

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

RECEIVED

DATE ENTERED

FINAL

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

West University Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Roughly bounded by Park Ave., 6th St., Stone Ave. and

Speedway Blvd.

CITY, TOWN

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

Tucson

VICINITY OF

2

STATE

CODE

COUNTY

CODE

Arizona

Pima

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME

Multiple

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE
REGISTRY OF DEEDS, ETC.

Pima County Recorder's Office

STREET & NUMBER

115 North Church Avenue

CITY, TOWN

STATE

Tucson

Arizona

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Tucson Historical Sites (Tucson Historic Sites Committee)

DATE

1969

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Heritage Conservation Section, Arizona State Parks

CITY, TOWN

STATE

Phoenix

Arizona

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	MOVED DATE
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The West University Historic District includes more than 700 structures in approximately half a square mile of central Tucson, Arizona. The District, bounded by Helen Street, Stone Avenue, Sixth Street and Park Avenue, lies between the central business district and the University of Arizona campus and is residential in character. Streets are generally tree lined and are laid out in a grid pattern. There is no evidence of prehistoric land use in this District but it does contain some historical archaeological sites in the form of filled-in wells and outhouses associated with various residences and a pit filled with old streetcar parts.

Geographical Features

The West University Historic District is located one mile east of the Santa Cruz River. Prior to Anglo use the area was seen as a series of low terraces and ridges rising from the river floodplain toward the Santa Catalina Mountains five miles to the northeast. The terraces and ridges were cut by shallow arroyos running east to west and emptying into the river. The soil was desert hardpan and layers of caliche are found throughout the area at various depths. The development of the neighborhood resulted in a filling of the arroyos and leveling of the landscape. Lower Sonoran Desert vegetation types, including prickly pear, saguaro and cholla cacti, palo verde trees and creosote and catclaw bushes were present. Except in rare instances the native vegetation was replaced. In the early days of Anglo settlement in this neighborhood the water table was much nearer the surface making wells, storage tanks and windmills a common sight.

Architectural Character

The majority of buildings in the Historic District are one-story, single family residences; however, a few multi-storied buildings, primarily lodging houses, hotels, churches, schools and apartments, are present. The general condition of these structures ranges from fair to excellent. It is apparent, however, that most of them have been well maintained and are structurally sound. In order to improve existing conditions the West University Neighborhood Association is applying for a Community Development Block Grant which will result in a Rehabilitation Plan to address the needs of the neighborhood.

A wide range of materials exhibited in numerous architectural styles occur in the District. Some buildings are rather plain but numerous noteworthy examples which show the features of a particular style occur. A substantial number of these were architect designed. The area contains an eclectic mixture of architectural styles from Transitional to Art Deco, from modest bungalows to "mansions" with servant quarters.

Adobe is found in the oldest structures and in out-buildings such as storage sheds and garages. The earliest existing building is the Feldman House (Wu-375) built in 1879. This two-story Transitional style homestead ranch house with 24-inch adobe walls is much changed today with numerous additions and extensive remodeling. However, the core building remains and its diagonal position on the lot is unique to the area.

(See continuation sheet)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

For HCERS use only

received

date entered



Continuation sheet

Item number 7

Page 2

Transitional style buildings indigenous to the Southwest region of the United States are generally characterized by adobe walls, simple floor plans and wood-framed hipped or gabled roofs. Examples are Wu-642, Wu-375, Wu-347, Wu-527, Wu-562 and Wu-699. These represent some of the earliest buildings in the area and are stylistically similar to dwellings of the same period in other Historic Districts in Tucson. Basalt, quarried from A Mountain three miles west of the District, was used for foundations, retaining walls and chimneys. After 1896, burned brick was available in great quantity and became the predominant building material. In the western part of the District many buildings were constructed with Anglo-Territorial characteristics. These generally include brick wall construction with segmental arched openings, irregular plan forms, porches and hipped or gabled roofs with gablets. A City Ordinance in 1905 made it unlawful to build wooden structures within the city limits. This accounts for the small number of wood-frame structures found in the District, although several still exist (Wu-98, Wu-248, Wu-202, Wu-443, Wu-445, Wu-446, Wu-68 and Wu-67). This ordinance did not preclude the use of wood for exterior details such as pergolas, half-timbering and other decorative uses. Many brick exteriors from the Territorial Period into the 1920's were later stuccoed over. A few exteriors, such as Wu-56 and Wu-687, show an imaginative use of clinker bricks. Concrete was in use prior to 1908 and because of the abundance of ingredient materials it continued to be used. Generally speaking, a major shift to the use of concrete rather than stone for foundations appears to have occurred in the later 1920's.

A blending of stylistic influences from nineteenth century academic revivals of classical architecture are found throughout the District. Neo-Classical, Romanesque Revival, Italianate, Medieval Cottage design and Gothic Revival are all represented.

A number of buildings in the District exhibit Mission Revival style which developed first in California and was quickly accepted in Tucson. Arches, curvilinear parapets, low pitched roofs, often tiled, and balconies are all employed as design elements in these structures. The oldest, built in 1900, and perhaps the purest example of this style, is Wu-205. The West University Historic District contains more early Mission Revival style residences than is generally found elsewhere in Arizona.

Spanish Colonial Revival style is common in the area. This style employs such design elements as red tiled parapets, flat roofs, arched windows and textured plastered walls. Examples of this style are Wu-631 and Wu-630. Residences showing the influences of this style were generally built in the 1920's.

Fine examples of Craftsman style are found throughout the District. Two California Stick Bungalow style dwellings (Wu-67 and Wu-68) were designed by Arthur Heineman of Pasadena. A contemporary of Greene and Greene, Heineman used massive stone foundations, pillars and chimneys combined with wooden shingles from foundation to rafters. Craftsmen were brought from Pasadena to hand mill the window sashing and interior features. Drain pipes and leaded glass porch lights were also hand crafted.

(Continued)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

For HCERS use only

received

date entered

Continuation sheet

Item number 7

Page 3

Sullivan-esque detailing is found on two buildings in the area (Wu-500, which is on the National Register of Historic Places, and Wu-403). Both were designed by Henry Trost, who was influenced by the work of Louis Sullivan and later attained national recognition for his many Southwestern building designs.

Prairie-style architectural influence is found in buildings in the eastern section of the District. Characteristics exhibited include long hipped or gabled roof lines, large windows with wooden casements segmented by small panes of glass, massive rectangular piers supporting porch roofs and dark wood detailing contrasting with brick or plaster to emphasize horizontality. Wu-396, also attributed to Henry Trost, is an excellent example of this style. It is often used as a textbook illustration.

Art Deco, a modern style, was almost completely overlooked by Tucson architects. A whimsical example (Wu-289) exists in the West University Historic District. The body of the house is Anglo Territorial, built in 1900, with a stone foundation and a corrugated tin hip roof. In 1935 an Art Deco facade designed by H. O. Jaastad was applied.

Bungalow forms were dominant in the final two decades of development in the West University Historic District. The majority are modest one-story buildings, gabled, with dormers and front porches. Since mechanical cooling systems were not generally used until after the 1930's, this style is particularly applicable to a desert climate by allowing a large attic ventilation space with decorative gable vents and dormers for air circulation. Bungalows also emphasized an indoor-outdoor living design that is compatible with Tucson's Southwestern climate. Pergolas were such a frequent design element that the County Assessor's forms had a space for noting their use. Larger, two-story bungalows, many of which show Stick style influences, are scattered throughout the District.

Churches were, and continue to be, an integral part of this residential district. Church construction began in 1912 when the First Congregational Church (Wu-608) was built. This modest two-story building exhibits Mission Revival influence and is still in use as a religious facility, although a new and much larger Congregational Church (Wu-327) was built in the 1950's. In 1916, the Lutherans built Wu-556, a small Gothic Revival style church attributed to H. O. Jaastad. These two modest buildings were followed in the late 1920's by churches built on a much larger scale. In 1923, the imposing Neo-Classical Revival style University Methodist Episcopal Church (Wu-402) was built. This, too, was designed by H. O. Jaastad. Currently rehabilitated and in use as a disco-bar, it is a good example of adaptive use. The main portion of the First Baptist Church (Wu-514), designed by Roy Place, was built in 1926. Additions to this Neo-Classical Revival style building were constructed as the church grew to be one of the largest Protestant churches in Tucson. The First United Methodist Church (Wu-716) was built in 1929 in the Spanish Colonial Revival style.

Two public schools are included in the District. The first high school to be constructed by District One, designed by Roy Place and completed in 1908, is a large three-story stucco brick building with enriched Spanish Colonial Revival elements framing the

(Continued)

United States Department of the Interior
Heritage Conservation and Recreation Service

**National Register of Historic Places
Inventory—Nomination Form**

For HCERS use only
received
date entered



Continuation sheet

Item number 7

Page 4

entryways (Wu-656). In 1914, an addition of 12 rooms was designed by H. O. Jaastad. The school is now known as Roskrige Elementary School. By the 1920's Tucson's increasing population created a need for a larger high school. The architectural firm of Lyman and Place was hired to design Wu-678 which was completed in 1924. This grandly designed four-story Neo-Classical Revival building is more ornately decorated than Wu-656. Gargoyle-like stylized badgers (Tucson High's mascot) look down from above the ornately sculptured cornice. Below this, on the front elevation, 14 fluted Corinthian columns extend along the expansive portico.

A number of larger buildings in the District were at one time, or are currently, used as fraternity houses, hotels, boarding houses for winter visitors or sanitariums for tuberculosis patients. The small alley houses were formerly used as servants quarters or rentals for tuberculosis patients and later became rentals as the student population at the University of Arizona expanded.

Archaeology

Very few known historical archaeological sites exist in the District. With the exception of the streetcar barn pit, sites most likely occurring are trash filled wells and pit toilets associated with buildings known to have existed before 1907 when construction of the neighborhood sewer system took place. Potential site areas, such as arroyos that might have been used as trash dumps, have been covered over by residential development.



PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES	BUILDER/ARCHITECT
----------------	-------------------

STATEMENT OF SIGNIFICANCE

The West University Historic District is a significant historic area because it exemplifies the pattern of middle and upper class residential development in Tucson as that city evolved from 1890 until 1930. During that period the District became the first major Tucson suburb north of the Southern Pacific Railroad and it retains the scale and density of an early 1900's neighborhood. The buildings in this neighborhood reflect a full range of styles which are architecturally important. Within this range the bungalow form is predominant, comprising 50 percent of all structures. Each bungalow is given a singular identity through the application of various stylistic detailing. Consequently, no other area in Tucson combines such an array of unique structures.

Beginning with the opening of the University of Arizona in 1891 and continuing until the Depression, the District developed as a neighborhood occupied by many community leaders in politics, commerce, education, religion, architecture and the arts. In addition, it provided housing and clean, dry air for tuberculosis victims who sought relief from their affliction by moving to Tucson.

The Historic Pattern

The Anglo movement eastward and northward from Tucson's central business district and original core began in the 1860's. Anglo land use in the West University Historic District began officially in 1872 when the village of Tucson purchased 2.75 sections of land from the United States government. The area bounded by Stone, Speedway, Park Avenue and Sixth Street was included in this purchase. In the same year, Block 7 was set aside as a public area and is now known as De Anza Park (Wu-1). In 1881, James Buell purchased and subdivided four blocks, parts of which are in the southeast section of the West University Historic District. Four blocks were leased to the Presbyterian Women's Board of Home Missions in 1887. The Tucson Indian Training School was built on this land and it remained there until 1907 when these four blocks were subdivided and developed. Today, only one building, the Superintendent's House (Wu-562), remains. A.M. Feldman homesteaded part of the northeast section of the District and first subdivided Feldmans Block 29 in 1901. In 1906, Feldmans Addition was amended to include a total of six blocks, parts of which are included in the District. Block 19 was set aside in 1902 as a public area known as Catalina Park (Wu-191). Block 65 was set aside as a school site and is now the location of Tucson High School (Wu-678). On February 1, 1904, the City of Tucson acted on Resolution 101 and subdivided the main portion of the District.

(See continuation sheet)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

For HCRS use only

received

date entered

Continuation sheet

Item number 8

Page 2

Tucson's population growth kept pace with, and reinforced, these developments. In 1880 there were 7,007 residents and by 1911 Tucson was the largest city in the New Mexico and Arizona Territories with a population of 14,000. This trend continued and the population more than doubled by 1930 to 32,506. By this time most of the District was developed with residences and a few commercial, public and private buildings.

During the Territorial Period, pre-1912, much land speculation occurred in the District. The southern portion of Sixth Avenue, Seventh Avenue, all of City of Tucson Block 26, the eastern half of Block 18, Block 48 and the southern half of Block 41 show the most intensive building.

This building activity included not only family residences but apartment buildings such as the Rincon Apartments (Wu-457), the Goldring Apartments (Wu-264), Catalina Arms (Wu-65) and the Tucson Tubercular Home (Wu-331). Much of this construction occurred along University Boulevard. A stimulus for this development, as it was for the whole area, was the opening of a streetcar line in 1897 connecting downtown Tucson with the University of Arizona. The tracks for the line still exist in the street under a layer of asphalt. The streetcar barn on the southwest corner of Stone and Fifth Street was torn down although a portion of the original eastern wall, built in 1903, still stands. A potential historical archaeological site contains spare parts that were dumped into a rail walled pit (Wu-495).

Association with Historic Persons

As the City of Tucson expanded and development of the West University neighborhood occurred, many of Tucson's most prominent citizens chose to build homes in the area. Many of these residences have remained in the same family or are still occupied by their original owners. People from all walks of life and with various economic status lived here--musicians, composers, teachers, authors, judges, cattlemen, lawmen, journalists, architects, mayors--the list is endless.

Early residents important to the neighborhood and the community included Judge William H. Sawtelle (Wu-247), who from 1913 until 1922 served as the only Judge of the U.S. District Court of Arizona. Judge Edwin F. Jones (Wu-30) moved to Tucson in 1906 as assistant United States Commissioner, and Standing Equity, a position he held to the time of his death in 1931. Other early attorneys included Tom and Oscar Richey (Wu-506 and Wu-505) who lived next door to each other. Tom was considered an authority on mining law; Oscar served as a Justice of the Peace and was an Assistant United States Attorney for Arizona. William Jennings Bryan, Jr. (Wu-22) a graduate of the University of Arizona, was United States Attorney for Arizona as well as a Regent of the University when his famous father gave the University of Arizona's commencement address and received an honorary degree in 1917. Charles Alton Overlock (Wu-439) founded the mining town of Douglas, Arizona but moved to Tucson in 1909 to become the United States Marshal for the Territory. He remained in that position

(Continued)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

For HCERS use only

received

date entered

Continuation sheet

Item number 8

Page 3

until the election of 1914 when he was ousted by his neighbor, Judge Sawtelle. Lyman Wakefield (Wu-125) served as Sheriff of Pima County in 1898.

Wakefield, Overlock and Oscar Richey all had interests in the cattle business as did County Supervisor Edward L. Vail (Wu-83) who was part owner of the Empire Ranch, a National Register property located near Sonoita, Arizona. John Stuart Bayless (Wu-97) and his brother Charles owned extensive and lucrative ranches. William Sutherland (Wu-452) ranched and ran various stage lines in the state.

Early Tucson businessmen who lived in the District include several members of the Drachman and Ronstadt families, Carlos Jacome (Wu-489) and Dave Bloom (Wu-567). Also, E. E. Russell (Wu-682), whose father founded the Tucson Gas, Light and Power Company, owned Russell Electric and Machine Company. T. Ed Litt (Wu-545) and George Martin (Wu-20) owned drugstores. Martin owned the Coca-Cola franchise here in 1911 and was often seen peddling his drink in a burro-pulled cart. Hattie Solomon (Wu-711), widow of C. F. Solomon who was President of Arizona Southwest Bank at the time of his death in 1930, took in boarders and ran a dress shop. George Kitt (Wu-251) ran a dry goods store and speculated in real estate. Alfred (Wu-68) and Adolf (Wu-62) Goldschmit owned the Eagle Milling Company and the largest grocery establishment in the Territory. F. W. Brown (Wu-313) owned Peoples Fuel and Feed Company, Arizona Sash and Door and Brown's Lumber and Art store. C. Edgar Goyette (Wu-66) was Vice-President of the Pioneer Hotel and manager of the Chamber of Commerce for 20 years.

Notable religious leaders include Reverend R. S. Beal, Sr., (Wu-586) minister of the First Baptist Church (Wu-514) for more than 50 years. Oliver Comstock (Wu-546) started the Comstock Hospital for indigent tuberculosis patients and owned one of the largest private libraries in the city. The Reverend E. Arnold Sitz was pastor of Grace Lutheran Church (Wu-556) for 48 years.

Many homes in the District were occupied by University professors and public school teachers. J. F. "Pop" McKale, the University of Arizona's renowned coach, lived in several different houses in the District. Among the many other educators were: Frank Lockwood (Wu-318), author of "Life in Old Tucson", Professor of English and Dean of the Liberal Arts College; Charles Goodrich (Wu-396), Professor of Mining; William G. Medcraft (Wu-685), Professor of Mathematics; and C. E. Rose (Wu-62), longtime Superintendent of Tucson Public Schools.

Many of the above contributed significantly to cultural and civic activities in Tucson. Others more directly involved in the arts were writers Rosemary Drachman Taylor (Wu-84) and Harold Bell Wright (Wu-23); artists Salvador Corona (Wu-207) and Louise Norton (Wu-135), who was, for a time, in charge of WPA art projects in Arizona and whose paintings hang in the National Gallery; early pioneer photographers A. M. Feldman (Wu-375) and A. R. Buehman (Wu-626); musicians Julia Rebeil (Wu-515), concert pianist and composer, and Tucson's first Symphony Director, Camil Van Hulse (Wu-328), who still lives in the District and Paddy and Min Walsh (Wu-66) whose literary circle included world renowned authors Sinclair Lewis and John Galsworthy.

(Continued)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

For HCRS use only

received

date entered

Continuation sheet

Item number 8

Page 4

Prominent newsmen resided in the District. F. E. A. Kimball (Wu-448), who founded the San Diego Tribune, moved to Tucson in 1899 and worked as a reporter for the Arizona Star. Later he represented Pima County for four terms in the State Legislature. Among his legislative accomplishments were the establishment of the Deaf and Blind School in Tucson, the first child welfare legislation, the establishment of a game preserve in the Catalina Mountains and the mill tax bill for the support of the University of Arizona. Mount Kimball in the Santa Catalina Mountains north of Tucson is named for him. Rollin Carr Brown (Wu-203) was an owner in the beginning years of the Tucson Citizen and later worked for the Arizona Daily Star. A. B. Jaynes (Wu-157) was editor and general manager of the Tucson Citizen and President of Tucson Publishing and Printing. Across the street from Jaynes lived William R. Matthews (Wu-217), the co-founder, editor and publisher of the Arizona Daily Star.

Three early mayors of Tucson lived in the West University Historic District. P. N. Jacobus (Wu-542) was a real estate developer who served as mayor from 1909-1911. Jacobus Street is named after him. Dr. Ira E. Huffman (Wu-286) was mayor from 1911 until 1915 and was Surgeon of the United States Public Health Service in the State of Arizona from 1914 to 1941. H. O. Jaastad (Wu-564) was an architect-contractor who served as mayor from 1933 to 1947.

The West University Historic District is significant to architectural development in Tucson because of the range of styles, the unique character of each structure and because many residences and public buildings were designed by Tucson's most prominent architects of the period. The bungalow form, displaying many stylistic influences, is predominant in the neighborhood. These homes represent a period of time when architect, contractor and client combined to design a home, modest or expensive, that gave full expression of individuality in residences.

Henry Trost of the firm Trost and Trost was a major Southwestern architect. This firm was established in Tucson before the turn of the century. Though it moved to El Paso in 1902, a sub-office remained under the supervision of R. E. Rust until his death in 1905. In 1907, the office was re-established in Tucson and remained there for several years. Structures within the District whose designs are generally attributed to Trost are the Bayless House (Wu-97), the Ronstadt House (Wu-500), which is on the National Register, The Goodrich House (Wu-396) and (Wu-403). Other Tucson buildings designed by Trost can be found in El Presidio and Armory Park Historic Districts in Tucson.

Three prominent Tucson architects not only designed buildings in the District but resided within it in homes they designed for themselves. David H. Holmes was hired as an architecture professor in 1898 by the newly formed Territorial University (now the University of Arizona). In addition to his teaching and administrative responsibilities, he designed and supervised construction of several University buildings, the Desert Botanical Laboratory, a National Historic Landmark, and various commercial buildings in downtown Tucson. In 1905, his brother Jessie joined him and they established the architectural firm of Holmes and Holmes. Together, with David as designer and Jessie as office manager and chief draftsman, they designed the Vail House (Wu-83), the

(Continued)

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only
received
date entered



Continuation sheet

Item number 8

Page 5

Hofmeister House (Wu-86), the Tompkins House (Wu-239) and the Rincon Apartments (Wu-457). In 1910, Holmes built his own small bungalow (Wu-687). By 1912 the firm had moved to San Diego.

Roy Place (Wu-15) moved from San Diego to Tucson in 1917 and established the architectural firm of Lyman and Place, which later became Place and Place. He played a prominent role in shaping the architectural development of Tucson and Southern Arizona. More than two dozen of the structures on the University of Arizona campus bear the stamp of his artistry as do such buildings as the Pima and Cochise County Courthouses, the Pioneer Hotel (Tucson) and the Yuma City Hall. He designed many of the public school buildings in Tucson including Tucson High School (Wu-678). Other structures in the West University Historic District designed by Place are the First Baptist Church (Wu-514), the wading pool in Catalina Park (Wu-191) and one of only two known residences designed by Place (Wu-56). His wife, Wynne Place, still resides in the District.

Henry O. Jaastad was the District's most prolific designer. He first came to Tucson in 1902. During his early years he worked as a journeyman carpenter. It is said that he was a carpenter for Trost and Trost and worked on the Bayless House (Wu-97). In 1908, he opened his own architect-contractor office. Over 50 residences in the District are attributed to Jaastad, including his own home (Wu-564). During his career, he designed 35 churches in the Southwest including five in the West University Historic District. They are the Mission Revival style Congregational Church (Wu-608), the Gothic Revival style Lutheran Church (Wu-556), the Gothic Revival style Lutheran Church (Wu-399), the Neo-Classic style University Methodist Episcopal Church (Wu-402) and the Spanish Colonial Revival style First United Methodist Church (Wu-716). He also designed the YWCA (Wu-476), which exhibits a blend of Spanish Colonial Revival and Pueblo styles. His eclectic range of style is significant to Tucson architecture and its full impact is readily experienced in the District.

Other architect-contractors had an impact on the West University Historic District and deserve further study. M. H. Starkweather worked with William Bray to design the Kendall House (Wu-141). Ely Blount, who had earlier worked with Holmes, designed the Goldring Apartments (Wu-264). During the 1920's the John Murphy Construction Company designed and built Wu-35, Wu-29, Wu-176, Wu-103-109, Wu-110, Wu-111, Wu-112, Wu-197, Wu-436 and Wu-491 as well as the Pepper Tree Inn (Wu-572), now the Alpha Gamma Rho Fraternity house.

Intrusive Elements

In this large District 50 buildings are considered to be intrusions. These include some residences, modern office buildings and apartment complexes all of which are incongruent with the area and one modern International style church.

(Continued)

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only
received
date entered

Continuation sheet

Item number 8

Page 6

Boundaries

District boundaries were delineated by the presence of major thoroughfares to the north and west and the University of Arizona campus to the east. The southern boundary was drawn along those points where the purely residential character of the neighborhood changed to a mixed residential and commercial area. Many pre-1930 buildings in this area exhibit extensive remodelling. These combine with numerous relatively recent commercial elements to create a concentration of intrusive structures.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheets

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 166.71

QUADRANGLE NAME Tucson, Arizona

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 1,2 5,0,3 9,2,0 3,5 6,6 4,0,0

B 1,2 5,0,4 0,1,0 3,5 6,6 2,1,0

C 1,2 5,0,4 1,2,0 3,5 6,6 8,3,0

D 1,2 5,0,3 8,8,0 3,5 6,5 5,0,0

E 1,2 5,0,3 7,4,0 3,5 6,5 3,4,0

F 1,2 5,0,3 4,6,0 3,5 6,5 3,4,0

G 1,2 5,0,3 2,6,0 3,5 6,5 6,4,0

H 1,2 5,0,2 7,2,0 3,5 6,5 6,4,0

VERBAL BOUNDARY DESCRIPTION

I 1 2 5 0 2 7 2 0 3 5 6 6 4 0 0

See continuation sheet

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Linda Laird

ORGANIZATION

West University Neighborhood Association

DATE

September, 1980

STREET & NUMBER

645 East First Street

TELEPHONE

(602) 792-1802

CITY OR TOWN

Tucson

STATE

Arizona

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS

NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

James C. Ayles

TITLE

State Historic Preservation Officer

DATE

31 October 1980

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST: KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCERS use only
received
date entered

Continuation sheet

Item number 9

Page 2

BIBLIOGRAPHY

- Anonymous
1893 Among the Pimas. Ladies Union Mission School Association: Albany, New York.
- Anonymous
Dedicated to the Glory of God, Grace Evangelical Lutheran Church. Grace Evangelical Lutheran Church: Tucson, Arizona.
- Anonymous
1907 Trost and Trost, Architects. Advertising Booklet: Available at University of Arizona, College of Architecture Library.
- Cooper, James F.
1968 The First Hundred Years; The History of Tucson School District 1, Tucson, Arizona. Tucson Unified School District 1: Tucson, Arizona.
- Evans, Susan
1978 Henry Buehman, Tucson Photographer, 1874-1912. Unpublished paper: Available at West University Neighborhood Association Office.
- Gebhard, David
1968 Architecture in California, 1868-1968. University of California Press: Santa Barbara, California.
- Gebhard, David and Robert Winter
1979 A Guide to Architecture in Los Angeles and Southern California. Peregrine Smith Press: Salt Lake City, Utah.
- Giebner, Robert C.
1979 Tucson Preservation Primer. College of Architecture, University of Arizona: Tucson, Arizona.
- Hall, Dick
1978 "Ointment of Love, Oliver Comstock and Tucson's Tent City." The Journal of Arizona History; Spring, 1978.
- Hamilton, John
1948 A History of the Presbyterian Work Among the Pima and Papago Indians of Arizona. Master's Thesis: University of Arizona.
- Howsare, Elizabeth
1980 First Congregational United Church of Christ. Unpublished paper: Available at the West University Neighborhood Association Office.

United States Department of the Interior
Heritage Conservation and Recreation Service

**National Register of Historic Places
Inventory—Nomination Form**

For HCERS use only

received

date entered

Continuation sheet

Item number 9

Page 3

- Johnson, David
1976 In the Beginnings...A Bicentennial Religious History of Tucson.
Tucson, Arizona.
- Jones, Charles K.
1976 An Historical Sketch of Catalina United Methodist Church. Catalina
United Methodist Church: Tucson, Arizona.
- Lockwood, Frank
1943 Life in Old Tucson. Tucson Civic Committee: Tucson, Arizona.
- Lubben, Ramona Sanford
1978 Threescore and Ten Plus; A History of the Disciples of Christ in
Tucson. Unpublished paper: Available at the West University
Neighborhood Association Office.
- Martin, Douglas D.
1960 A Lamp in the Desert. University of Arizona Press: Tucson.
- Matthews, Gary David
1969 Holmes and Holmes, Architects. Unpublished paper: University of
Arizona, College of Architecture Library, Tucson, Arizona.
- McDougall, Fanny H.
1962 A History of Trinity Presbyterian Church. Trinity Presbyterian
Church: Tucson, Arizona.
- Moore, Dawn T.
1980 A Biography of John Stewart Bayless. Unpublished paper: Available
at the West University Neighborhood Association Office.
- Rubin, Barbara
1977 "A Chronology of Architecture in Los Angeles." Annals of the
Association of American Geographers: Vol 67, No. 4.
- Sanborn, Perris Map Co. Ltd.
1909-1948 Fire Insurance Maps of the City of Tucson, Arizona.
- Whiffen, Marcus
1969 American Architecture Since 1780. M.I.T. Press: Cambridge, Massa-
chusetts.

National Register of Historic Places Inventory—Nomination Form

Continuation sheet

Item number 10

Page 2

Boundaries are justified by architectural character of the buildings selected to be a part of this historic district. Concentrated areas of intrusions were omitted while included were all significant residential historic buildings.

Beginning at the NW corner of Block 7 City of Tucson, east on south curb line of Speedway Blvd. to SW corner of unnamed alley between Euclid Avenue and Tyndall Avenue in Block 29 Feldman Addition, south on west curb line of alley to south curb line of First Street, east on south curb line of First Street to west curb line of Tyndall Avenue, south on west curb line of Tyndall Avenue to north curb line of alley between University Blvd. and Park Avenue in Block 6 Buell's Addition, east on north curb line of alley to west curb line of Park Avenue, south on west curb line of Park Avenue to north curb line of Fourth Street, west on north curb line of Fourth Street to west curb line of Euclid Avenue, south on west curb line of Euclid Avenue to north curb line of Sixth Street, west on north curb line of Sixth Street to west curb line of First Avenue, south on west curb line of First Avenue to north curb line of Seventh Street, west on north curb line of Seventh Street to east curb line of Third Avenue, north on east curb line of Third Avenue to north curb line of Sixth Street, west on north curb line of Sixth Street to east curb line of Hoff Avenue, north on east curb line of Hoff Avenue to SE corner of N 40' of Lot 6 Block 47 City of Tucson, west to west curb line of Herbert Avenue, south on west curb line of Herbert Avenue to NW corner of W 61.4' of Lots 9 and 12 Block 48 City of Tucson, east to NE corner of E 31.2' of W 92.6' of Lots 9 and 12 Block 48 City of Tucson, south to north curb line of Fifth Street, west on north curb line of Fifth Street to east curb line of Stone Avenue, north on east curb line of Stone Avenue to NW corner of Lot 11 Block 51 City of Tucson, east to east curb line of Echols Avenue, north on east curb line of Echols Avenue to north curb line of University Blvd., west on north curb line of University Blvd. to east curb line of Stone Avenue, north on east curb line of Stone Avenue to south curb line of Second Street, east on south curb line of Second Street to east curb line of Echols Avenue, north on east curb line of Echols Avenue to north curb line of First Street, west on north curb line of First Street to east curb line of Stone Avenue, north on east curb line of Stone Avenue to south curb line of Speedway Blvd., the point of beginning.

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only
received
date entered

Continuation sheet

Item number 9

Page 4

Arizona Historical Society Archives
University of Arizona Library, Special Collections Department
City of Tucson, Engineering Department, maps
Pima County Assessor's and Pima County Recorder's records
University of Arizona College of Architecture Library, Murphy Construction Company,
Architectural Drawings

Oral Interviews in 1979 and 1980 with the following:

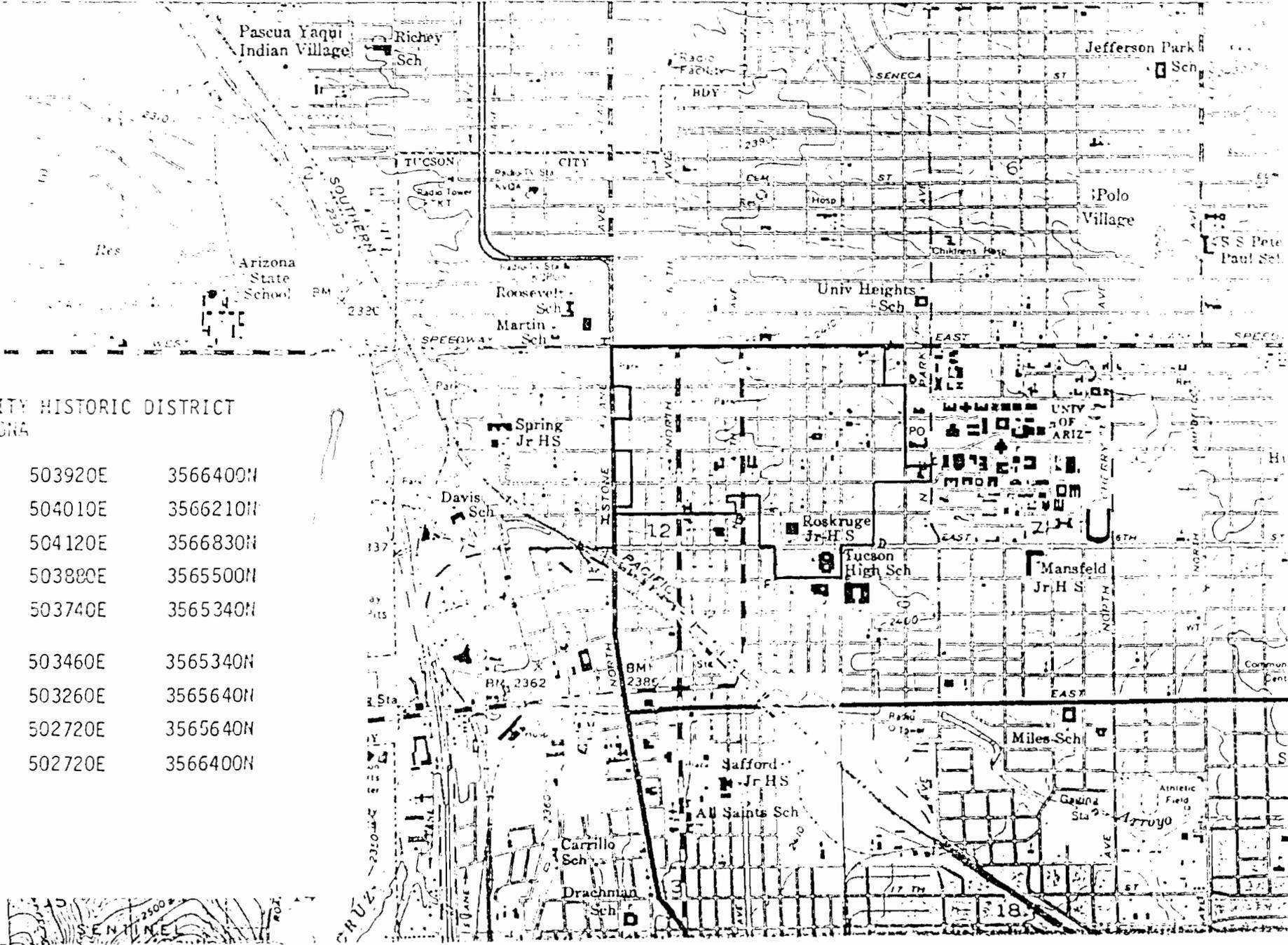
Elizabeth Howsare
Blanch Cunningham
Jack O'Dowd
Louella Cherry
Elsie W. Goodrich
Robert Marsh
Katherine Pennington
Anna Baffert
Jean Burcham Lyon
Dr. Adelaide Fridena
Wynne Place
Wilma Peters
A. W. Copeland

Architectural Consultants: Robert Giebner and Doug McNeil

3749.15E
(JAYNES)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

111°00' 32'15" 502000m E 903 57°30" R 14 E 905 (TL)



Map 1
WEST UNIVERSITY HISTORIC DISTRICT
TUCSON, ARIZONA

1. Zone 12	503920E	3566400N
2. Zone 12	504010E	3566210N
3. Zone 12	504120E	3566830N
4. Zone 12	503880E	3565500N
5. Zone 12	503740E	3565340N
6. Zone 12	503460E	3565340N
7. Zone 12	503260E	3565640N
8. Zone 12	502720E	3565640N
9. Zone 12	502720E	3566400N