Vista is "a subdivision of part of N.W.1/4 and a portion of the N.½ of N.½ of S.W. 1/4 of Sec. 5, T.14 S., R.14 E. - G. & S. B. M. The 10-acre Kramer parcel is noted as "not a part". This parcel, as the only previously improved portion of the quarter-section, was conveyed separately at that time to the Potter School for Girls.

#### Streetscape

The meandering streets of Catalina Vista create a picturesque passage among rows of Ranch houses set amid a desert landscape and a rugged mountain backdrop. The subdivision was named after Kramer's Rancho Santa Catalina, which in turn had been named for the Santa Catalina Mountains to the north. Catalina Vista's curving streetscape character distinguishes it from earlier subdivisions which were arranged on the traditional orthogonal street grid. A strong sense of neighborhood identity is created by the subdivision designers who incorporated features of City Beautiful planning such as winding and crescent streets, roundabout intersection circles, landscaped medians in the main boulevards and along the arterial street frontages, and a centerpiece neighborhood park (Tahoe Park). The City Beautiful Movement inspired urban beautification in architecture,

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landscaping and city planning in the United States from the 1890s through the 1920s. Influenced by the Beaux Arts architecture of Europe, American city-shapers designed civic centers, grand boulevards and parks in a quest for urban beauty. The City Beautiful model was "the White City" built at the 1893 World's Columbian Exposition, in Chicago, Illinois. This was primarily an aesthetic movement, but its promoters felt that it would uplift the spirit too. The City Beautiful ideology also emphasized tourism, scenic values and boosterism.

The layout of Catalina Vista dramatically demonstrates the departure from city planning concepts of pedestrian/streetcar neighborhoods of the early twentieth century toward the automobile-oriented custom-home subdivisions of the late twentieth century. The striking difference in character between the adjacent Blenman-Elm and the Catalina Vista neighborhoods is created by street geometry rather than by architectural styles, for both areas contain virtually the same Ranch Style houses. Catalina Vista's street layout and architecture foreshadows the Ranch house tract subdivisions of the 1950s and 1960s, where some of the best character-defining elements of the custom-designed neighborhoods are utilized in mass-produced tracts.

Although the curvilinear arrangement of streets and parcels in Catalina Vista are visually appealing, that layout is not as efficient in use of land as is the grid plan. The curving streets create parcels of varying shapes and sizes. While there are still a good many small, rectangular lots, there are also bigger wedge-shaped and irregular lots. These fewer and larger irregular-shaped lots were, by necessity, used more land and were more expensive than the densely packed rectangular lots of the grid subdivisions. Some of this inefficiency and expense of design was offset by the omission of alleys and tree lawns separating sidewalks from the street curbs. The public utility easements for power were retained at the rear lot lines even though the alleys disappeared. Sewer and gas lines joined the water lines in the street.

The broader frontage of each parcel also was a response to the American love affair with the automobile. No longer was the family car to be kept in the backyard detached garage, a reminder of the old stable and carriage house. With the end of depression and world war, people could afford an automobile and would proudly display it for all to see in the open carport attached to the side of the house. The advent of the attached carport or garage played right into the design aesthetic of the "rambling" ranch house. These popular houses were very wide and shallow; quite the opposite of the narrow bungalow with a garage in the rear. **In Tucson, Catalina Vista was the first subdivision to integrate fully the rambling ranch house, the family automobile, and aesthetic site planning into a unified, picturesque Ranch style suburban neighborhood.**

Until 1940 with the platting of Catalina Vista, Ranch Style houses, first introduced to the American public in 1935, were built only on parcels with narrow frontage originally intended for narrow bungalows with detached garages. As a step in the evolution of the architectural style and community development in Tucson, these Early Ranch houses on bungalow lots straddled the middle of the twentieth century – with one foot in the streetcar era and one foot in the automobile era. The development of Catalina Vista allowed the Ranch Style concept of open space and personal independence to approach its potential in a truly suburban setting. However, this achievement was not reached without paying a price – it also signaled the beginning of the loss of casual social

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contact with one's neighbors. Houses began to become introverted. Front porches were traded for back patios. Automobiles supplanted pedestrians. Television replaced conversation. The advent of the Ranch house and its suburban neighborhood, coupled with the automobile and television, signaled a major cultural shift in America – and in Tucson.

Most of the streets in Catalina Vista derive their names from the projected alignments of previously named, adjacent streets. An important exception is seen in the naming of the primary entrance street, Kramer Boulevard, and its related circle street, Sierra Vista Drive. Another uniquely named subdivision street is Juanita Street.

### Residential Properties

One of the most notable developments in the design of Tucson's houses in 1940, as allowed by the wide-frontage parcels of the new Catalina Vista subdivision, is the appearance of the attached carport (or sometimes garage) that transformed the narrow Early Ranch houses into the wider Classic Ranch houses. Most of the residences in Catalina Vista are one-story, box-like houses set at the front and center of their lots with a single carport at the side. Each house presents its primary facade parallel to the street frontage. The curving streets allowed different orientations of facades as they followed the uniform front yard setbacks. A shallow front yard of desert landscaping with no lawn provides the setting and separation between the public sidewalk and house. Occasionally the Southwestern Style houses will have original low walls tightly surrounding the front porch and terrace.

Since about 1990 numerous homeowners along the busy arterial streets have erected six-foot-high walls as a privacy screen and noise buffer. (Unlike in other Arizona cities, the Tucson zoning ordinance allows such high walls on the front property line.) These visually intrusive walls have drastically altered the open space shared by adjacent front yards and obscured the facades of the historic houses. According to the February 2002 working draft policy "Front Yard Walls/Fences Guidelines" of the Arizona State Historic Preservation Office, although the original house facades may be intact behind them, the high front yard walls make those properties ineligible for listing as properties contributing to the historic district because of the architectural interruption of the streetscape as a whole.

### Other Properties

The Catalina Vista neighborhood is almost exclusively composed of residential properties. The original subdivision plat of 1940 did, however, provide larger commercial parcels at the northwest and northeast corners. Block Q was set aside for commercial development at the intersection of Grant Road and Campbell Avenue, as was Block A at Grant Road and Tucson Boulevard. These parcels are occupied by commercial buildings which were constructed after 1962, and thus do not qualify currently for listing on the National Register due to insufficient age.

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The 10-acre Rancho Santa Catalina exception parcel to the Catalina Vista is the site of Frederick Leighton Kramer's 1924 ranch house and two outbuildings. The ranch site also contains what is reportedly Tucson's first swimming pool, built by the property's previous owner, Wheeler, between 1903 and 1923. Today this small, basin-shaped pool lined with concrete looks more like a decorative pond than a modern swimming pool. Also within this parcel are sixteen modern-era houses built on small parcels split from the remnant of Kramer's Rancho Santa Catalina. The Kramer ranch house is a large, two-story dwelling with stuccoed brick walls and clay-tiled roof. As a product of its time, it displays characteristics of Mission Revival and the Bungalow Style with influences of the Arts and Crafts Movement. Kramer's Rancho is a rare surviving example of turn-of-the-century gentry ranch architecture on the outskirts of Tucson. (A ca. 1908 Bungalow ranch house at the Rooney Ranch in nearby Oro Valley was torn down in early 2001 for a Home Depot building supply store.)

## Architectural Styles

### Period Revival Era (1915-1940)

- American Colonial Revival
- Spanish Colonial Revival
- Pueblo Revival
- Southwest Style

### The Modern Era (1910-1945)

- Art Moderne

### The Ranch Era (1935-1960)

- Early Ranch
- Classic Ranch (or Ranch)
- Spanish Colonial Ranch
- American Colonial Ranch
- Territorial Ranch
- Contemporary

## The Territorial Ranch Sub-Style

Whereas numerous architectural styles are represented within the Catalina Vista neighborhood that reflect its 55-year historic period of development, it is the Ranch Style house and several of its sub-styles which characterizes the district. Adjacent to the south and east boundaries of the Catalina Vista subdivision is the Blenman-Elm Historic District that is Tucson's vanguard neighborhood for the local popularization of the Ranch Style house. It was here in the late 1930s that the earliest concentration of Ranch Style homes were built in Tucson signaling a departure from the generally popular Spanish Eclectic period revival styles of the 1920s. But with such a strong Hispanic cultural influence equaled in only a few other Arizona towns, Tucson's architects and builders continued to weave unique local vernacular building characteristics into the nationally

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popular Ranch Style house. The Catalina Vista Historic District continues the evolution of automobile-related Ranch style neighborhoods both in architecture and planning.

Unlike Phoenix and Yuma, Tucson and Florence have retained a good representation of the Sonoran tradition of vernacular adobe houses. Being originally constructed by people continuing in their uninterrupted cultural tradition of adobe construction, the vernacular Hispanic buildings of Tucson and Florence could be considered as "Sonoran Survival" rather than Sonoran Revival. It is the imitation of the original architecture by twentieth-century architects that gives rise to the term of period revival.

The architect-designed Spanish Colonial and Sonoran Revival styles are eclectic reinterpretations of the historic architecture of Spain and Mexico. Both styles are recognized for their smooth stucco walls, arches, and elaborate wrought-iron ornamentation. They differ greatly in the shape of the roof. Spanish Colonial roofs typically are low-pitched with clay tiles and shallow overhangs. By contrast, the Sonoran Revival style roofs are flat with parapets capped with a brick coping or decorative cornice. Rainspouts called *canales* pierce the parapet walls to allow rainwater to leave the roof. The Sonoran Revival style is based upon the simple urban row house facades of colonial towns in Sonora, Mexico, while the Spanish Colonial Revival style relates to free standing haciendas and churches.

The Hispanic-built Sonoran Style adobe row houses in Tucson's barrios and the American army-built structures of Fort Lowell (1866-1890) served as the inspiration for a unique local variation of the nationally popular Ranch Style house. The study of the later historic Ranch style is currently little explored by architectural historians. We have found, thus far, no previous reference to the unique sub-style of Ranch House originating in Tucson. The local sub-style, which we designate as **Territorial Ranch**, differs from the Early Ranch Style houses primarily because the roofs are flat with parapets rather than pitched with shingles. Furthermore, where Early Ranch house exterior walls typically were of painted common brick, the Territorial Ranch houses tended to use exposed or mortar-washed common brick, exposed or mortar-washed burnt adobe, or stuccoed brick or adobe. It appears that in Tucson, more often than in Phoenix, designers and homeowners preferred the richer textures and earthy colors afforded by the exposed natural masonry than by the painted common bricks. An additional benefit of exposed natural masonry over paint is that maintenance time and cost is considerably less.

The integration of local vernacular characteristics into high style architectural designs can be seen in the work of Tucson's many architects and builders. Tucson's premier architect of that era, Josias Thomas Joesler, designed many of the houses in the Catalina Vista and Blenman-Elm neighborhoods. As a world traveler and master of nationally popular styles, Joesler was attuned to both the high style and vernacular architecture of Spain and of the Latin American countries. He understood the context in which Tucson's barrio row houses were created and borrowed from the architectural heritage of the Hispanic culture to develop a local flavor to nationally popular high styles. This inspiration can be readily seen in the Broadway Village Shopping Center where, in 1939, Joesler blended Spanish Colonial architectural forms with rustic mortar-washed bricks to give the walls a feeling of antiquity. These same characteristics of natural materials, color, and texture are found in many of the

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Territorial Ranch houses of the Catalina Vista neighborhood. Smooth stucco with natural brick copings are also quite common allusions to the Sonoran Revival precedent.

Few, if any, examples of the Territorial Ranch style house have been identified in the contemporaneous residential historic districts of Phoenix, leading to the conclusion that the Territorial Ranch sub-style is a unique Tucson variant of the nationally popular Ranch Style. The blending of the typical Ranch Style characteristics of plan layout, massing, painted brick walls, and steel casement windows with the special Sonoran Revival Style flat roofs and wall treatments define the "Tucson twist" to the Ranch Style. The use of the Sonoran flat roof with parapets distinguishes the Territorial Ranch house from the pitched-roofed Early Ranch house.

**INTEGRITY**

The Catalina Vista neighborhood is a visually cohesive custom-residential area, densely and completely developed, with a historic streetscape appearance having few altered or post-historic buildings. The pattern of house placement on lots is very consistent with the building setbacks, regulating the rhythm of the structures within each block. The mature landscape of the neighborhood is fairly typical of Tucson residential neighborhoods – mixture of native desert plants and trees with imported low-water-using plants and palm trees.

Through a process of comprehensive evaluation, 285 buildings (approximately 79 percent) of all 365 buildings in the full survey area have been identified as contributors to the historic district.

**Association/Age**

The contributing properties of the Catalina Vista neighborhood are associated with four important local contexts:

1. Residential Subdivision Development in Tucson, 1924-1940
2. Tucson Subdivisions in Transition, 1940-1962
3. Outstanding Residents of Catalina Vista, 1940-1962
4. The Evolution of Architectural Styles in Tucson, 1940-1962.

The era of historic significance of the Catalina Vista historic district spans from 1924 to 1962. Catalina Vista's era of architectural significance spans from 1924 to 1962, commencing with construction of the earliest building in the historic district (pre-dating the 1937 platting of the Catalina Vista subdivision) and ending with the effective build-out of the subdivision lots with Ranch Style homes.

The earliest building within the historic district is the 1924 Frederick Kramer house (CV20-17) at his Rancho Santa Catalina. It is from Kramer's ranch property that Catalina Vista was subdivided and platted in 1937.

The architectural era of significance ends in 1962, marking the year when 85% of the lots had been developed (290 of 341 total). This time also coincides with the beginning of commercial development of the neighborhood's perimeter parcels. The construction of the commercial buildings signaled the maturity of the

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residential neighborhood. Furthermore, it was about 1962 when the popularity of the Ranch Style house began to wane in favor of Hispanic-influenced architecture rendered in a modern approach rather than an academic or revivalist expression.

### Location

The district still retains its original boundaries from the 1940 platting of the subdivision. It has not suffered encroachment by incompatible modern development from the edges. Nor has there occurred significant loss of original building inventory within the subdivision. Only within Kramer's Rancho Santa Catalina parcel has there been intrusion by modern home construction.

### Setting

It is the picturesque Southwestern setting of the Catalina Vista residential neighborhood that distinguishes it from earlier neighborhoods that may share similar styles of architecture. The winding streets, desert landscaping of yards, the palm trees of the medians and parks contribute to a comfortable setting for the Ranch Style houses. So too, do the carports and driveways of the houses mark the subdivision as a total product of mid-twentieth century America.

The gently rolling topography, winding streets, medians and parks, curbs and sidewalk and gravel desert-landscaped front yards have sustained very little alteration as the setting for the rows of historic houses. Very few intrusive front yard walls have been constructed to obscure the individual house facades or interrupt the sweeping flow of the streetscape character.

The scarcity of water in Tucson, as compared to Phoenix, influenced the approach to landscaping in the Catalina Vista neighborhood. The similar Phoenix neighborhoods, built upon former agricultural fields, were served by a pre-existing, inexpensive flood irrigation system fed by the Roosevelt Dam. By contrast in Tucson, the neighborhoods were built upon rolling, dry desert lands which were served only by the City's domestic water system, delivering expensive, pumped well water. The character of Tucson's residential desert landscaping was driven by the expense and scarcity of water, the rolling topography, and development directly upon desert lands rather than on farmlands. Of necessity, Tucson was using modern xeriscaping (low-water-use landscaping) techniques in residential settings a century before it became popular in Phoenix during the 1980s.

### Feeling

The historic character and spirit of the neighborhood is retained through the careful maintenance of the individual properties and the City's care of the medians and parks. The feeling evoked by the general condition of the neighborhood is almost identical to that experienced in 1962 at the end of the era of architectural significance. The general integrity of regional architectural styles, unique local masonry work, and spare desert landscaping give the district a feeling of being in one of Tucson's finer Ranch Style suburban neighborhoods during the 1950s.

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### Design

Architectural styles of the district are decidedly of a Western flavor (national use of Ranch Style) with a Southwestern touch (regional use of flat-roofed Southwest Style, Territorial, and Pueblo Revival), and a Tucson twist (local use of mortar-washed red brick). Most of these custom-designed houses have retained the individual historic character of their original facades. Some exterior masonry walls have been sheathed with modern-era textured stucco. But few front porches were even large enough to consider in-filling. Few additions to fronts or sides of houses can be found.

### Materials

The utilization of a limited palette of materials in a wide variety of ways gives the neighborhood a pleasing character manifested simultaneously through unity and diversity. Painted brick and subtly textured stuccoed walls are very typical of the Ranch Style and Southwest buildings of Arizona, but it is the mortar-washed red brick and red burnt adobe which gives Tucson buildings a unique character. These materials are still very much intact and evident as character-defining features of the district.

### Workmanship

The quality of historic masonry work in the houses has been retained and contributes significantly to the character of the district. The variety of masonry details in parapet silhouettes and cornice profiles, in arched openings, in stepped site walls, and in bonding patterns is still in evidence throughout the district. Also, the skillful application of the subtle historic stucco textures also is notable and distinctive from modern, heavy-handed Spanish lace textures that are used on exterior walls today to hide poor workmanship of modern masons and carpenters. A local tradition of skilled masons and plasterers is evident the workmanship of Tucson buildings -- and most particularly in the Catalina Vista neighborhood.



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**Inventory List**

Site No.	Address	Const. Date	NR Eligibility				Rev	Arch'l. Style
			IE	C	NE	Reason		
CV18-05	10 Sierra Vista Drive	1954		X				Ranch/Contemporary
CV18-01	100 Sierra Vista Drive	1940			X	Wall	X	Ranch
CV19-01	105 Sierra Vista Drive	1945		X				Ranch
CV10-14	113 Sierra Vista Drive	1941		X				Territorial
CV11-11	120 Sierra Vista Drive	1942		X				Early Ranch
CV10-15	123 Sierra Vista Drive	1941		X				Ranch
CV11-10	130 Sierra Vista Drive	1969			X	Age		
CV10-16	135 Sierra Vista Drive	1953		X				Ranch
CV11-09	140 Sierra Vista Drive	1947		X				Early Ranch
CV10-17	145 Sierra Vista Drive	1941		X				Southwest
CV11-08	150 Sierra Vista Drive	1941		X				Span. Col. Ranch
CV10-18	151 Sierra Vista Drive	1941		X				Early Ranch
CV10-19	157 Sierra Vista Drive	1948		X				Amer. Col. Ranch
CV11-07	160 Sierra Vista Drive	1947		X				Ranch
CV10-20	165 Sierra Vista Drive	1946		X				Ranch
CV11-06	170 Sierra Vista Drive	1950		X				Contemporary
CV06-11	171 Sierra Vista Drive	1948		X				Ranch
CV16-11	1724 N. Campbell Avenue	c. 1950		X				Ranch
CV16-12	1730 N. Campbell Avenue	c. 1945			X	Wall		Ranch
CV16-13	1742 N. Campbell Avenue	1953		X				Ranch
CV16-14	1750 N. Campbell Avenue	1954		X				Ranch
CV20-16	1750 N. Potter Place	post-1962			X	Age		Ranch
CV20-15	1760 N. Potter Place	post-1962			X	Age		Ranch
CV20-14	1770 N. Potter Place	post-1962			X	Age		Ranch
CV19-16	1777 N. Norton Avenue	1960		X				Ranch
CV20-05	1790 N. Potter Place	post-1962			X	Age		

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'l. Style
			IE	C	NE			
CV11-05	180 Sierra Vista Drive	1960			X	Hedge obscures facade		
CV21-09	1800 N. Norton Avenue	1961		X				Ranch
CV20-04	1800 N. Potter Place	1950		X				Ranch
CV19-15	1801 N. Norton Avenue	1962		X				Ranch
CV20-18	1801 N. Potter Place	1992			X	Age		
CV21-10	1802 N. Norton Avenue	1959		X				Ranch
CV19-14	1807 N. Norton Avenue	1964			X	Age		
CV16-15	1810 N. Campbell Avenue	1958		X				Ranch
CV21-11	1810 N. Norton Avenue	1961		X				Ranch
CV20-03	1810 N. Potter Place	post-1962			X	Age		
CV21-06	1811 N. Tucson Blvd,	1973			X	Age		
CV19-13	1815 N. Norton Avenue	1960		X				Ranch
CV21-12	1820 N. Norton Avenue	1962		X				Ranch
CV20-02	1820 N. Potter Place	post-1962			X	Age		
CV19-12	1821 N. Norton Avenue	1961		X				Ranch
CV21-05	1821 N. Tucson Blvd.	1973			X	Age		
CV21-13	1824 N. Norton Avenue	1961		X				Ranch
CV19-11	1825 N. Norton Avenue	1964			X	Age		
CV16-16	1828 N. Campbell Avenue	1952		X				Ranch
CV21-14	1830 N. Norton Avenue	1961		X				Ranch
CV20-01	1830 N. Potter Place	post-1962			X	Age		
CV21-04	1831 N. Tucson Blvd.	1973			X	Age		
CV16-17	1838 N. Campbell Avenue	1959		X				Ranch
CV18-07	1840 Kramer Street	1941		X				Span. Col. Ranch
CV21-03	1841 N. Tucson Blvd.	1973			X	Age		
CV17-02	1843 N. Kramer Street	1948		X				Contemporary/Southwest
CV06-12	185 Sierra Vista Drive	1952		X				Span. Col. Ranch
CV19-22	19 Sierra Vista Drive	1959		X				Ranch

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'l. Style
			IE	C	NE			
CV11-04	190 Sierra Vista Drive	1948		X				Ranch
CV01-01	1900 E. Grant Road	post -1962			X	Age		
CV21-02	1901 N. Tucson Blvd.	1973			X	Age		
CV16-18	1910 N. Campbell Avenue	1948		X				Ranch
CV16-19	1912 N. Campbell Avenue	1955		X				Contemporary
CV16-20	1918 N. Campbell Avenue	1941		X				Ranch
CV21-01	1919 N. Tucson Blvd.	1964			X	Age		
CV06-13	193 Sierra Vista Drive	1964			X	Age		
CV06-14	199 Sierra Vista Drive	1956		X				Ranch
CV18-06	2 Sierra Vista Drive	1958		X				Contemporary
CV18-04	20 Sierra Vista Drive	1953		X				Ranch
CV11-03	200 Sierra Vista Drive	1948		X				Ranch
CV06-07	2000 E. Hampton Street	1941		X				Southwest
CV15-14	2003 N. Tucson Blvd.	1954		X				Ranch
CV06-19	2004 N. Campbell Avenue	1953		X				Ranch
CV02-38	2005-7 E. Edison Street	post -1962			X	Age		
CV15-16	2008 N. Norton Avenue	1950		X				Contemporary
CV06-08	2010 E. Hampton Street	1952			X	Wall	X	Contemporary?
CV06-20	2010 N. Campbell Avenue	1948			X	Porch infill	X	Ranch
CV15-13	2011 N. Tucson Blvd.	1952		X				Ranch
CV02-02	2014 E. Grant Road	1945		X				Ranch
CV02-37	2015 E. Edison Street	1951		X				Contemporary/Ranch
CV15-12	2017 N. Tucson Blvd.	1948		X				Ranch
CV02-03	2020 E. Grant Road	1945			X	Wall	X	Ranch
CV15-17	2020 N. Norton Avenue	1948		X				Ranch
CV15-11	2025 N. Tucson Blvd.	1946		X				Early Ranch
CV06-21	2030 N. Campbell Avenue	1941		X				Early Ranch
CV15-18	2030 N. Norton Avenue	1959		X				Ranch

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Site No.	Address	Const. Date	NR Eligibility			Rev	Arch'l. Style
			IE	C	NE Reason		
CV15-10	2033 N. Tucson Blvd.	1945	X				Early Ranch
CV02-36	2035 E. Juanita Street	1947	X				Ranch
CV02-04	2038 E. Grant Road	1949	X				Southwest
CV02-35	2039 E. Juanita Street	1956	X				Ranch
CV06-09	2040 E. Hampton Street	1950	X				Span. Col. Ranch
CV17-01	2040 E. Waverly Street	1950	X				Ranch
CV06-22	2040 N. Campbell Avenue	1945	X				Ranch
CV15-19	2040 N. Norton Avenue	1947	X				Ranch
CV11-15	2041 E. Waverly Street	1950	X				Ranch
CV15-09	2041 N. Tucson Blvd.	1946	X				Southwest
CV02-34	2045 E. Juanita Street	1946	X				Ranch
CV02-05	2048 E. Grant Road	1945	X				Ranch
CV11-14	2049 E. Waverly Street	1953	X				Contemporary
CV06-10	2050 E. Hampton Street	1943	X				Amer. Col. Ranch
CV06-23	2050 N. Campbell Avenue	1944	X				Early Ranch
CV15-20	2050 N. Norton Avenue	1953	X				Ranch
CV06-24	2060 N. Campbell Avenue	1941			X Wall	X	Ranch
CV06-15	207 Sierra Vista Drive	1960	X				Ranch
CV02-06	2100 E. Grant Road	1953	X				Span. Col. Ranch
CV18-08	2100 E. Waverly Street	1952	X				Ranch
CV06-25	2100 N. Campbell Avenue	1945	X				Early Ranch
CV15-08	2101 N. Tucson Blvd.	1946			X Wall	X	Ranch
CV08-01	2102 E. Edison Street	1951	X				Ranch
CV10-01	2102 E. Hampton Street	1941	X				Ranch
CV15-21	2102 N. Norton Avenue	1949	X				Contemporary
CV04-20	2103 E. Edison Street	1958	X				Ranch
CV08-22	2103 E. Hampton Street	1948	X				Span. Col. Ranch
CV11-13	2103 E. Waverly Street	1954	X				Ranch

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Site No.	Address	Const. Date	NR Eligibility			Rev	Arch'l. Style
			IE	C	NE Reason		
CV04-19	2107 E. Edison Street	1961		X			Ranch
CV15-07	2109 N. Tucson Blvd.	1946		X			Ranch
CV06-16	211 Sierra Vista Drive	1940		X			Southwest
CV08-02	2110 E. Edison Street	1949		X			Early Ranch
CV02-07	2110 E. Grant Road	1948		X			Span. Col. Ranch
CV02-33	2111 E. Juanita Street	1953		X			Ranch
CV11-12	2111 E. Waverly Street	1951		X			Ranch
CV06-26	2112 N. Campbell Avenue	1942		X			Ranch
CV02-08	2114 E. Grant Road	1950		X			Pueblo Revival
CV04-01	2114 E. Juanita Street	1945			X Wall	X	unknown
CV08-21	2115 E. Hampton Street	1946		X			Ranch
CV15-06	2115 N. Tucson Blvd.	1951		X			Ranch
CV02-32	2117 E. Juanita Street	1977			X Age		
CV08-03	2118 E. Edison Street	1948		X			Ranch
CV02-09	2120 E. Grant Road	1941		X			Pueblo Revival
CV10-02	2120 E. Hampton Street	1947		X			Ranch
CV15-22	2120 N. Norton Avenue	1952		X			Ranch
CV08-20	2125 E. Hampton Street	1958		X			Ranch
CV02-31	2125 E. Juanita Street	1948		X			Early Ranch
CV15-05	2125 N. Tucson Blvd.	1946		X			Ranch
CV04-02	2126 E. Juanita Street	1941		X			Art Moderne
CV06-27	2128 N. Campbell Avenue	1950		X			Contemporary
CV10-03	2130 E. Hampton Street	1949		X			Ranch
CV15-23	2130 N. Norton Avenue	1946		X			Ranch
CV08-19	2135 E. Hampton Street	1948			X Adobe site wall	x	Southwest
CV04-18	2137 E. Edison Street	1941		X			Southwest
CV04-03	2138 E. Juanita Street	1945		X			Territorial
CV08-04	2140 E. Edison Street	1947		X			Early Ranch

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			IE	C	NE			
CV10-04	2140 E. Hampton Street	1949		X				Contemporary
CV06-28	2140 N. Campbell Avenue	1941		X				Southwest
CV04-17	2141 E. Edison Street	1965			X	Age		
CV02-30	2141 E. Juanita Street	1948		X				Ranch
CV04-04	2142 E. Juanita Street	1941		X				EarlyRanch
CV08-05	2144 E. Edison Street	1942		X				Southwest
CV06-29	2144 N. Campbell Avenue	1940		X				Early Ranch
CV04-16	2145 E. Edison Street	1941		X				Ranch
CV08-18	2145 E. Hampton Street	1946		X				Span. Col. Ranch
CV02-29	2147 E. Juanita Street	1950		X				Ranch
CV02-10	2148 E. Grant Road	1942		X				Ranch
CV10-05	2150 E. Hampton Street	1950		X				Santa Fe Pueblo
CV02-28	2153 E. Juanita	1950		X				Southwest
CV04-15	2155 E. Edison Street	1942		X				Ranch
CV08-17	2155 E. Hampton Street	1958		X				Ranch
CV08-06	2156 E. Edison Street	1945		X				Early Amer. Col.
CV04-05	2156 E. Juanita Street	1941		X				Ranch/Span. Col.
CV02-11	2158 E. Grant Road	1943		X				Pueblo Revival
CV02-27	2161 E. Juanita Street	1950		X				Amer. Col. Ranch
CV08-07	2162 E. Edison Street	1946		X				Early Ranch
CV04-06	2164 E. Juanita Street	1951		X				Ranch
CV04-14	2165 E. Edison Street	1952		X				Early Ranch
CV11-02	218 Sierra Vista Drive	1948		X				Ranch
CV06-17	219 Sierra Vista Drive	1942		X				Span. Col. Ranch
CV08-08	2200 E. Edison Street	c. 1945			X	remodel		
CV02-12	2200 E. Grant Road	1949		X				Early Ranch
CV10-06	2200 E. Seneca Street	1968			X	Age		
CV06-30	2200 N. Campbell Avenue	1943			X	Wall		

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'l. Style
			IE	C	NE			
CV04-13	2201 E. Edison Street	1950		X				Ranch
CV08-16	2201 E. Hampton Street	1947		X				Ranch
CV02-26	2201 E. Juanita Street	1954		X				Ranch
CV06-06	2201 N. Norris Avenue	1955		X				Ranch
CV15-04	2201 N. Tucson Blvd.	1948		X				Ranch
CV09-01	2202 E. Hampton Street	1942		X				Southwest
CV15-24	2202 N. Norton Avenue	1956		X				Ranch
CV04-07	2204 E. Juanita Street	1952		X				Amer. Col. Ranch
CV08-15	2205 E. Hampton Street	1951		X				Ranch
CV20-13	2207 E. Waverly	post-1962			X	Age		
CV10-13	2207 E. Waverly Street	1948		X				Ranch
CV15-03	2209 N. Tucson Blvd.	1951		X				Early Ranch
CV08-09	2210 E. Edison Street	1952		X				Contemporary
CV09-02	2210 E. Hampton Street	1947			X	Adobe site wall	X	Southwest
CV04-08	2210 E. Juanita Street	1953		X				Amer. Col. Ranch
CV10-07	2210 E. Seneca Street	1949		X				Contemporary
CV19-02	2210 E. Waverly Street	1949		X				Ranch
CV06-31	2210 N. Campbell Avenue	1960			X	major remodel		
CV15-25	2210 N. Norton Avenue	1946		X				Southwest
CV02-13	2212 E. Grant Road	1946		X				Ranch
CV04-12	2215 E. Edison Street	?		X				Ranch
CV02-25	2215 E. Juanita Street	1953		X				Contemporary
CV10-12	2215 E. Waverly Street	1945		X				Contemporary
CV06-05	2215 N. Norris Avenue	1944			X	Santa Fe'd		Southwest
CV19-03	2216 E. Waverly Street	1947		X				Contemporary
CV15-26	2216 N. Norton Avenue	1968			X	Age		
CV15-02	2217 N. Tucson Blvd.	1946		X				Early Ranch
CV11-01	222 Sierra Vista Drive	1950		X				Contemporary

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Site No.	Address	Const. Date	NR Eligibility			Rev	Arch'l. Style
			IE	C	NE Reason		
CV08-10	2220 E. Edison Street	1942		X			Early Ranch
CV02-14	2220 E. Grant Road	1948		X			Ranch
CV09-03	2220 E. Hampton Street	1945		X			Ranch
CV04-09	2220 E. Juanita Street	1945		X			Ranch
CV06-32	2220 N. Campbell Avenue	1952		X			Early Ranch
CV15-27	2220 N. Norton Avenue	1952		X			Ranch
CV10-08	2222 E. Seneca Street	1948		X			Ranch
CV19-04	2222 E. Waverly Street	1950		X			Southwest
CV04-11	2223 E. Edison Street	1945		X			Pueblo Revival
CV08-14	2225 E. Hampton Street	1953		X			Contemporary
CV02-24	2225 E. Juanita Street	1945		X			Ranch
CV09-07	2225 E. Seneca Street	1956		X			Ranch
CV15-01	2225 N. Tucson Blvd.	1946		X			Early Ranch
CV15-28	2230 N. Norton Avenue	1955		X			Ranch
CV06-33	2230/2240 N. Campbell Avenue	c. 1950		X			Ranch
CV06-04	2231 N. Norris Avenue	1952		X			Southwest
CV10-09	2232 E. Seneca Street	1954		X			Span. Col. Ranch
CV09-06	2233 E. Seneca Street	1951		X			Ranch
CV10-11	2233 E. Waverly Street	1945			X Alum. Siding		Ranch
CV08-13	2235 E. Hampton Street	1956		X			Ranch
CV02-23	2235 E. Juanita Street	1950		X			Span. Col. Ranch
CV02-15	2238 E. Grant Road	1945		X			Ranch
CV10-10	2242 E. Seneca Street	1950		X			Ranch
CV02-22	2245 E. Juanita Street	1952		X			Ranch
CV09-05	2245 E. Seneca Street	1952		X			Ranch
CV06-03	2245 N. Norris Avenue	1941		X			Southwest
CV02-16	2246 E. Grant Road	1962			X wall		
CV09-04	2246 E. Hampton Street	1950		X			Early Ranch
CV08-12	2247 E. Hampton Street	1947		X			Contemporary



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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'l. Style
			IE	C	NE			
CV08-11	2248 E. Edison Street	1950		X				Ranch
CV04-10	2249 E. Edison Street	1958		X				Ranch
CV06-18	225 Sierra Vista Drive	1940		X				Ranch
CV02-17	2252 E. Grant Road	1954		X				Ranch
CV02-21	2255 E. Juanita Street	1951		X				Ranch
CV06-02	2255 N. Norris Avenue	1941		X				Ranch
CV02-18	2262 E. Grant Road	1952		X				Early Ranch
CV02-20	2265 E. Juanita Street	1953		X				Ranch
CV06-01	2265 N. Norris Street	c. 1950		X				Southwest
CV02-19	2272 E. Grant Road	1964			X	Age		
CV17-08	230 Sierra Vista Drive	1940		X				Ranch
CV12-01	2300 E. Edison Street	1946		X				Southwest
CV19-05	2300 E. Waverly Street	1953		X				Ranch
CV01-04	2300 N. Campbell Avenue	post -1962			X	Age		
CV20-06	2301 E. Potter Park Court	post-1962			X	Age		
CV13-13	2301 E. Seneca Street	1952		X				Ranch
CV14-10	2301 E. Waverly Street	1947		X				Ranch
CV13-01	2302 E. Hampton Street	1947		X				Art Moderne
CV05-01	2302 E. Juanita Street	1951		X				Ranch
CV05-12	2305 E. Edison Street	1945		X				Ranch
CV12-14	2305 E. Hampton Street	1950		X				Ranch
CV03-23	2305 E. Juanita Street	1951		X				Ranch
CV19-06	2306 E. Waverly Street	1952		X				Contemporary
CV01-03	2308 N. Campbell Avenue	post -1962			X	Age		
CV16-01	231 Sierra Vista Drive	1950		X				Ranch
CV12-02	2310 E. Edison Street	1945		X				Ranch
CV03-01	2310 E. Grant Road	1946		X				Ranch
CV13-02	2310 E. Hampton Street	1945		X				Ranch

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			IE	C	NE			
CV05-02	2310 E. Juanita Street	1951		X				Contemporary
CV20-12	2310 E. Potter Park Court	post-1962			X	Age		
CV14-01	2310 E. Seneca Street	1955		X				Span. Col. Ranch
CV03-18	2310 N. Norton Avenue	1952		X				Ranch
CV20-07	2311 E. Potter Park Court	post-1962			X	Age		
CV13-12	2311 E. Seneca Street	1950		X				Ranch
CV03-15	2311 N. Tucson Blvd.	1950		X				Ranch
CV05-11	2315 E. Edison Street	1946		X				Ranch
CV14-09	2315 E. Waverly Street	1950		X				Ranch
CV03-14	2317 N. Tucson Blvd.	1946		X				Span. Col. Ranch
CV05-03	2318 E. Juanita Street	1951		X				Southwest
CV03-19	2318 N. Norton Avenue	1945		X				Early Ranch
CV12-12	2319 E. Hampton Street	1963			X	Age		
CV03-22	2319 E. Juanita Street	1955		X				Ranch
CV03-02	2320 E. Grant Road	1945		X				Ranch
CV13-03	2320 E. Hampton Street	1945		X				Contemporary
CV20-11	2320 E. Potter Park Court	post-1962			X	Age		
CV14-02	2320 E. Seneca Street	1950		X				Ranch
CV01-02	2320 N. Campbell Avenue	post-1962			X	Age		
CV20-08	2321 E. Potter Park Court	post-1962			X	Age		
CV02-39	2322 N. Norris Ave.	post-1962			X	Age		
CV13-11	2323 E. Seneca Street	1949		X				Ranch
CV03-20	2324 E. Juanita Street	1968			X	Age		
CV05-10	2325 E. Edison Street	1951		X				Ranch
CV14-08	2325 E. Waverly Street	1947			X	Porte-cochere		Southwest
CV12-03	2326 E. Edison Street	1952		X				Ranch
CV03-12	2329 N. Tucson Blvd.	post-1962			X	Age		
CV12-04	2330 E. Edison Street	1951		X				Early Ranch

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Site No.	Address	Const. Date	NR Eligibility			Rev	Arch'l. Style
			IE	C	NE Reason		
CV03-03	2330 E. Grant Road	1945		X			Early Ranch
CV19-08	2330 E. Waverly Street	1955		X			Contemporary
CV20-10	2331 E. Potter Park Court	post-1962			X Age		
CV05-04	2332 E. Juanita Street	1956		X			Ranch
CV14-03	2332 E. Seneca Street	1946		X			Ranch
CV03-10	2333 N. Tucson Blvd.	Post-1962			X Age		
CV13-04	2334 E. Hampton Street	1949		X			Ranch
CV05-09	2335 E. Edison Street	1956		X			Ranch
CV12-11	2335 E. Hampton Street	1951		X			Early Ranch
CV13-10	2335 E. Seneca Street	1946		X			Southwest
CV14-04	2340 E. Seneca Street	1946		X			Ranch
CV12-05	2342 E. Edison Street	1946		X			Ranch
CV05-08	2345 E. Edison Street	1950		X			Ranch
CV12-10	2345 E. Hampton Street	1948		X			Ranch
CV03-21	2345 E. Juanita Street	1954		X			Ranch
CV14-07	2345 E. Waverly Street	1945		X			Contemporary
CV12-06	2350 E. Edison Street	1946		X			Ranch
CV13-05	2350 E. Hampton Street	1948		X			Contemporary
CV05-05	2350 E. Juanita Street	1950		X			Ranch
CV19-09	2350 E. Waverly Street	1945		X			Contemporary
CV05-07	2355 E. Edison Street	1964			X Age		
CV12-09	2355 E. Hampton Street	1952		X			Ranch
CV13-09	2355 E. Seneca Street	1951		X			Ranch
CV13-06	2356 E. Hampton Street	1953		X			Contemporary
CV14-05	2356 E. Seneca Street	1949		X			Early Ranch
CV19-10	2360 E. Waverly Street	1949		X			Ranch
CV12-07	2362 E. Edison Street	1954		X			Ranch
CV13-07	2364 E. Hampton Street	1952		X			Contemporary
CV05-06	2365 E. Edison Street	1958		X			Ranch

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'l. Style
			IE	C	NE			
CV12-08	2365 E. Hampton Street	1951		X				Ranch
CV13-08	2365 E. Seneca Street	1948		X				Ranch
CV14-06	2365 E. Waverly Street	1950		X				Contemporary
CV16-02	237 Sierra Vista Drive	1948		X				Territorial/Southwest
CV17-07	240 Sierra Vista Drive	1953		X				Contemporary
CV03-05	2400 E. Grant Road	post -1962			X	Age		
CV19-17	2402 E. Lester Street	1962		X				Ranch
CV15-15	2411 E. Waverly Street	1955		X				Ranch
CV19-18	2416 E. Lester Street	1965			X	Age		
CV03-06	2424 E. Grant Road	post -1962			X	Age		
CV03-17	2425 E. Edison Street	1949		X				Ranch
CV16-03	243 Sierra Vista Drive	1948		X				Contemporary
CV03-07	2430 E. Grant Road	post -1962			X	Age		
CV19-19	2430 E. Lester Street	1963			X	Age		
CV03-16	2435 E. Edison Street	1952		X				Ranch
CV21-08	2435 E. Lester Street	1967			X	Age		
CV19-20	2440 E. Lester Street	1965			X	Age		
CV03-08	2450 E. Grant Road	post -1962			X	Age		
CV17-06	246 Sierra Vista Drive	1969			X	Age		
CV16-04	247 Sierra Vista Drive	1946		X				Ranch
CV17-05	250 Sierra Vista Drive	1950		X				Ranch
CV16-05	255 Sierra Vista Drive	1951		X				Ranch
CV16-06	275 Sierra Vista Drive	1952		X				Ranch
CV16-07	295 Sierra Vista Drive	1957		X				Ranch
CV17-04	300 Sierra Vista Drive	1952		X				Ranch
CV16-08	305 Sierra Vista Drive	1956			X	landscaping obscures building		
CV16-09	325 Sierra Vista Drive	1959			X	hedge obscures building		
CV19-23	35 Sierra Vista Drive	1975			X	Age		

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			IE	C	NE Reason		
CV17-03	350 Sierra Vista Drive	1951		X			Southwest
CV18-03	40 Sierra Vista Drive	1952		X			Ranch
CV16-10	401 Sierra Vista Drive	1943		X			Span. Col. Ranch
CV19-21	5 Sierra Vista Drive	1937		X			Southwest
CV19-24	55 Sierra Vista Drive	1965			X Age		
CV19-25	65 Sierra Vista Drive	1949		X			Contemporary
CV18-02	80 Sierra Vista Drive	1952		X			Ranch
CV19-26	85 Sierra Vista Drive	1947		X			Span. Col. Ranch
CV02-01	vacant	N/A					
CV07-01	vacant	N/A					
CV19-07	vacant	N/A					
CV20-09	vacant	N/A					
CV21-07	vacant	N/A					

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## **SUMMARY**

The Catalina Vista Historic District is located in proximity to the University of Arizona in Tucson. The district is located north and east of the University's main campus and directly east of its medical school. Catalina Vista takes its name from a single subdivision, first developed in 1940.

The Catalina Vista Historic District is considered significant under National Register criterion "A" for its association with community development in Tucson. Community development significance is described by the historic context "Tucson Subdivisions in Transition, 1940-1962."

The Catalina Vista Historic District is considered significant under National Register criterion "B" for association with the homes of many prominent people whose accomplishments are recognized at local, state, and national levels. These residents represent a broad range of interests, professions, and achievements, which fit into numerous historic contexts and are described by the historic context "Outstanding Residents of Catalina Vista 1940-1962."

Furthermore, the historic district is considered significant under National Register criterion "C" as being representative of architectural styles dominant in Tucson during World War Two and the post-WWII transitional era. Architectural significance is described by the historic context "Tucson Architectural Styles in Transition, 1940-1962."

Although the neighborhood's era of significant architectural development took place from 1937 to 1962, the period of historic significance for the historic district starts in 1903 when suburban residential development first began in the district area with the platting of Olsen's Addition. It ends in 1962 with the effective build-out of parcels and a change in popular residential styles. Thus we have identified significant contributing properties dating from 1962 or earlier, some of which have not attained the customary 50-year threshold for eligibility (at the time of this nomination 2003). The broad period of historical significance, beginning in 1903, also allows for the inclusion of the 1924 Kramer-Potter property, progenitor of the Catalina Vista subdivision, under the historical context "Residential Subdivision Development in Tucson, 1903-1940."

The Catalina Vista neighborhood of Tucson is located in Section 5 of Township 14 South, Range 14 East, of the Gila and Salt River Base and Meridian in Arizona. Section 5 originally consisted of four separate parcels of land granted by the U.S. government. Calvert Wilson received the first of these grants, taking possession by cash payment of about 160 acres in the northwest corner of the section in 1891. This land would later encompass the Catalina Vista subdivision. Andrew Olsen received the second grant, by a cash payment in 1892 for 160 acres in the southwest quarter of the section. This land formed the basis of Olsen's Addition. Charles Blenman acquired the southeast quarter in 1903, by a homestead entry for 160 acres. This acreage later became the Blenman Addition. The last parcel granted in Section 5 was about 160 acres in the northeast corner, acquired by Hollie Little by cash payment in 1904. This acreage was later developed as the New Deal Acres and Blenman Annex subdivisions.

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The Catalina Vista Historic District consists of a single subdivision, Catalina Vista, platted by the Hardy-Stoneypher Realty Company in 1940. There was development in the area prior to 1940. A strip of land on the north side of Elm Avenue was part of the original Olsen's Addition, platted in 1903. This strip was re-subdivided and included within the Catalina Vista subdivision. A second prior-developed parcel, excluded from the Catalina Vista subdivision, is commonly called "Potter Place." It was first developed as a ranch and later as a preparatory school for girls. Although included within the boundaries of the historic district as a contributing property, Potter Place is not a part of the Catalina Vista subdivision. However, Potter Place is considered significant and is included in the National Register nomination.

After an initial review of Tucson's historical background from 1775 to 1902, the early period of historic subdivision development in Tucson is described in the historic context "Residential Subdivision Development in Tucson, 1903-1940." The community development significance of the Catalina Vista Historic District is described within the historic context of "Tucson Subdivisions in Transition, 1940-1962." Brief biographies of significant individuals associated with the neighborhood are described in the historic context "Outstanding Residents of Catalina Vista, 1940-1962." Finally, architectural significance is described in the historic context "Tucson Architectural Styles in Transition, 1940-1962."

## **PERIOD OF SIGNIFICANCE**

The period of significance for the Catalina Vista Historic District starts in 1903 with the first platting of a residential subdivision in the area, Olsen's Addition. The primary significance of the Catalina Vista Historic District arises from the transitional era of community and architectural development that took place from 1937 to 1962. However, the period of significance for the Historic District begins in 1903 to allow for the inclusion of the "Potter Place" property (originally Kramer's Rancho Catalina) under the historical context "Residential Subdivision Development in Tucson, 1903-1940." Rancho Catalina was the progenitor rural property that was subdivided as Catalina Vista.

The primary significance of the Catalina Vista Historic District begins in 1940. This date coincides with the start of a transitional era in residential subdivision development in Tucson. This transition is marked by three trends: 1) dominant architectural styles shifted from period revival types to ranch, 2) development patterns changed from owner-constructed to developer constructed homes, and 3) urban planning patterns shifted from narrow-deep residential lots to wide-shallow lots.

The era of significance of Catalina Vista Historic District and its related historic contexts of "Tucson Subdivisions in Transition, 1940-1962" and "Tucson Architectural Styles in Transition, 1940-1962" end in 1962. It is anticipated that after sufficient additional time passes to provide adequate historical perspective, the period of significance for the Catalina Vista Historic District may be extended to include the structure that mark the complete build-out of the subdivision. This approach and re-evaluation will allow for the future expansion

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of the district to include additional contributing properties associated with the historic and architectural contexts.

### Historical Background, 1775-1902

Tucson has a rich and varied history extending back to the prehistoric era when predecessors of the Hohokam Indians developed a high level of civilization along the banks of the Santa Cruz River. The historic period in the region begins with the arrival of the Spanish in 1698, who started a church at a Tohono O'Odham village today called San Xavier del Bac. Under the leadership of Padre Eusebio Francisco Kino, the Spanish also established a small outlying visita (church without a resident priest) eight miles north of Bac. Called San Agustin del Tucson, this outlying mission was often referred to as the "convento." The history of Tucson proper begins in 1775 when the Spanish established a presidio - a fort and fortified settlement - on the east side of the river across from the visita.

This walled settlement of Tucson was one of the final outposts of the Spanish empire in the New World. Spain's grip on its empire began to slip in 1810 when Father Hidalgo called for a war of independence from Spain. Mexico achieved this goal in 1821, and Tucson became part of a new nation. Despite the political change, residents on Mexico's northern frontier continued their traditional village lifeway. Streets were short and narrow. Homes and buildings were constructed of adobe, and buildings sat with their backs close to the street and with their face toward interior courtyards.

In 1846 war broke out between the United States and Mexico over the annexation of Texas. The Treaty of Guadalupe Hidalgo, ratified in 1848, brought an end to the war. The treaty also brought a tremendous amount of new land into the United States. As a result of the war, the present states of Texas, New Mexico, Arizona, Nevada, California, Utah, and a portion of Colorado were taken from Mexico. These new lands were the culmination of the concept of Manifest Destiny, the idea that the United States was destined to reach from sea to shining sea - from the Atlantic Ocean to the Pacific Ocean. In Arizona, lands north of the Gila River became part of the United States for the first time. This area did not include Tucson, which remained a part of Mexico.

The inclusion of the new territory led to demands for construction of a transcontinental railroad. Several railroad surveys identified possible routes. In Arizona, one route focused on the 35th parallel, and the other followed the 32nd parallel. Because the 32nd parallel route ran through Mexico, its supporters - southerners who would benefit from a railroad terminus in their portion of the country - convinced Congress to purchase additional land to accommodate the southern railroad route. On December 30, 1853, James Gadsden executed an agreement with Mexico that called for the purchase of territory in Arizona south of the Gila River for the proposed railroad. The United States agreed to pay \$10 million for the land. Known today as the Gadsden Purchase, this exchange brought what is now the Union Pacific (formerly Southern Pacific) route through Arizona into the United States. Tucson was now a part of the Union.



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Despite the commitment of Congress exhibited by the expenditure associated with the Gadsden Purchase, sectional differences between North and South prevented agreement on where to construct the transcontinental railroad. Of course, the railroad route was not the most noteworthy difference between the two parts of the country. The issue of slavery separated North and South, leading to the outbreak of the Civil War after the election of Abraham Lincoln in 1860.

After the southerners seceded from the Union, Congress adopted two measures of importance to Tucson. The first was the Pacific Railway Act, adopted on July 1, 1862, which authorized construction of the first transcontinental railroad. The second was the creation of the Territory of Arizona separate from New Mexico in 1863.

The Pacific Railway Act provided generous incentives for construction of the first transcontinental route. These included a wide right-of-way, grants of alternating sections of land along the right-of-way, and a cash subsidy. Railroad entrepreneurs became rich, such as the "Big Four" of the Central Pacific: Collis P. Huntington, Charles Crocker, Leland Stanford, and Mark Hopkins. The ostentatious wealth these men achieved resulted in a heavy demand for additional railway concessions from the Federal government. In 1871, Congress authorized a route along the 32nd parallel and awarded a charter to the Texas and Pacific Railroad. To forestall any entry into the lucrative California market, the Big Four chartered the Southern Pacific Railroad to protect their interests in Southern California and the Central Valley. The Southern Pacific began to construct a line east from Los Angeles, reaching the Colorado River across from Yuma, Arizona, in 1877.

The Southern Pacific constructed an extensive base of operations in Yuma, and surveyed the line east as far as Gila Bend. Actual construction began in October of 1878 after the heat of summer had passed. The crews moved quickly, reaching Adonde Wells thirty miles east of Yuma in December of 1878; Texas Hill sixty-four miles east of Yuma in February of 1879, Gila Bend on April 1, 1879, and Maricopa on April 29. Because of its location almost directly south of Phoenix, Maricopa became an important point as the closest spot on the mainline to the central city of the Territory (the Territorial capitol was moved to Phoenix in 1889). Railroad construction crews reached Casa Grande on May 19, 1879. Construction stopped there as the oppressive heat of the summer returned.

In addition to the summer heat, a second factor delaying a resumption in construction was the lack of steel rails. A railroad construction boom echoed all across the country in the years following the Civil War. As a result there was a shortage of needed supplies. Construction of the Southern Pacific across Arizona resumed in January of 1880. Construction crews were within twenty miles of Tucson by the end of February. The crews arrived to a grand ceremony in Tucson on March 20, 1880.

When the railroad arrived in 1880, Tucson had changed little from its days as a sleepy Mexican village. In 1871, the Town Council petitioned the US government for a townsite plat, which was granted in 1874. In the meantime, S.W. Foreman had surveyed the original townsite into blocks and lots. Despite the imposition of a

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more formal order of grid development patterned after eastern cities, the first town plat of Tucson still carried a heavy imprint of its Hispanic past.

The arrival of the railroad changed Tucson in many profound ways. Travelers from all over the country now poured into the town, which was released at last from its isolation in the Arizona desert. The railroad also brought a wide array of manufactured goods - items that had once been shipped to Tucson only with great difficulty and at tremendous expense. While many of these goods adorned the interior of Tucson homes - things like sewing machines, furniture, and decorations - other items brought by the railroad changed the very look of the houses themselves. Dimensioned lumber, shingles, hardware, and barrels of nails transformed the old adobes of Tucson into "modern" houses, creating a mixture of old and new architectural styles. Entirely new houses were also constructed, of bricks and mortar and stucco, based on eastern designs and using eastern materials. The town itself also grew as new houses were constructed to accommodate an increasing number of railroad workers.

Beyond a physical transformation, the arrival of the railroad resulted in dramatic changes in Tucson's social relations. Before the railroad, Tucson was a small Mexican town with few American settlers. Hispanics dominated the business and social activities of the village. Because of Tucson's isolated location, many of its prominent businessmen were associated with the transportation industry - in this case wagon trains and stage lines. The transportation arm of firms such as Tully & Ochoa and Lord & Williams were affiliated with merchant shops where the entrepreneurs would sell the goods they had laboriously shipped across the desert. After the arrival of the railroad, many of these freighter-merchant firms went bankrupt.

In 1885 the Territorial Legislature selected Tucson as a location for the University of Arizona. This land grant college was constructed far from downtown, on a rise of land to the north and east of the old pueblo. At first, the University was isolated from the main portion of the city. Later, the University contributed to the development of residential subdivisions in its immediate vicinity, and on lands between it and downtown Tucson.

The following chart shows Tucson residential subdivisions that were platted prior to 1903:

**SUBDIVISIONS PLATTED IN TUCSON, PIMA COUNTY, ARIZONA  
BEFORE 1903**

<u>SUBDIVISION NAME</u>	<u>FILING DATE</u>	<u>PCR BOOK/PAGE</u>
Bruckner's Addition	1/1/1880	1/581
University Extension Addition	12/21/1896	1/1
Riechers Addition	3/10/1897	2

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Goldschmidts	3/12/1897	1/3
Buell's Addition	1/17/1897	1/4
Sunnyside Addition	10/21/1899	1/8
Brooklyn Heights	3/13/1900	1/11
Manlove Addition	4/2/1901	1/12
Feldman's Addition	5/10/1901	1/14
University Home Addition	3/28/1902	1/16

**HISTORICAL CONTEXT: Residential Subdivision Development in Tucson, 1903-1940**

The economic boom provided by the railroad and the university was fairly short lived. The last fifteen years of the nineteenth century saw relatively slow growth in Tucson. This started to change as the town entered the first decade of the twentieth century. In 1899 the City subdivided and sold the Military Plaza, a large rectangle of land that had been used by the US Army from 1862 to 1872. A portion of this land became the Armory Park neighborhood, developed close to the railroad tracks as an enclave for railroad workers. A number of subdivisions were platted after 1903. These subdivisions formed the basis for residential growth west of the University of Arizona, and are known today as the West University, Feldman's, Iron Horse, and Pie Allen neighborhoods. These subdivisions provided evidence of the strong pull the University had as subdivision development extended north and east from downtown.

Residential development started to extend to the north and east of the University during this time. A good example of this trend is the development of Olsen's Addition, located directly south of the Catalina Vista Historic District. Andrew Olsen received the second grant, by a cash payment in 1892 for 160 acres in the southwest quarter of the section. During the 1890s Olsen operated a dry goods and curio store at 310-312 Congress Street in downtown Tucson. His stock consisted of notions, cutlery, and other household items. His wife, Annie Olsen, operated the millinery department of the store, selling dress-making patterns and sewing supplies. Beyond household goods, Olsen had an interest in Indian relics. He collected ancient and modern Indian wares for sale to collectors. He also had an interest in the pottery ware of Mexico.

His 160 acre cash entry formed the basis of Olsen's Addition. Surveyor George Helen prepared a map of the addition in September of 1902. It consisted of thirty-seven blocks, most having sixteen lots each. The two blocks closest to Speedway (called Jefferson Street on the subdivision plat) were 195 feet deep. Other lots were 124, 142.5, or 150 feet deep. All north/south streets were fifty feet wide. East/west streets were either fifty or sixty feet wide, with the exception of Brainerd Street (first street north of Speedway - now Helen St.) which was eighty feet wide.

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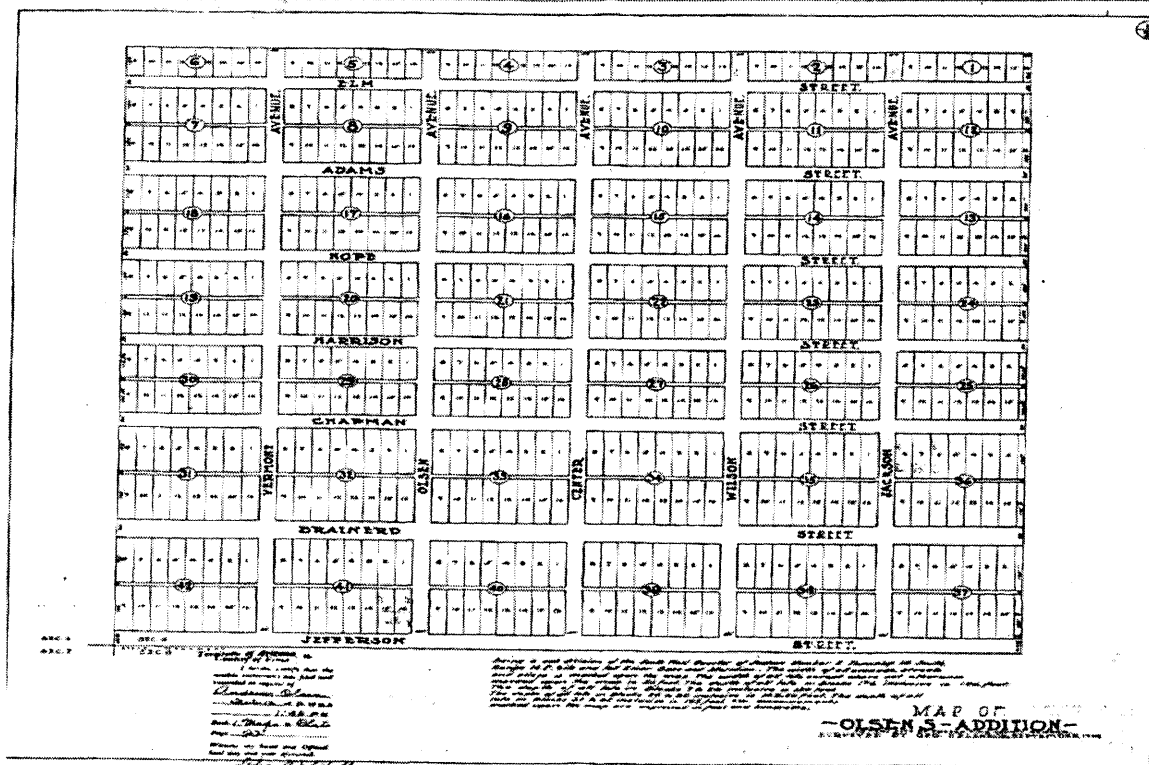
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In keeping with the original size of the parcel and extending out to the half-section line, Olsen's Addition included six half-blocks on the north side of Elm Street between Campbell Avenue and Tucson Blvd. Thus, Olsen platted Elm Street not at the north side of his property along the half-section line, but a bit to the south of the half-section line. This allowed Olsen to create a series of half-block lots along the north side of Elm. Portions of this area north of Elm Street would later be included in the Catalina Vista subdivision.

Olsen recorded the plat of Olsen's Addition with the Pima County Recorder on February 12, 1903. Rather than dispose of the lots on an individual basis, most of the property in Olsen's Addition was sold in parcels of at least one block or more. The Olsens sold ten parcels in 1903, none in 1904, five in 1905, two in 1906, six in 1907, and one each in 1908 and 1909. The reduction of sales in later years may have been associated with the Panic of 1907, a nation-wide depression that curtailed business activity. Only four more sales of parcels in the Olsen Addition were recorded before 1920; one in 1914 and three in 1915.



Subdivision Map of Olsen's Addition - 1903

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Development in the vicinity of Olsen's Addition led others to the area to try their hand at real estate speculation. On December 4, 1903, Charles Blenman received a patent on the southeast quarter of Section 5. This was land that Blenman had homesteaded. Born in Devonshire, England in 1860, Blenman studied law at Temple Court, London. He arrived in Tucson on May 5, 1891 after spending his first few years in America at San Francisco. Over the years, Blenman acquired a reputation as one of the most respected attorneys in Pima County.

Blenman's homestead in Section 5 became the nucleus for suburban Tucson subdivision development. Blenman's first real estate venture was the Nob Hill Addition to Tucson. This subdivision was on the opposite corner from Olsen's Addition. While Olsen's Addition was on the northeast corner of Speedway and Campbell, Nob Hill was on the southwest corner of Speedway and Campbell.

Subdivision development, and the nation as a whole, experienced a brief downturn caused by the Panic of 1907. The sharp but short-lived depression had a negative impact on the mining industry in particular, and therefore on Tucson merchants and businessmen. The Panic of 1907 caused some owners to sell property at bargain prices. On November 23, 1907, Calvert and Kathryn Wilson disposed of nearly 120 acres of their 160 acre parcel to businessman J. W. Wheeler. Wheeler took ownership of the parcel in the name of his company, the J.W. Wheeler Co., a corporation based in Seattle, Washington. James W. Wheeler was one of many individuals that came to Tucson to recover their health. Diagnosed with tuberculosis, his doctors advised Wheeler to leave the damp climes of Seattle for the dry climate of the arid Southwest.

Wheeler had long been interested in real estate, and he had amassed a large number of properties in Washington state. When he arrived in Tucson he continued this profession. After buying and selling several other parcels, he settled on the Wilson tract to develop his personal ranch. At first, Wheeler and his wife lived in a wood and canvas tent. They soon drilled a well, put in a windmill, and added a water tank. Later, about 1910, the Wheelers developed Tucson's first swimming pool on the parcel. This early effort was a crude saucer-shaped affair about five feet deep. The Wheeler Ranch formed the basis of Leighton Kramer's estate, which, in turn, was developed into Potter Place.

The state as a whole witnessed tremendous economic development as it finally emerged from Territorial status during the second decade of the twentieth century. Large irrigation projects, increased investment, and a more stable society led to the achievement of Arizona statehood in 1912. With the start of World War One in Europe in 1914, Arizona became an important producer of the agricultural and mineral products needed for the war effort. The economy of Arizona continued to improve, particularly after the entrance of the United States into World War One in 1917.

The increased prosperity of Tucson led to an expansion of the town to the north and east. This growth out from the downtown area followed a natural pattern away from the flood plain of the Santa Cruz River on the west and

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toward the University of Arizona to the northeast of downtown. This growth encountered a major obstacle in its path: The Southern Pacific mainline.

In the downtown area, development to the north from downtown was blocked by the large number of mainline tracks and sidings. To facilitate the growing numbers of automobiles, in 1916 the railroad constructed the Fourth Avenue Underpass. The longest of what would eventually grow to three separate railroad underpasses out of downtown, the Fourth Avenue Underpass had to accommodate twelve sets of railroad tracks above. While the University provided an anchor for a steady pull of development to the north and east of downtown, the flood plain of the Santa Cruz River provided a barrier for development to the west. A severe flood in 1916 demolished the Congress Street Bridge across the Santa Cruz, further blocking access. Although the bridge was reconstructed by 1918, the delay in construction further focused development on the east side of Tucson.

The following chart shows residential subdivisions platted in Tucson after 1903 and prior to 1920:

**SUBDIVISIONS PLATTED IN TUCSON, PIMA COUNTY, ARIZONA  
1903 - 1919**

<u>Name</u>	<u>Filing Date</u>	<u>Book/page</u>
Buena Vista Addition	1/17/1903	1/20
Olsens Addition	2/12/1903	1/22
Mountain View Addition	2/14/1903	1/23
Plumer & Steward Additions	6/27/1903	1/26
McKinley Park	10/23/1903	23/1
Nob Hill Addition	4/7/1904	2/5
South Park Addition	4/9/1904	2/7
Tucson Heights Addition	9/3/1904	2/10
Native American Addition	9/10/1904	2/11
Olive Hill Addition	10/15/1904	2/12
Altadena Heights	1/30/1905	2/15
Altadina Heights	3/9/1905	2/16
Southern Heights Addition	5/4/1905	2/20
Papagoville	6/1/1905	2/21

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Chattman's Addition	7/7/1905	2/22
Monterey Addition	8/10/1905	2/23
Bingham Addition	11/1/1905	2/27
Speedway Heights Addition	2/28/1906	2/29
Montclair Addition	5/12/1906	2/33a
Hughes	6/22/1906	2/34
Grandview Addition	2/13/1907	2/39
Fairmount Addition	5/24/1907	3/1
Schumacher's Addition	3/5/1908	3/4
Highland Resubdivision	3/14/1908	3/5
Hayne's Rillito Subdivision	5/11/1908	3/8
Baker's Subdivision	12/26/1908	3/13
Tucson Terrace	3/2/1909	3/14
Rillito Park	7/22/1909	3/17
Mission View Addition	12/28/1910	3/21
Drake's Addition	4/2/1912	3/27
Paul Acreage Tract	12/24/1912	3/32
Menlo Park Addition	9/20/1913	3/42
Lohrum Addition	8/29/1916	3/54
Kenrose Park Addition	10/10/1916	3/56
Whitestone's Subdivision	10/25/1915	3/?
Paseo Redondo	5/14/1917	3/62
Palo Verde Addition	6/30/1917	3/63
Catalina Subdivision	8/7/1919	3/83
Speedway Addition	9/23/1919	3/87
Rincon Heights Addition	11/26/1919	3/89

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Neff Addition

12/3/1919

3/91

The following decade of the 1920s continued to be a prosperous one for Arizona, although a brief post-war slump in the price of cotton and copper curtailed growth for a time. But the Arizona economy soon rebounded. The “Roaring Twenties” were period of prosperity for most, as demand for consumer goods resulted in a strong economy. One portion of the economy that was particularly healthy was automobile production, which in turn spurred the mobility of many Americans. Historian C.L. Sonnichsen called the 1920s Tucson’s “Gold-plated Decade.”

A big change for Tucson in the twenties was the development of a tourist industry. Long popular with tubercular invalids seeking to improve their health in its salubrious climate, in the twenties Tucson became a destination location for both fun seekers and health seekers. In 1922 Tucson boosters organized the “Sunshine Climate Club” for visitors seeking relaxation in the city’s warm winters. Health seekers continued to arrive as well, lured by a new Southern Pacific Hospital and a United States Veterans Hospital, both opened in Tucson in the twenties. Landmarks such as the Temple of Music and Art, the San Xavier Mission, and the University of Arizona drew their share of visitors as well.

In 1922, the City of Tucson extended its city limits to include portions of the Alta Vista Addition and the southern half of Olsen’s Addition in the vicinity of the Catalina Vista Historic District. The City Council adopted Ordinance #530 on September 5, 1922, extending the boundary of the town. In doing so, the City recognized new names for east-west streets in Olsen’s Addition: Jefferson was re-named as Speedway; Brainerd became Helen, Chapman became Mabel Street, and Harrison became Drachman Street. The only change in names to north/south streets in Olsen’s Addition was Center Avenue, which became Plumer Ave.

In 1923, the City of Tucson extended its city limits again, this time encompassing the remainder of Olsen’s Addition, primarily the north half. The City Council executed this extension when it adopted Ordinance #552 on October 1, 1923. This extension of the boundaries of Tucson completed the re-naming of streets in Olsen’s Addition: Elm Street remained the same, but Adams became Lee, and Hope became Adams.

The development of the Catalina Vista area received a big boost early in 1923 when Leighton Kramer began to acquire property in the area. In April of 1923, Kramer started to purchase land in the far north part of Olsen’s Addition, north of Elm Avenue. These acquisitions consisted of the half-blocks north of Elm Street. He continued his acquisitions by buying the remainder of Calvert Wilson’s original holdings from Lavilla Wheeler, R.G. Brady, and others. With his acquisition of the Wheeler property and other parcels, Kramer became a large landowner in the area.

Frederick Leighton Kramer was a wealthy Philadelphia resident, and one of an increasing number of “winter visitors” to Tucson and Arizona. Kramer had numerous business enterprises on the east coast, but came to



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enjoy spending the winters in Tucson where he found the climate delightful. In 1924 he built a substantial house on the property, which he called Rancho Santa Catalina.

Kramer also found the time and space in Arizona to enjoy the sport of polo, of which he was both an aficionado and a participant. In 1924, Kramer became president of the Arizona Polo Association. He was instrumental in acquiring a large parcel near his home for the use of the Association, and for the use of the Polo Team at the University of Arizona. This parcel, north of Drachman and south of Chauncey between Vine and N. Martin Avenue, later became known as the University Polo Field. Later still, this land formed the nucleus of the property that became the University's medical school.

In addition to polo, Kramer encouraged another equestrian-related enterprise in Tucson. He worked with a group of Tucson businessmen and winter visitors to establish a rodeo for Tucson. The group included C. James and A.H. Conron, president and secretary of the Chamber of Commerce, local car dealer Monte Mansfield, architect M.H. Starkweather, and cattlemen Jack Kenny and Bud Parker. The founders named the event *La Fiesta de los Vaqueros*, and it included both a parade and rodeo. It is an annual event that continues today.

Beyond horses, Kramer had other interests in Arizona. These focused on tourism and included the publication of a new periodical, *Progressive Arizona*. In 1925, when the City of Tucson was contemplating construction of a hotel to provide needed accommodations for increased numbers of tourists, Kramer offered to sell his Rancho Santa Catalina estate to the City. While city officials did not take Kramer up on his offer, the idea reached fruition as the El Conquistador Hotel. Because of his many activities on behalf of the community, Tucson received a severe shock in 1930 when Kramer died on a visit to his beloved adopted town.

A related development associated with tourism in Tucson was Isabella Greenway's Arizona Inn. In 1928 Isabella Greenway began to acquire property in Olsen's Addition along the Elm Street frontage. This property faced Leighton Kramer's Rancho Santa Catalina. Isabella was the widow of prominent mining engineer John C. Greenway, a former Rough Rider who had served in the Spanish American War with future President Theodore Roosevelt.

Greenway began her acquisitions in Block 9 of Olsen's Addition, then expanded south to pick up additional land in Block 16. This land formed the nucleus of the Arizona Inn. Mrs. Greenway also built her own personal residence on the grounds in 1928. In 1929, after her house was completed, Mrs. Greenway considered the hotel situation for tourists in Tucson. The demand for rooms remained strong despite construction of the El Conquistador Hotel, so Mrs. Greenway decided to open a small resort on her property. Work on the first phase of the Arizona Inn began in September of 1930. The Inn opened on December 18, 1930. Mrs. Greenway started a second phase in May of 1931, which was completed that November.

Buildings at the Arizona Inn were designed by Merritt Hudson Starkweather, a noted Tucson architect and civic leader. Starkweather founded the Arizona chapter of the American Institute of Architects in 1938, and in 1968

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he was named a Fellow of the A.I.A. in recognition of his public service. In addition to designing many homes and public buildings in Tucson, Starkweather was the supervising architect for homes in Tucson's El Encanto Estates subdivision, platted in 1928. The El Encanto Estates Historic District was placed on the National Register in 1987. In 1988, the Arizona Inn was placed on the National Register of Historic Places.

Despite the presence of a few small hotels downtown, a lack of well-appointed hotel facilities limited the growth of the tourist industry in Tucson. A shortage of rooms frustrated both visitor and Tucson businessman alike, as conventions began to pass the town by. To bring an end to this situation, investors opened the El Conquistador Resort Hotel on Tucson's east side on November 22, 1928. The construction of the hotel was a calculated gamble on the part of local business owners to boost visitation to Tucson. Although the hotel never lived up to the hopes of its financial backers, its construction spurred additional residential subdivisions on Tucson's east side.

The following chart shows Tucson residential subdivisions platted from 1920 to 1930:

**SUBDIVISIONS PLATTED IN TUCSON, PIMA COUNTY, ARIZONA  
1920 - 1930**

<u>Name</u>	<u>Filing Date</u>	<u>Book/page</u>
Speedway Addition No. 1	2/17/1920	3/95
Alta Vista Addition	2/28/1920	3/97
Speedway Addition No. 2	4/2/1920	3/98
Luther	4/26/1920	3/99
University Heights Addition	5/4/1920	3/102
Speedway View Addition	6/4/1920	3/107
Hedrick Acreage No. 1	6/23/1920	3/108
Southwestern	6/24/1920	3/109
University Manor Addition	7/1/1920	3/110
Jones Addition	7/6/1920	3/111
South Menlo Park Addition	7/16/1920	3/113
Coronado Heights	9/16/1920	3/115

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Menlo Park Annex	10/4/1920	3/116
Bronx Park Addition	10/13/1920	3/117
Highland Park	11/19/1920	3/119
Catalina Subdivision No. 2	4/1/1921	3/126
Palo Verde Addition no. 2	6/10/1921	3/129
Pastime Acres	10/25/1921	3/132
Elysian Grove	11/10/1921	3/135
Rincon Court	11/25/1921	3/137
Virginia Heights	3/16/1922	4/3
Perrine	6/29/1922	4/9
Pasqua Addition	7/3/1922	4/11
Sierra Vista Subdivision	10/16/1922	4/14
Jefferson Park Addition	12/19/1922	4/17
Catalina Heights	1/16/1923	4/19
Mountain View Acre Farms	1/31/1923	4/22
Olive Park Addition	3/6/1923	4/24
Country Club Heights	3/27/1923	4/27
Catalina Farms Annex	6/7/1923	4/35
Catalina Farms	6/9/1923	4/36
Cottonwood	7/16/1923	4/37
Avondale	11/6/1923	4/42
Mitman Addition	11/6/1923	4/43
Morning View Addition	12/4/1923	4/44
Speedway Place	1/16/1924	4/47
Speedway Tracts	1/10/1924	4/48
Catalina Heights Annex	2/27/1924	4/49

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Wetmore Subdivision	3/12/1924	4/51
McCall Addition	5/28/1924	4/55
Washington Heights	5/29/1924	4/56
Fruitvale Addition	6/27/1924	4/58
Oracle Park	8/6/1924	4/61
Biltmore Addition	2/5/1925	4/72
Sawtelle Place	2/5/1925	4/73
Farmington	1/25/1926	4/89
Barnes Old World Addition	2/25/1926	4/90
Venice Addition	6/1/1926	4/92
Home Addition	6/16/1926	4/93
Speedway Park Addition	7/19/1926	4/95
Blenman Addition	7/24/1926	4/97
Richland Heights Addition	12/8/1926	4/100
Cornelius Addition	5/16/1927	5/8
Sahuaro Hill Resubdivision	9/8/1927	5/10
Williams Addition	9/13/1927	5/1
Evelyn Grant Subdivision	11/2/1927	5/13
Eastland Heights	2/9/1928	5/17
Ivanhoe Homesites	2/28/1928	5/18
Sahuaro Hill Annex	3/13/1928	5/19
Colonia Solana	4/2/1928	5/21
Country Club Manor	4/25/1928	5/24
Government Heights	4/26/1928	5/25
Vista del Monte	5/10/1928	5/26
Pullman City Addition	5/11/1928	5/27

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Ampitheater Acres	5/16/1928	5/28
Lincoln Park Addition	5/24/1928	5/29
McIntyre - Richey	6/4/1928	5/30
Sahuaro Hill Extension	6/6/1928	5/31
El Encanto Estates	8/7/1928	5/35
Country Club Home Sites	11/2/1928	5/38
Mundo Vista	11/14/1928	5/39
Speedway Park Annex	11/20/1928	5/40
Samos	12/29/1928	5/41
Sierra Vista Acres	2/11/1929	5/43
Adelanto Subdivision	12/31/1928	5/42
Patterson Addition	3/6/1929	5/45
Rillito Riverside Acres	3/8/1929	5/46
Montrose Addition	7/6/1929	5/50
Himmel Addition	7/11/1929	5/51
Mirasol Addition	7/18/1929	5/53
Binghampton	9/3/1929	5/54a
Randolph Addition	10/1/1929	5/54
Fisher Addition	10/24/1929	5/56
City Parkside Addition	11/19/1929	5/59
Granada Park Addition	12/6/1929	5/62

The roaring twenties came to a screeching halt in October of 1929 when the bottom dropped out of the stock market with a thunderous crash. This resulted in a reduction of subdivision activity in Tucson. As the thirties wore on, the depression began to ease a bit. Public works programs sponsored by the Federal government gradually began to have an effect. The economy improved, and more and more people began to construct homes.

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While one might think that subdivision and residential development would be curtailed by the Depression, this was true only for the first desperate years of the calamity. As time went by, more and more people turned to subdividing their land holdings as a way to obtain extra income for their family. Government programs also helped to spur real estate activity. One of these was the Federal Housing Administration, created as part of the National Housing Act of June 27, 1934. The FHA provided mortgage assistance to millions of Americans by establishing a Federal guarantee that the money loaned would be paid back. The program could be applied to new loans, or homeowners could refinance existing loans. Although it took a bit of time for the program to build up speed, by 1937 FHA-insured housing starts had helped to propel the nation back to economic health.

Two significant projects to improve vehicular transportation north from downtown Tucson took place in the thirties. In 1930 the railroad constructed the Sixth Avenue Underpass. This improved access for people that had to cross the railroad moving in and out of the downtown area. In 1936, the Stone Avenue Underpass was completed. These two improvements further facilitated subdivision development north and east of the downtown area.

The continued development of the University of Arizona also enhanced the eastward trend of subdivision development. The University received large infusions of Federal funds during the depression. These were used for the construction of new buildings on the campus and for other improvements to its infrastructure.

Another reason for increased traffic and business activity at Tucson had its origin half a world away. With the assumption of power by Adolph Hitler in 1933, Germany embarked on an aggressive campaign of expansion. As the years passed, Europe edged closer and closer to war. Although several attempts had been made to appease Hitler, nothing seemed to slake his unquenchable thirst for additional power and territory. In September of 1939, World War Two broke out in Europe when Germany invaded Poland.

Although the US was not yet officially on a war footing, Federal officials began to assist Britain and its allies through the Lend / Lease program. This resulted in a tremendous improvement to the economy. In 1940, the US Congress authorized the release of millions of dollars for war preparations. This continued and grew after the entry of the United States into World War Two. After the December 7, 1941, Japanese attack on Pearl Harbor, President Franklin Roosevelt addressed Congress regarding the day that would live in infamy. Congress responded with a declaration of war. The war status of the United States brought added development to Tucson.

The inland location of Tucson afforded protection to military facilities from possible attacks by America's enemies. Its desert climate, with plenty of sunshine and cloud-free skies, made for an ideal location for military to train pilots. Davis Monthan Air Field was established in 1940 to take advantage of this situation. In addition to military training facilities, Tucson proved to be a good location for civilian defense industries.

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The following chart shows Tucson residential developments platted from 1930 up to 1939:

SUBDIVISIONS PLATTED IN TUCSON, PIMA COUNTY, ARIZONA  
1930 - 1939

Brunhilda Addition	1/9/1930	5/64
Veteran's Addition	2/5/1930	5/66
Catalina Poultry Acre Unit 1	4/8/1930	5/70
Sunset Villa Addition	4/8/1930	5/71
Mesa Verde	4/4/1930	5/73
Forest View	5/1/1930	5/74
El Montevideo Estates	5/1/1930	5/75
Parkway Terrace	6/3/1930	5/78
San Clemente	6/11/1930	6/2
Catalina Foothills Estates	6/14/1930	6/3
Riverside Park	11/5/1930	6/7
Pullman City Annex	11/12/1930	6/10
El Rio Acres	12/12/1930	6/11
Home Addition No. 2	1/8/1931	6/12
Catalina Poultry Unit 2	1/20/1931	6/13
San Gabriel	3/4/1931	6/98
El Rio Park	3/16/1931	6/17
Ridgeland	4/26/1931	6/18
National City Subdivision	4/27/1931	6/21
Paloma Subdivision	9/9/1931	6/28
Freeman Addition	9/10/1931	6/30
Foothill Heights	3/1/1932	6/32
Conquistador Heights Addition	3/1/1932	6/33

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Garden Homes	9/20/1932	6/41
New Deal Acres	3/14/1934	6/46
Cloverleaf Addition	12/19/1934	6/48
Campbell Avenue Acres	1/8/1935	6/49
Palomar Addition	6/8/1935	6/51
Hayhurst	4/4/1935	6/52
Garden Homes Annex	1/7/1936	6/54
Broadway Manor	1/29/1936	6/55
Home Park	5/5/1936	6/56
Grant Road Park Addition	11/17/1936	6/58
Casa Hermosas	10/23/1936	6/60
Foster Addition	11/13/1936	6/62
Sentinel Peak Acres	11/19/1936	6/64
Arizona Acres	11/24/1936	6/65
Washington Heights Resubdivision	11/28/1936	6/95
Grant Road Park No. 2	4/10/1937	6/68
Woodland Park	5/1/1937	6/70
Terra De Concini	5/22/1937	6/71
Miracle Mile	9/27/1937	6/76
Vista Hermosa Home Sites	10/8/1937	6/78
Broadway of America	12/10/1937	6/81
Mavis Homes	12/14/1937	6/83
Grantland Acres	4/21/1938	6/91
Lee Addition	1/13/1939	6/97
Los Ranchos Perkins	3/7/1939	6/99
Fairgrounds Addition	4/6/1939	7/4



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Roberts Addition	5/5/1939	7/5
El Cortez Heights	5/10/1939	7/6
Broadway Village	10/27/1939	7/9

HISTORICAL CONTEXT: Tucson Subdivisions in Transition, 1940-1962

By 1940, the economy had rebounded considerably from the depths of the Great Depression. This had more to do with conditions in Europe than with any economic program created by the Federal government. Adolph Hitler engineered Germany's invasion of Poland in September of 1939, starting World War Two. Although the United States would not enter the war until two years later, after the Japanese attack on Pearl Harbor on December 7, 1941, conditions in Europe put the United States on a war footing and the economy began to boom.

Within the Catalina Vista neighborhood, the lengthy probate of the estate of Leighton Kramer had tied up the northwest corner of the area, consisting of what had originally been the Wilson property and later the Wheeler Ranch. Although Kramer had died in Tucson in 1930, his extensive property holdings in Arizona and the east, several heirs, and many codicils to his last will and testament had held up disposition of his estate for some time. The Tucson portion of the puzzle reached completion on May 24, 1940, when the estate of Leighton Kramer in Philadelphia transferred his interest in the northwest quarter of Section 5 to the Hardy-Stoneypher Realty Co. of Tucson.

The Hardy-Stoneypher Realty Co. was a corporation founded by Toney A. Hardy and George A. Stonecypher. Hardy was a lawyer who came to Tucson in 1934 after spending more than twenty-five years in corporate practice in New York. Perhaps a casualty of a corporate shake-out caused by the Great Depression, by 1936 Hardy took over as the business manager and vice-president of Tucson's Desert Sanitarium.

George A. Stonecypher was a businessman who came to Tucson in 1912. He purchased a bakery in 1918 and built it into a very successful business in Tucson. For a time, he also served as the president of the Consolidated National Bank in Tucson. Stonecypher was very active in community affairs, including serving several terms as president of the El Rio Country Club. After selling the bakery in 1940, he joined Toney A. Hardy to form the Hardy-Stoneypher Realty Co.

On May 24, 1940, the estate of Leighton Kramer transferred its interest in the old Wilson / Wheeler property to the Hardy-Stoneypher Realty Co. One week later, on May 31, the Realty Co. transferred a portion of this property to Dickinson and Sue B. Potter. This parcel consisted of the Kramer House - Rancho Santa Catalina - and the Wheeler pool and well. Potter and his wife established the Potter School for Girls on the property. This finishing school for girls operated from the ranch house and grounds until 1953. The school was a college preparatory girls school for grades seven through twelve. The Potters added a new entry road, called Potter Place, off Elm Street as an entrance to the property.

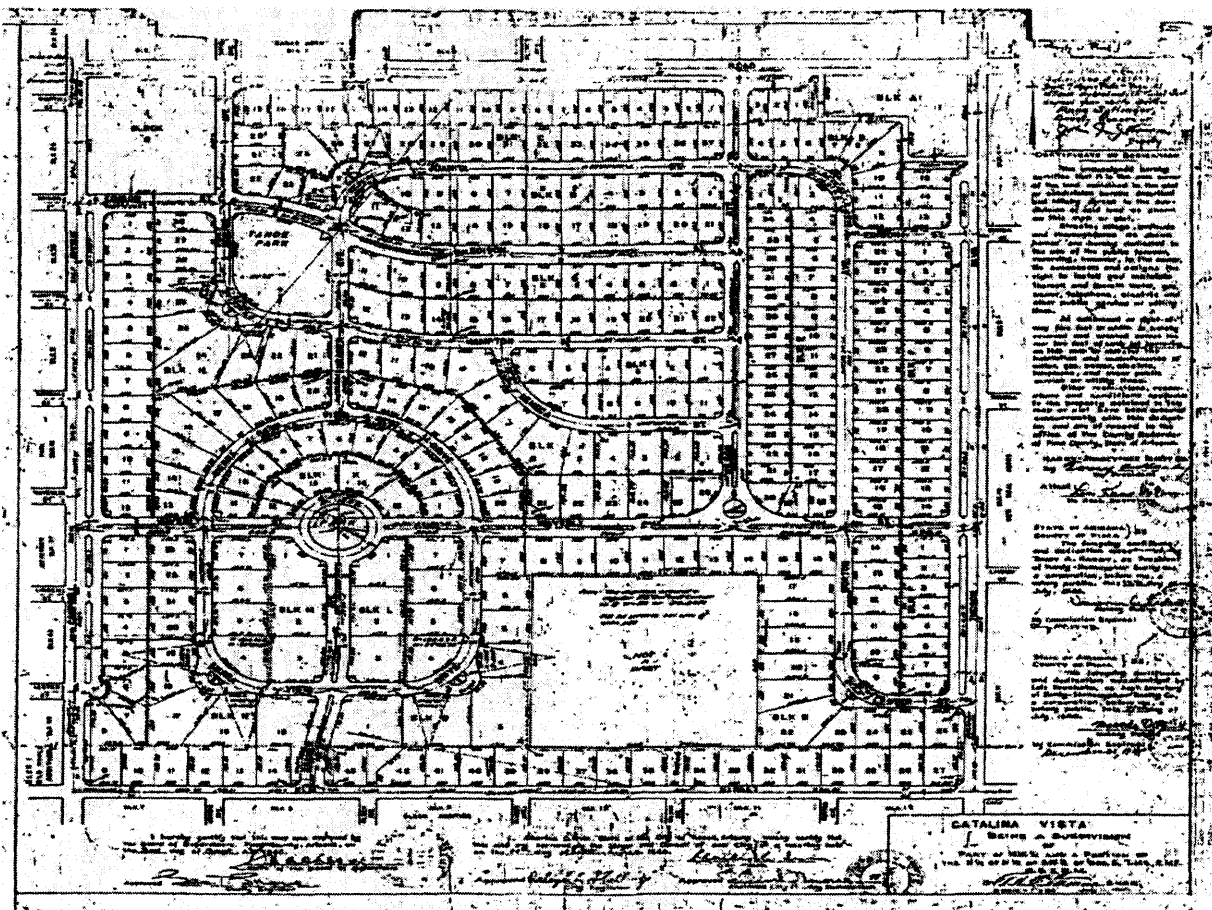
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The remaining portion of the Wilson / Wheeler / Kramer property formed the basis for the Realty Company's major project: creation of the Catalina Vista subdivision. Planning for Catalina Vista was already well underway by the time the Company had received title from the Kramer estate. The engineering plat of the subdivision was completed on July 11, 1940. The company filed the plat with the Pima County Recorder on September 30, 1940. As part of the process for developing the subdivision, the company reached an agreement with the Potters for the use of the Wheeler well to supply water to the development.



*Subdivision Map of Catalina Vista - 1940*

As had become common with subdividers in Tucson and throughout the nation, in July of 1940, the company established a set of restrictive covenants for the Catalina Vista subdivision. Surprisingly, these allowed for the

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construction of duplexes or two-family homes on certain designated lots in the subdivision. All building plans had to be approved by the company before construction could commence. After seventy-five per cent of the lots had been sold, the task of architectural review would fall on a committee composed of residents. The restrictions specified that all plans “shall be of the architectural design native to Southern Arizona, to-wit: Spanish, Moroccan, Modernistic, Mexican, Indian, or Early Californian architecture.” The covenants also established size and price ranges for the buildings in the subdivision, which started at 1,000 square feet and a cost of \$4,000.00 and increased to 2,000 square feet and a cost of \$8,000.00. The document identified specific locations for the particular sizes of houses. In October of 1940, just prior to the commencement of an advertising campaign for the subdivision, the company modified the size of the houses allowed. It provided for the construction of smaller houses on a number of lots, starting at 750 square feet and a cost of \$3,000.00.

The company soon began to advertise in Tucson newspapers to spur sales for the development. Advertisements appeared during November and December of 1940 that extolled the virtues of the subdivision. The advertisements emphasized the importance of the subdivision’s plan as a way of setting it apart. The company stated: “Catalina Vista is a scientifically planned subdivision ... [that] has eliminated monotonous straight lines without creating a confusing maze of roadways.” The company also stressed the importance of the relationship between the plan and FHA approval. According to the sales literature, this was the result of “many months of careful planning by experts.”

Catalina Vista was indeed different in its plan than other subdivisions in the immediate area. Rather than utilize a strict grid plan, company officials incorporated curvilinear streets, parks, and open spaces into the design. In many respects, the plan for Catalina Vista looked back to an earlier era of development, reminiscent of the City Beautiful Movement. This type of plan had been used successfully in Tucson, but ten years earlier during the creation of the El Encanto Estates and Colonia Solana subdivisions. At Catalina Vista, company planners stated that “restricted areas are divided by parks and parkways in such a way that there is no conflict, and yet, no sharply dividing line.”

Company officials may have been a bit too ambitious with their plan. In August of 1941 registered civil engineer Paul U. Sawyer returned to the drawing board to re-work the northeast corner of the subdivision. The new plan allowed for more street and park planting strips to allow for better access to the lots. Company officials filed the revised plan of the northeast corner of the subdivision with the Pima County Recorder on September 24, 1941.

Despite the advertising blitz and the modifications to the initial plan, initial sales in Catalina Vista were slow. This was most likely due to the national emergency associated with the war effort. To spur sales, Hardy and his wife moved into Leighton Kramer’s old stable and George Stonecypher had established a sales office at 2049 East Elm. Despite the presence of the subdivision’s principals on the property, buyers were more concerned with other events.

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The start of sales in Catalina Vista coincided with the entry of the United States into World War Two after the Japanese attack on Pearl Harbor on December 7, 1941. Only a handful of sales were recorded in 1941, with fewer still in the deep war years of 1942 and 1943. Sales took an upturn in the last half of 1944, after D-Day, and experienced a pronounced increased pace during 1945. However, most sales of lots and home construction in Catalina Vista post-dated the war.

Although construction in Catalina Vista lagged until the war began to wind down, construction of homes in the more established subdivisions in Tucson continued apace. The establishment of Davis-Monthan Air Field and a steady flow of defense dollars to the University of Arizona resulted in more and more people moving to Tucson. Despite war-time restrictions on building materials, residential construction continued.

The best evidence for the development of a crowded residential area in Catalina Vista was the demand for a new school. Plans for a new school began as early as 1939. Construction of a school required a modification to the restrictive covenants of the New Deal Acres subdivision, which had originally been drafted to prevent the use of property in the subdivision for public purposes. In September and October of 1939, residents surrounding the school site "in consideration of the benefits which would flow" from the construction of the school, agreed to a modification in the restrictive covenants.

The modification of the restrictive covenants allowed for the construction of Blenman School on Blocks 17 and 18 of New Deal Acres. The name of the school honored Charles Blenman, Tucson pioneering attorney and early homesteader in the neighborhood. The school was completed in time to open in September of 1942.

Following World War Two, the conditions which first drew the military to Tucson and Arizona proved to be strong lures for many new residents. The wonderful climate, plenty of open space, and a friendly, western hospitality pulled thousands to the Old Pueblo. Construction in the Catalina Vista Historic District continued at a strong pace. Many temporary visitors to Tucson, exposed to the climate and western lifestyle during the war while serving in the military or defense industry, decided to make the desert community their permanent home. Continued tensions of the Cold War, which burst into flames during the Korean conflict, resulted in steady work for those employed by the military - industrial complex.

Increasing residential development led to the expansion of the Tucson city limits to include portions of the Catalina Vista Historic District. In 1946, the Tucson City Council adopted Ordinance No. 1069 that extended the town boundary to include the Catalina Vista neighborhood. In 1948, the Tucson City Council adopted Ordinance No. 1152 which extended the town boundary to include the Blenman Addition. These annexations reflected the growth of Tucson eastward along Speedway to include additional residential areas.

In addition to residential development, the Catalina Vista neighborhood began to experience increasing business growth in the years following World War Two. With considerable frontage on primary business thoroughfares such as Speedway Boulevard, Campbell Avenue, Country Club Road, and Grant Road, commercial ventures

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began to have a bigger and bigger impact on the area. One of the earliest businesses along Speedway in the area was the Ester Henderson Studio, located at 1139 E. Speedway by 1940 (now demolished). Mrs. Henderson was a photographer that specialized in portraits.

By 1962, the end of the period of significance for the Catalina Vista Historic District, most lots in the area had been filled with residential homes. While a few vacant lots remained, the area had been essentially built-out. After 1962, the historical trend in the neighborhood changed from one of residential home construction to one of an erosion of residential characteristics. Residents began to be concerned with protecting the residential character of the area, particularly on the outskirts of the neighborhood along major streets.

Catalina Vista had a "coming of age" crisis in the mid-fifties. As early as 1953, the park lots, planting strips, and roads were showing the effects of time. Residents petitioned the City of Tucson to improve the roads. It responded by installing new pavement, curbs and drainage. This stopped complaints for a time, but landscaping of the park tracts was still contentious. An agreement was reached with residents to install Mexican fan palms. The new landscaping was complete by 1956. The winding streets, medians, parks, and landscaping contribute significantly to the character of the subdivision's setting and environment. They create the picturesque setting for the rambling Ranch House facades.

### HISTORICAL CONTEXT: Outstanding Residents of Catalina Vista, 1940-1962

Residents of the Catalina Vista Historic District include many persons whose accomplishments are significant to our past. These individuals were instrumental in the development and growth of Tucson and Arizona. Some residents achieved recognition for their accomplishments on the national level. And four earned world-wide recognition for effecting social issues for the global population. Margaret Sanger Slee won international acclaim for her untiring efforts in birth control rights and her establishment of Planned Parenthood. Much of her later work was done at her Catalina Vista home at 65 Sierra Vista (CV19-36).

Also of international significance were three research astronomers and educators working at the University of Arizona. Doctors Bart and Priscilla Bok (CV11-03) authored several books about their research and mathematical analysis of the Milky Way. Doctor Andrew Douglass (CV10-02) was an astronomer who developed the concepts and techniques of dendrochronology. This science allows archaeologists, meteorologists, and other scientists to date the age of trees and timber through analysis of tree rings.

Of national significance was a man who served in an important role within the federal government. Don Hummel (CV19-10), former mayor of Tucson, served as assistant to the U.S. Attorney and as chief of the Housing and Urban Development (HUD) urban renewal programs under President Lyndon Johnson.

Because it is unusual for a residential neighborhood to be associated with so many nationally significant residents, the Catalina Vista Historic District is nominated to the National Register under significance criterion "B". The following brief biographies are intended to show the wide range of accomplishments of the

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remarkable residents of Catalina Vista. The district's significance under criterion "B" is intended to demonstrate the possible reasons that this neighborhood attracted so many nationally important people, rather than evaluate their unique personal accomplishments. These sketches are representative of the array of doctors, lawyers, teachers, artists, scientists, businessmen, public officials, and social/political activists who have lived in the Catalina Vista Historic District.

Catalina Vista was, and still is, a particularly desirable residential area for several reasons. Educators, research scientists, and doctors made Catalina Vista their home partly because of its proximity to the University of Arizona and to the University Medical Center. The biographies of these selected residents often reflect interests in these two important institutions.

The neighborhood is relatively close to the downtown centers of culture and government. Theaters, museums, galleries, restaurants were concentrated in the downtown area during the 1940s and 1950s. The residents of Catalina Vista attended and supported the fine arts, social activities, and culture of Tucson. Whether employed by or personally active in government, many of the residents wanted to live close to the agencies and courts of Tucson serving the city, state and nation.

From its inception the Catalina Vista subdivision was designed, marketed, and priced for up-scale homebuyers whose upper-middle-class and upper-class incomes allowed their purchase of the suburban homesites. Even the name selected for the subdivision emphasized open space. "Catalina Vista" refers to the view of the nearby Catalina Mountains, which form the northern backdrop to the neighborhood. These residents also had the means and aesthetic orientation for custom-designed homes of the latest styles. Most of their houses are local interpretations of the nationally popular Ranch Style and Contemporary Style. Both these styles had evolved, in part, due to the American passion for the automobile. Many of these houses prominently displayed one, or even two, cars parked in the attached carport and garage. These dwellings were the homes of Tucson's more wealthy citizens.

The highly desirable suburban character of Catalina Vista reflected the homeowners' love of both the automobile and open space. The platting of the subdivision employed design elements that enhanced the rambling character of the Ranch Style houses. Winding roads created an ever-changing picturesque view of the residential streetscapes. The wide-and-shallow lots allowed the front facades to stretch, creating impressive broad elevations and implying enormous floor plans. The neighborhood is definitely created for vehicles rather than pedestrians. Broad lots mean greater door-to-door distances. The lack of sidewalks means that pedestrians must walk in the streets with the automobiles. The desert landscaping of the neighborhood unifies the streetscape of house facades as well as enhances the Western character of the Ranch Style houses. In Catalina Vista the traditional tree lawns and sidewalks of the earlier streetcar neighborhoods were exchanged for the more vehicular landscape amenity of boulevard medians of gravel and palm trees.

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It is very likely that many newcomers to Catalina Vista found this exclusive neighborhood by word of mouth from their friends. History shows that many of the residents already were residents of Tucson and the surrounding area. Several families had owned property in the foothills of the Catalina Mountains and moved to this neighborhood to be closer to the conveniences and amenities of the city. Other new residents who came from out-of-town may have discovered this subdivision while staying at the neighboring resort, the world-famous The Arizona Inn. The owners of The Arizona Inn, John and Isabella Greenway were important Arizona political leaders in their own right. The Greenway's presence and influence may also have enticed newcomers of means to find a home in Catalina Vista.

The more significant residents of the Catalina Vista Historic District are described below, in alphabetical order.

### Donald H. and Louise Bell (CV10-17)

- Lived at 145 Sierra Vista from 1944-1978.
- Don was assistant secretary of Tucson's Chamber of Commerce for 21 years. His other work was as manager for the Tucson Rodeo, which he took over in 1941, expanded it and operated it at a profit, retiring just six months before his death in August 1964 at age 70.
- For health reasons he had come to Tucson from Buffalo, N.Y., in 1934. He had worked at his father's company growing mushrooms to supply luxury hotels.
- The Bell house on Sierra Vista Drive was frequently used as "an example of how innovative a small home can be" for the many articles Louise wrote and published in *House Beautiful*, *Better Homes and Garden*, and *American Home*. In addition she wrote *Kitchen Fun*, a cookbook for children which sold one million copies and was also printed in Braille.
- Louise remained in the family home until her death at age 83. A native of Brooklyn, N.Y., she taught kindergarten before marrying Don and moving to Tucson. She had one son, Donald, Jr., and a daughter who died as a child.

### Bart and Priscilla Bok (CV11-03)

- Lived at 200 Sierra Vista from 1967 to 1983.
- The couple both held doctoral degrees and were astronomers, specializing in research on the Milky Way. Together they produced four editions of *Milky Way*, an internationally recognized book of research, for which Mrs. Bok received recognition for her mathematical genius.
- Bart Bok had been born in Holland in 1906 and taught 19 years at Harvard University beginning in 1933. He became a naturalized U.S. citizen in 1938.
- Bok had directed the Australian National University's Mt. Stromto Observatory for nine years before coming to the University of Arizona in 1966 to direct Steward Observatory. He later became head of the University's astronomy department. He retired in 1974, a year after his wife died. He is credited with more than 100 professional publications.

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- He also served as president of the American Astronomical Society, president of the International Astronomy Union's commission on the structure and dynamics of galactic systems, and was elected fellow of the Royal Astronomical Society.
  - At the time of his death in August 1983, he was survived by a son John, a Boston lawyer; a daughter Joyce Armbruster of Racine, Wis.; and five grandchildren.

### Andrew and Ida Douglass (CV10-02)

- The Douglass's made their home at 2120 E. Hampton St. from 1948 until her death in 1969
- Andrew Ellicott Douglass was born an Anglican rector's son in Windsor, Vermont. He received A.B. and D.Sc. degrees from Trinity College in Connecticut before becoming assistant director of Lowell Observatory in Flagstaff from 1894-1901. He then became professor of physics and astronomy at Northern Arizona University (NAU) in Flagstaff where he met Ida E. Whittington; they were married in August 1905. Originally from Los Angeles, she was a Flagstaff music teacher until her marriage.
- Professor Douglass moved to the University of Arizona in 1906. There he served as director of Steward Observatory and professor of astronomy where he was known as an authority on Mars and as the first person to photograph zodiacal light. Later, he became acting president and dean of the College of Arts, Letters and Science.
- However, his lasting fame came from his pioneer work in dendrochronology, the study of tree rings to determine dating, which he began in the Kaibab forest near the Grand Canyon in 1901. He received a \$2,500 Smithsonian award in 1931 in recognition of nearly 30 years of study of tree rings all over the world. He "dated prehistoric ruins back to the time of Christ, and worked out a calendar of climactic cycles" that was expected to aid accurate prediction of weather cycles, according to the June 1931 *Arizona Daily Star* announcing the award. His tree ring dating system is explained in a detailed exhibit still on display in the Arizona State Museum on the UA campus.
- Douglass's last public appearance was at the dedication of Kitt Peak Observatory in 1960. He died at age 94 in March 1962. Mrs. Douglass continued to reside in their Hampton Street home until 1969; their niece Edith Martin succeeded them in the house.

### Col. Louis and Carol Ennis (CV05-09)

- The family lived at 2335 E. Edison St. from 1963 to 1978.
- Col. Ennis had retired from a 26-year career as a Marine officer. Significant events during his career included fighting at Guadalcanal in World War II, serving on the staff of Supreme Allied Commander for the Joint Chiefs of Staff in Washington, D.C. and a brief command in Japan as chief of staff of the Fleet Marine force in the Atlantic. In Tucson he became a statistics professor in the UA College of Business.
- Born in Long Branch, New Jersey in 1914, Ennis graduated from the University of Maryland before joining the Marines. He met his wife on Guam where she was a Red Cross nurse. They were married in Tsing Tao, China, in 1946.



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- At the UA Ennis became coordinator of student activities in 1965 and assistant dean of students in 1970. He retired in 1977.
- The Ennis's had three children: Louis, Kathleen and Christine. In 1969 Kathy, a Catalina High graduate, was a 20-year-old student in the UA College of Nursing when she competed in and won the Miss Arizona title. She competed in the Miss America pageant in September. Her talent offering was an original humorous story titled "The Screaming Fly" which won first in the talent category. She also was recognized for her friendliness, receiving a \$1,000 scholarship, use of a new car for a year, and a \$500 wardrobe award.
- At the time of her father's death in 1992, Kathy, now Mrs. Lambert, and her brother and his wife Pam of Evergreen, Colo., survived, along with seven grandchildren.

### Stanley G. Feldman (CV18-01)

- Lived at 100 Sierra Vista from 1967 to 1979.
- A native of New York City, Feldman moved to Tucson with his family at age five. He attended Tucson schools, the University of Arizona, and the University's College of Law. After being admitted to the state bar in 1957, he became a partner in the Miller, Pitt, and Feldman firm, working as a trial lawyer.
- He married Frieda and moved to Catalina Vista with their daughter Elizabeth. He served as president of the state bar association in 1974-75. His first wife died in 1975, and he married the former Norma Padilla.  
In 1978 he served as adviser to Bruce Babbitt in his successful campaign to become Arizona's governor.
- Gov. Babbitt selected Feldman, a Democrat, over two Republicans, to serve on the Arizona Supreme Court. It was the first appointment of a Tucsonian to the high court in 17 years.
- Feldman was considered the most liberal member of the high court. He was a strong and vocal supporter of broadening the legal profession by encouraging women to become lawyers. He was credited by Chief Justice Thomas Zlaket as playing "an important role in shaping Arizona law," as quoted by Patrick Revere writing in *The Tucson Citizen*. Zlaket made the observation during a ceremony when Feldman's portrait was placed in the UA College of Law in November 1998. The honor came two years after Feldman had stepped down from the bench.

### Louis and Adelina Felix, William and Barbara Felix (CV09-06)

- Two generations of Felix family have lived at 2233 Seneca since the house was built in 1953.
- Louis and Adelina Felix are Tucson pioneers commemorated on the Pioneer Plaque in the Tucson Museum of Art courtyard. Both were born in Tucson. Louis's mother and father were also born in Tucson. Louis was hired in 1916 as a remittance clerk and messenger at the Southern Arizona Bank and Trust Co. He claimed years later that ownership of a bicycle was his outstanding qualification for the job!
- Five days before Christmas in 1919, he married Adelina Moreno in a ceremony at Santa Cruz Catholic Church. "I had the good fortune to marry a marvelous girl, resourceful and thrifty. I had to borrow money to get married, but I couldn't have forged ahead without her," he told *Tucson Citizen* reporter

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Marge Kuehlthau in 1961. The pair celebrated their fiftieth wedding anniversary in 1969 with an anniversary mass and reception at Santa Cruz Church.

- Rising from his earliest position, through the years he served in every department of the bank, including president and director, the longest employee record in the bank. Louis died in 1986.
- His son William, known as Bill, took over his parents' home with his wife Barbara, a 1945 Tucson High grad. He also served in the Southern Arizona Bank for 43 years before his retirement in 1989. He particularly loved entertaining his daughter Nancy and their two grandkids, Kasey and Patrick. Bill, a 1941 Tucson High graduate, died in 2000. A sister Meecha Parlett survives and is still living in Tucson, and a brother lives in Mesa.

## Don and Eugenia Hummel (CV19-10)

- This couple lived at 2360 Waverly from 1951 to 1966
- Don, who served as mayor of Tucson from 1955 to 1961, was born in Cincinnati, Ohio, in September 1907. He came to Tucson with his family when he was three months old. His family consisted of his parents, Louis and Emma, and seven children. Don's father was a lawyer.
- Educated in Tucson schools, Don graduated from the University of Arizona in 1930 with a bachelor's degree in political science. He then studied law at the University of Michigan, where he received his degree in 1933. He began practicing in Tucson in 1934.
- During World War II he served in the Air Force in the Mediterranean and China theaters, attaining the rank of lieutenant colonel.
- Hummel returned to his Tucson law practice and then was elected mayor for three terms. His administration was marked by a vigorous annexation program that expanded the city from 14 to 72 square miles. He also initiated the first Human Rights Commission in Arizona. He gained national prominence through serving as assistant to the US Attorney for four years and then as President of the American Municipal Association in 1960.
- A Democrat, he was appointed by President Lyndon Johnson as assistant secretary for renewal and housing assistance with Housing and Urban Development (HUD). He was in charge of all urban renewal projects in the United States until President Nixon took office in 1969.
- Hummel served as a park ranger in Grand Canyon, and later did consulting work for the National Park Service, including stints at Lassen Volcanic Park, McKinley, and Yosemite. He and his youngest brother Gail, who also was a prominent Tucson businessman who had owned the Blue Moon, a popular ballroom in the 1930's and 40's, also worked as business administrators for Glacier National Park in Montana.
- Don and Eugenia had three daughters and one son. Their son was killed in 1981 in a motorized glider crash in Montana. Don died in 1988; his brother Gail died in 2000.

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### Marguerite Morrow and Donald McClain

- Morrow, a drama instructor at the University of Arizona and a poet, lived at 1908 Edison Street beginning in 1946. She married Donald McClain, a retired lawyer, in 1949. They stayed on Edison until 1962 when they moved to N. Columbus Blvd.
- Morrow had lived and was educated in Iowa City, Iowa. She married Dr. Henry Morrow, a dentist, in 1904. They had a son Henry, before her husband died in 1913. She then attended the University of Iowa, graduating with B.A. and M.A. degrees in 1925 and 26.
- She and her son, a high school senior, came to Tucson in 1927. She came at the invitation of the President of the University of Arizona, Clyde H. Morison, who wanted her to teach drama. The two bought 160 acres, eight miles from the city limits on Sabino Canyon Rd., and built a homestead that was regularly visited by packs of coyotes and once by a bear.
- In her journal of those times, Mrs. Morrow describes living with bats, tarantulas, centipedes, scorpions, coral snakes, rattlesnakes, and gila monsters. The rambling Spanish design house originally had three bedrooms and two baths, but was expanded to include another four bedrooms, four baths, and a studio. It was built hacienda style around a patio where, according to her journal, "a fountain dripped by twisting a valve." She held teas, dinners, and dancing parties in the roof garden. Once she gave a production of *Night* by James Oppenheim by the light of the full moon in her patio.
- At the University she was credited with making the drama department separate from the English Department. She first produced plays in the old agricultural building auditorium and initiated outdoor productions of Shakespearean plays using the "sweeping flight of stairs" at the rear of that building. One production of *Midsummer's Night Dream* featured a chariot pulled by horses, which ended after the second night when the horses bolted, forcing the royal couple to enter on foot instead! She finally was given a "tiny theater" under the stadium for her productions.
- After she retired in 1937 she began publishing poetry. Her poems appeared in the United States, England, and France. In 1971 she received the first prize in a national poetry contest sponsored by the National Poetry Society. She was a member of Tucson's poetry group *The Rimers*. Her son was killed in Normandy, France, in 1944 during World War II. After his death she sold her Sabino Canyon property and moved to Catalina Vista. She died in 1972 at 92 and was survived by a granddaughter living in California and three great grandchildren.

### Frank and Aurora Patania (CV19-01)

- This couple lived at 105 Sierra Vista from 1950 to 1964. Frank was the founder of The Thunderbird Shop, a shop featuring finely made sterling silver and gold jewelry, much of which family members designed. The store was first on Congress St. next to the Fox Theater, but now is operated in Broadway Village by his grandson Sam.
- Born in Messina, Italy, Frank Patania was apprenticed to a goldsmith in Sicily before a devastating earthquake leveled much of the family homeland in 1908. The family came to New York when he was ten; Frank worked as a machinist there until after World War I. When he became ill with tuberculosis, he and his family moved to Santa Fe, New Mexico. He opened his own jewelry store on the main plaza

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there in 1927. In 1935 he created a fiesta crown of sterling silver and Czechoslovakian crystal which is now in New Mexico's state museum. In the 1930's he and his family began wintering in Tucson, opening a store here in 1937.

- He taught his silver making skills to his younger brother Carmelo (Pat) who assisted in operating the Thunderbird Shop until opening his own Kachina Shop in downtown Tucson in 1959. His son Frank Jr. then assisted in The Thunderbird which featured silver jewelry, bowls, jiggers, silver and turquoise gauntlets, cigarette boxes, pillboxes, and creations in gold and silver studded with turquoise, coral and Arizona lapis.
- Patania also became active in the development of Tucson Art Association, the Fine Arts Club, the Indian Art Guild, the Branch Museum of Anthropology, and the Knights of the Roundtable Lions Club. He was listed in Arizona's *Who's Who* in 1951-52.
- Frank died of cancer in 1964, but his wife retained their Sierra Vista home a few more years. His brother Pat died in 1999 at 97. Two sisters survived in New York and Pennsylvania.

### Armenal and Frederick B. Patterson (CV16-10)

- Lived at 401 (originally 410) Sierra Vista from the mid-forties until 1959.
- A native of Dayton, Ohio, Patterson was educated in public and private schools in the U.S. and at Chatham House, Ramsgate, England. He went on an arctic expedition to map the Northwest Passage in 1913 and then served in the Army Air Corps from 1914 to 1916 in World War One. Later, he became an ardent big game hunter and fisherman, spending six months in Africa in 1928. He subsequently gave his big game trophies to the University of Arizona.
- He worked in the National Cash Register Co. in Dayton, which his father had founded. He learned the business as cabinet worker, repairman, salesman, manager, vice president of foreign sales, and, from 1922 to 1931, as president.
- In a second career after his retirement, Patterson acquired the 100,000-acre Willow Springs Ranch north of Tucson in 1928 and owned it for 28 years, raising beef cattle. He also owned the Bar 96 ranch with 2,500 acres of farmland near Chandler, and a ranch and farm near Kinsleys Ranch on Nogales Highway. He left the cattle ranching business in 1957.
- In 1928 the rancher married Armenal Wood, daughter of a mother who was an accomplished artist and of a father known for his knowledge of Indian lore and artifacts. They moved to a home on E. Third St. in Tucson and then to Catalina Vista.
- His wife became active in the Republican Party in Pima County, serving as a district leader and precinct committeewoman. Her home on Sierra Vista Drive became known as a gathering place for Republican political leaders, including Senator Barry Goldwater who was "a close personal friend," according to the *Arizona Daily Star*. She dropped out of politics following a heart operation. She died in 1962; survivors included a son Charles, then an Air Force captain in Nebraska; daughter Mrs. Hayden Channing of Washington D.C.; four grandchildren and her husband.
- Patterson died in 1971 in Bethesda Hospital in Florida.

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### Frederick R. Pleasants (CV19-32)

- Lived at 5 Sierra Vista, the remodeled stables from the Kramer estate, from 1958 to 1969.
- A former curator of primitive art at the Brooklyn Museum of Art, Frederick R. Pleasants was a native of Montclair, New Jersey. He graduated from Princeton University and took a graduate degree in anthropology at Harvard. He served as an instructor at Harvard and at Pratt Institute. While he was employed at the Brooklyn Museum of Art, he was also associated with the Buffalo Museum of Science.
- Although he first visited Tucson in 1927, he didn't begin living and working here until 1958. He served as lecturer in primitive art at the University of Arizona and as a research associate at the Arizona State Museum. After his death from a heart attack in 1976, his collection of pre-Columbian art objects and his library collections were contributed to the Tucson Museum of Art.

### Dickson Potter (CV20-17)

- Dickson Potter and his wife Susan came to Arizona from the East Coast and bought the old Kramer home and some of the property in 1940. They founded the Potter School for Girls, a college preparatory girls' school with seventh through twelfth grades.
- They built a two-story dormitory for the girls, which now is an apartment house off Potter Place. In addition they converted the large house to classrooms, constructed their own ranch house as their residence, and built a new gate emblazoned with the name "Potter Place" on Elm Street and Wilson with a road leading back to those complexes.
- In 1953, the Potters sold the property to the Sisters of Charity, a Catholic order. The Sisters renamed the complex Casa Seton after the well-known nun Mother Elizabeth Seton. Postulants were housed in the former Kramer home and the sisters conducted kindergarten and music classes in the other buildings until 1971 when the property was sold to John S. Greenway for addition to the Arizona Inn acreage. The Potters retained their home on 5 Potter Place as a winter residence; their primary residence was in East Hampton, New York, where Dickson was born.
- Dickson Potter attended Princeton University but left in 1918 to serve in the Navy during World War One. He was later named an honorary graduate of the Ivy League school. He died in April 1985 and was buried in New York.
- At the time of his death, Potter was survived by his wife Susan, son Eugene of San Francisco, daughter Suzanne Bucknell of La Jolla, California, six grandchildren, and three great-grandchildren.

### Margaret Sanger and J. Noah Slee (CV19-36)

- Probably the most well-known former resident of Catalina Vista is Margaret (Higgins) Sanger Slee, one of the most outspoken women in America's birth control movement and founder of Planned Parenthood. She lived at 65 Sierra Vista from its completion in 1950 until her death in 1966.
- She was born in Corning, N.Y. in 1879, and raised there as one of eleven children. She married an architect, bore three children and worked as a public health nurse in New York City's Lower East Side. It was there, after seeing one of her patients die of a self-inflicted abortion, she became so radically

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caught up in birth control issues that she had to flee to England to avoid prison. She later returned to bury her only daughter who had died of pneumonia. Then, in 1917, she served a 30-day jail term for distributing information on contraception in violation of New York state law.

- In a turbulent aftermath, the diminutive (she was four feet eleven) redhead flirted with Emma Goldman and other radical socialists in New York and Europe, and was divorced. She then organized the first American Birth Control Conference in 1921. She later married J. Noah H. Slee, president of 3-in-1 Oil Company of New York, and settled into writing and speaking career on birth control.
- So, Mrs. Slee, as she was called by her Sierra Vista Street neighbors and friends, came to Tucson in 1934 as a celebrity better known to those outside Tucson as Margaret Sanger. She arrived with her younger son Stuart Sanger whose sinus condition had disrupted his graduate studies at Cornell Medical School and prompted their visit. Before that year was out she had met with local women and organized a Mothers' Clinic in a small house they rented for \$25 a month at 28 E. Corral St. near the Scottish Rites Temple in the downtown business area.
- When Stuart was able to resume school, they returned to New York, but Mr. and Mrs. Slee returned to establish a home in the Catalina Foothills in 1936. Mrs. Slee recruited volunteers among the community's matrons to staff a birth control clinic in Tucson. She was also regularly photographed in local newspapers when she attended international conferences; in 1936 she went to China at the invitation of Madame Chiang Kai-shek and arrived just after China and Japan had gone to war.
- In 1941 her husband died, and shortly after she moved from the foothills to Elm Street near the Arizona Inn. There her home became the site of the organization of Tucson's Watercolor Guild and provided classroom studio for her friend Gerry Peirce, a noted watercolorist. She herself had great enthusiasm for painting. She would take her paint box, her cocker spaniel Beauty and "go out in a wash and paint for hours," according to one of her friends. Later she also rented this home to her friend Elizabeth Arden, who developed and led a cosmetics firm.
- Mrs. Slee also was active in other community projects, especially the formation of a community hospital, turning the Desert Sanatorium into Tucson Medical Center, according to Roy Drachman in his memoir *Just Memories*.
- After her son Stuart completed his World War II service at 90<sup>th</sup> General Hospital, he established a medical practice in internal medicine at 123 South Stone Avenue. In 1946 he, his wife Barbara, and their two daughters Margaret and Nancy took over a home from the Inn's manager built by the noted architect Josias Joesler at 85 Sierra Vista.
- His mother then tried to find an architect to build a house for her in the 150 x 135 lot next door. She reportedly first contacted Frank Lloyd Wright who turned her down saying, "a city lot isn't big enough for a pigsty."
- Local architect Arthur Brown took on the task in 1950, building a curved brick home around a central hub with small high windows on the street side and large open ones looking into a lush orchard and three gardens. Inside, the house had fan-shaped rooms and a living room with a reflecting pool filled with water lilies in front of the fireplace.

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- A *Tucson Citizen* article by Betty Milburn quotes Mrs. Slee as saying, “Arthur Brown did the perfect house for me—I do not care for boxes or square rooms. And when I look out windows, I do not want to see the ground. I want to see sky and trees and flowers.”
  - Shortly after moving into the house at 65 Sierra Vista, Mrs. Slee became known for her parties with an international flavor. She would place booths in the “numerous small gardens and patios” offering Chinese, Mexican, Italian and East Indian foods, music, dancing and party games. She was particularly famed for her chicken and banana curry, according to reporter Milburn.
  - But her passion for population control overruled her domestic interest. In 1953, the tiny woman delivered the principal address at the Fourth International Conference on Planned Parenthood in Stockholm, Sweden. In 1954, she was the first foreign woman to address the Diet, the Japanese parliament, in Tokyo. In 1959, she was greeted by India’s Prime Minister Nehru when she attended the Sixth Conference of the International Planned Parenthood Federation in New Delhi.
  - Her last public meeting was in 1961 in New York City for the Planned Parenthood World and Population Conference. During her last five years she was bedridden in a local sanitarium for her weak heart and leukemia. Nonetheless, she still took an active interest in the expansion of her Tucson clinic, by then renamed as Tucson Planned Parenthood Clinic, into new facilities at 127 S. Fifth Avenue. During that time her son Stuart and his family moved to New York where her older son Grant already practiced as a surgeon.
  - The University of Arizona awarded her an honorary doctorate in 1965, and in March a thousand people attended a dinner in her honor presided over by Madame B.K. Nehru, wife of the Indian ambassador to the United Nations, at the Pioneer Hotel.
  - She died in September 1966. An *Arizona Daily Star* editorial said she was “more than one of the great women of history, she was one of the most constructive personalities of history.” She was added to the Arizona Women’s Hall of Fame in October 1991.

Dr. Charles A. and Bess K. Thomas, Dr. Naugle K. and Charlotte Thomas (CV06-06)

- The two generations of Thomases lived at 2201 Norris. The elder Thomases built the home in 1953 and lived there until 1960. Their son and his wife continued living in the home until 1973.
- Charles Thomas, founder of the recently defunct Thomas-Davis Clinic, was born and educated in Mississippi. He received his pre-med training at Mississippi State College and his M.D. training at Tulane University, graduating in 1905. He married Bess in Oklahoma Territory that same year.
- He took Arizona’s medical exam on statehood day, Feb. 14, 1912, and opened his first office in Tucson at 40 E. Pennington.
- He opened the Thomas-Davis Clinic in the then newly built Roskruge Hotel with Dr. S.C. Davis in 1920. In 1928, the clinic moved to Scott St. Dr. Thomas was instrumental in converting the old El Paso and Southwestern Railroad depot into a TB sanitarium which opened in 1931 with 75 patients.
- Active in professional associations, Dr. Thomas served as presidents of both the Pima County and Arizona State medical societies. After his retirement in 1946, he and his wife traveled extensively in Puget Sound, San Juan Islands, Alaska, and Canada.

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# National Register of Historic Places Continuation Sheet

CATALINA VISTA HISTORIC DISTRICT  
Tucson, Pima, AZ

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- His son Naugle attended Roskrige Elementary School, the Army and Navy Academy in Carlsbad, California, and the University of Arizona. His medical training was earned at Tulane and at the University of Michigan.
- He became a lung surgeon at his father's clinic, moving with the clinic from Scott St. downtown to its final setting on Alvernon Way and Fifth St. Naugle Thomas also received commendations for his work training Mexican surgeons under joint sponsorship of Mexican and American medical societies. He retired in 1963 after being diagnosed with Parkinson's disease.
- He and his wife Charlotte had one son and two daughters. She died in 1975 in Phoenix; he died in Tucson in 1980.

### Calvert Wilson (No surviving associated property)

- Calvert Wilson, a California lawyer and early landowner of the 120 acres that in 1908 he sold to James Wheeler, also held adjoining land for the acreage that became Catalina Vista. He was a regular correspondent with Mose Drachman who brokered most of the desert property north and east of Tucson city limits in the early 1900's, just before Arizona became a state.
- Wheeler badgered Wilson to sell him an additional 30 acres at \$1200 for a well but completed digging one of his own when Wilson insisted on a \$1500 tab. By 1910, Wheeler wrote to lawyer Mose Drachman: "If our mutual friend Sitting Bull Wilson wants \$1,000 spot for his 40, I will take it." The two never did complete the sale as Wilson's final offer was 30 acres of his land at \$50 per acre, so the deal fell through.
- Wilson's 1933 obituary in the *Arizona Daily Star* described him as a "two-fisted lawyer of old Arizona and later a widely recognized authority on mining laws of Arizona, Nevada, and California." He served as assistant U.S. attorney for the territory of Arizona and then was promoted to the main job. He kept law offices in Tucson and in Los Angeles. At his death he was survived by his wife Kathryn and two daughters Ruth, a concert violinist, and Mrs. Evelyn Harris.

### HISTORICAL CONTEXT: The Evolution of Architectural Styles in Tucson, 1940-1962

Although several architectural styles are represented within the Catalina Vista Historic District reflecting its 15+-year period of development, it is considered architecturally most significant as the first neighborhood in Tucson to integrate automobile-related suburban site planning with Ranch Style houses. Prior to the development of Catalina Vista, most early twentieth century neighborhoods (like Sam Hughes, Menlo Park, Speedway-Drachman) were filled with houses of the Bungalow and Spanish Eclectic Styles. The adjacent Blenman-Elm neighborhood is known as Tucson's vanguard of the Ranch Style, where Ranch houses of the 1930s and 1940s were built in a 1910s subdivision. Between 1880 and 1905 the Anglo-American homes of Tucson were constructed in the popular styles of the Victorian Era (i.e., Queen Anne, Neoclassical, Greek Revival).

The adobe construction of the Spanish and Mexican residents of Tucson during the Spanish/Mexican Era (1770-1848) was influenced by the introduction of Anglo-American building materials and Eastern styles. During this



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Transitional Era (1848-1880), existing Mexican-built adobe buildings were transformed by the addition of imported manufactured building materials such as windows, doors, and metal or shingle roofing. The major transformation of the Sonoran buildings was the superimposition of light-weight pitched roofs atop the flat-roofed adobes. As more Anglo-Americans settled in Tucson the character of the architecture slowly began to change evolving from the Transformed Sonoran Phase to the Anglo Territorial Phase. The newcomers used adobe, the traditional Sonoran construction material, to build their high-style Mid-western houses.

It was with the coming of the transcontinental railroad to Tucson in 1880 that the Anglo-Americans could import enough manufactured building materials and could establish brickyards. They were then free to shun the local adobe construction methods and to transform the character of the vernacular Mexican town into a respectable Victorian American city. But the pendulum of architectural trends always seems to swing between the traditional and the modern. And so it goes in Tucson, for the influence of its Spanish roots will be seen again in the unique Territorial Ranch Style houses of the Blenman-Elm and Catalina Vista neighborhoods during the mid-twentieth century. Because the Catalina Vista neighborhood began development more than sixty years into the Anglo Era, no architecture from the Transitional Era was built there.

In the mid-1920s, a whole sequence of stylistic treatments drawing from large segments of the historical range of European (especially Spanish) housing styles, known as Period Revival styles began to crop up in the Tucson area.

A rare Revival style found in the Catalina Vista Historic District is the American Colonial Revival style. This style is typically the least popular of the Revival styles found in Tucson. As the name suggests, the decorative vocabulary of early America was used to dignify small homes. Homes of this style evolve from residential architecture of New England during the seventeenth and eighteenth centuries. Characteristics of the homes found in Tucson include single-story rectangular or L-shaped buildings with the long facade facing the street. The simple box-like massing has light colored walls of wood siding, stucco, wood shingles, or painted brick. The roofs are usually low-to-medium-pitched gable with the broadside facing the street. A gabled or shed roof porch is supported by wood posts. The door and window openings are usually rectangular in shape to receive multi-pane over multi-pane double-hung windows.

In the mid-1930s, a new style loosely based on early Spanish Colonial buildings modified somewhat from earlier Period Revival style buildings, gained popularity in California. This style, the Ranch style of housing first appeared in Tucson in the mid-to-late 1930s, but became dominant during the years following World War II.

The Ranch Style developed several sub-styles during the course of its national popularity from 1935 to about 1965. The initial Ranch sub-style was called Early Ranch. This sub-style of Ranch architecture drew from earlier vernacular traditions as well as introducing new stylistic elements. They typically were built with raised wood floors and wood double-hung or wood casement windows. Because the Early Ranch houses were usually

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built on narrow, deep lots, they were small in scale and had a detached garage in the backyard. This massing differed greatly from the later rambling California Ranch houses with double carports that were built on shallow, wide lots.

The Classic Ranch Style house is characterized by one story, rectangular or L-shaped structures with low-pitched gable or hipped roofs. Classic Ranch houses differ from Early Ranch houses because they are constructed with a concrete floor-slab on grade rather than a raised wood floor with a crawlspace. Quite often the Classic Ranch houses had a one- or two-car garage or carport attached to the side. Small wood frame porches occur over the entry or at the juncture of the intersecting roofs. A variety of materials can be found with this style including brick masonry, painted or unpainted; stucco over wood frame; and concrete masonry units, painted or unpainted. The windows are usually steel casement or fixed with multiple lights. Occasionally, corner windows can be found. Decorative elements include horizontal wood siding at gable ends and occasionally wood shutters flanking windows. Occasionally a Ranch Style house may be distinguished as a Spanish Colonial Revival Ranch because of details such as clay tile roofs or stuccoed walls.

The vast majority of all the homes found within the Catalina Vista Historic District fall in the Classic Ranch Style with examples of Early Ranch Style and a sub-style unique to Tucson, the Territorial Ranch Style. The Territorial Ranch Style house is very similar to the Early or Classic Ranch but is distinguished by its flat roof and parapets with coping bricks. This box-like massing and flat roof reflects the influence of the local Sonoran row houses of the Barrio Historico. Most often the Territorial Ranch houses are built of brick that may be finished in a variety of ways: natural, painted, stuccoed, or (unique to Tucson) lightly mortar-washed.

## ARCHITECTURAL STYLE DISTRIBUTION

<u>Style</u>	<u>Number of Properties</u>
The Period Revival Era	
Pueblo Revival	4
Southwest	29
The Modern Era	
Art Moderne	2
The Ranch Era	
Early Ranch	29
Classic Ranch	177
Territorial Ranch	4
Spanish Colonial Ranch	15
American Colonial Ranch	5
Contemporary	32

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- #672 Wheeler, J.
- #680 Wilson, C.

City Directories.

Drachman, Mose.

- Business correspondence, 1906-1910, Box 13.
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Maps.

Photographs.

Sanborn fire insurance maps.

Bureau of Land Management, Phoenix

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Calvert Wilson

- #627, 10/16/1891
- Lots 3 & 4 and the South 1/2 of Northwest 1/4
- Cash entry, 165.23 acres

Andrew Olsen

- #814, 1/11/1892
- Southwest 1/4
- Cash entry, 160 acres

Charles Blenman

- #1275, 12/4/1903
- Southeast 1/4
- Homestead entry, 160 acres

Hollie Little

- #1626, 7/26/1904
- Lots 1 & 2 and the South 1/2 of the Northeast 1/4
- Cash entry, 156.39 acres

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City of Tucson

Annexation chronology.  
Building permits.  
Zoning maps.

Pima County Assessor, Tucson  
Assessor's parcel maps.

Pima County Recorder, Tucson

Book of Deeds (property transactions).  
Book of Miscellaneous Records (covenants and restrictions):  
    Catalina Vista   Misc. Book 71, page 355  
                          Misc. Book 71, page 458  
                          Misc. Book 74, page 450

Subdivision plat maps:

Map Book 43, Page 10, Vogel Wolff Place (1989)  
Map Book 42, Page 100, Pete's Grove (1989)  
Map Book 35, Page 96, East Elm Place (1983)  
Map Book 30, Page 92, 2121 N. Country Club Condo (1979)  
Map Book 28, Page 16, Bentley Place (1976)  
Map Book 27, Page 67, Halland Square Condo (1976)  
Map Book 8, Page 94, Blenman Annexed Area (1948)  
Map Book 8, Page 29, New Deal Acres Re-sub (1947)  
Map Book 7, Page 74, New Deal Acres Re-sub (1946)  
Map Book 7, Page 32, Catalina Vista Re-sub (1941)  
Map Book 7, Page 21, Catalina Vista (1940)  
Map Book 7, Page 12, Blenman Annex (1939)  
Map Book 7, Page 7, New Deal Acres Re-sub (1939)  
Map Book 6, Page 94, Jefferson Park Annexed Area (1938)  
Map Book 6, Page 4, New Deal Acres (1934)  
Map Book 4, Page 97, Blenman Addition (1926)  
Map Book 4, Page 88, Olsen's Addition Annexed Area (1925)  
Map Book 4, Page 82, Olsen's Addition Annexed Area (1923)  
Map Book 4, Page 72, Biltmore Addition (1925)  
Map Book 4, Page 67, Olsen's Addition Re-sub (1924)  
Map Book 4, Page 59, Olsen's Addition Re-sub (1924)  
Map Book 4, Page 17, Jefferson Park Addition (1922)

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Map Book 4, Page 13, Olsen's Addition Annexed Area (1922)  
Map Book 2, Page 5, Nob Hill Addition (1904)  
Map Book 1, Page 22, Olsen's Addition (1903)

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Tucson, Pima, AZ

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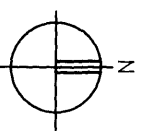
Photographer: Don W. Ryden, AIA/City of Tucson staff  
Date: November 2001/July 2003  
Location of Original Negatives: Ryden Architects  
902 W. McDowell Rd.  
Phoenix, Arizona 85007

Photo No.	Direction	Description
1	N	Overall photo of district streetscape on Kramer Street
2	NW	Overall photo of district streetscape at Hampton Street and Park
3	NW	Overall photo of district streetscape at Hampton Street
4	W	Overall photo of district streetscape at Edison Street
5	N	Overall photo of district streetscape at Tucson Boulevard
6	NE	Overall photo of district streetscape at Norton Avenue
7	NE	Overall photo of district streetscape at Campbell Avenue
8	SE	Modern commercial development at Grant Road and Campbell Avenue
9	N	Overall photo of district streetscape at Wilson Avenue
10	E	Overall photo of district streetscape at Waverly Street
11	S	Example of Contemporary style home in district
12	SW	Example of Spanish Colonial Ranch style home in district
13	NE	Example of Territorial style home in district
14	N	Example of non-contributing home due to construction of site wall in front of home
15	NW	Example of Pueblo style home in district
16	N	Example of Early Ranch style home in district
17	NE	Example of non-contributing home due to major remodel work to original building
18	N	Example of American Colonial Ranch style home in district
19	NW	Example of Classic Ranch style home in district
20	NE	Example of non-contributing property due to infill of porch on primary façade
21	SW	Modern commercial development at Grant Road and Tucson Boulevard
22	E	Example of Southwest style home in district
23	SW	Post-1962 architecture at the edge of the district



# CATALINA VISTA HISTORIC DISTRICT

NATIONAL REGISTER OF HISTORIC PLACES



1 August 2003

Tucson, Arizona

## Legend

- 2501** Street Address
- 29-17** Inventory Number
- Individually Eligible Property
- Contributing Property to the Historic District
- Non-Eligible Property due to insufficient Age
- Non-Eligible Property due to loss of Integrity
- Historic District Boundary
- Photo Key



This District consists of eligible properties constructed in 1962 or earlier

**RYDEN ARCHITECTS, INC.**  
902 W. McDOWELL RD. - PHOENIX 85007 - 602/253-5381

Blenman - Elm National Register Historic District

Elm Street

Campbell Avenue

Grant Road

Tucson Boulevard

Blenman - Elm National Register Historic District

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Catalina Vista Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Pima

DATE RECEIVED: 3/19/03 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/03/03  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 03000317

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept  
REVIEWER Edson Beal DISCIPLINE Historic  
TELEPHONE \_\_\_\_\_ DATE 2/24/05

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 Catalina Vista Historic District (reclassification of resources)

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

2. Location

street & number Area bounded by Grant and Elm to the north and south; Tucson Blvd. And Elm St. to the east and West

not for publication

city or 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 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 X meets        does not meet the National Register Criteria. I recommend that this property be considered significant        nationally        statewide X locally.  
(        See continuation sheet for additional comments.)

James W. Gamman AZSHPD  
Signature of certifying official  
ARIZONA STATE PARKS  
State or Federal agency and bureau

1/7/05  
Date

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

\_\_\_\_\_  
Date

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): \_\_\_\_\_

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

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section	Addr.	Page	1	Name of Property	Catalina Vista Historic District (reclassification of resources)
				County	Pima
				State	Arizona

The following properties were mistakenly classified as non-contributors due to age during the original survey of the district. Further research by the State Historic Preservation Office has revealed that these properties were constructed during the period of significance and possess sufficient integrity to be listed as contributors.

<u>Property Address:</u>	<u>Construction Date</u>	<u>New Status:</u>
1900 East Grant Road	1958	Contributor
2005-2007 East Edison Road	1953	Contributor
2322 North Norris Avenue	1947	Contributor
2200 East Seneca Street	1951	Contributor
2319 East Hampton Street	1945	Contributor
1750 North Potter Place	1951	Contributor
1760 North Potter Place	1956	Contributor
1770 North Potter Place	1960	Contributor

The residences at 325 North Sierra Vista Drive and 180 North Sierra Vista Drive were mistakenly classified as non-contributors to the Catalina Vista Historic District during its original survey, at which time the surveyor noted that the presence of hedges adversely impacted the ability of these properties to be viewed from the street. At the request of the homeowners, the State Historic Preservation Office has reviewed the issue of visibility and finds that significant portions of these two residences are in fact, visible from the street. The Arizona State Historic Preservation Officer requests that the Keeper of the National Register of Historic Places reclassify the properties at 325 North Sierra Vista Drive and 180 North Sierra Vista Drive to reflect their contributing status.

<u>Property Address:</u>	<u>New Status:</u>
180 North Sierra Vista Drive	Contributor
325 North Sierra Vista Drive	Contributor

Reclassification of these properties will necessitate an adjustment in the resource count for the Catalina Vista Historic District to reflect 284 contributing and 62 non-contributing buildings.

03000317

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 Catalina Vista Historic District (reclassification of resources)

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

2. Location

street & number 2040 N Norton

not for publication

city or 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 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 X does not meet the National Register Criteria. I recommend that this property be considered significant    nationally    statewide X locally.  
(    See continuation sheet for additional comments.)

James W. Staniani ASBPPO  
Signature of certifying official

13 November 2007  
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

for  
Signature of Keeper

Date of Action

Edson H. Beall 12-5-07

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

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section	Addl.	Page	Addl.	Name of Property	Catalina Vista Historic District (reclassification of resource)
	_____		_____		_____
				County	Pima
				State	Arizona

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The residence at 2040 N. Norton was originally listed as a contributor to the district. However, the State Historic Preservation Office has recently received documentation indicating that substantial modifications have been made to this building that have severely impacted the building's integrity. These modifications include replacement of asphalt shingle roof with inappropriate ceramic barrel-tile roof; partial front porch enclosure; and modification of window openings on the front façade. Consequently, the State Historic Preservation Office recommends that it be reclassified as a non-contributor to the district.

The Arizona State Historic Preservation Officer requests that the Keeper of the National Register of Historic Places reclassify the property at 2040 N Norton to reflect it as a non-contributor to the Catalina Vista Historic District.