Appendix B
Oracle Area
Historic Residential Development

Within the "Oracle Area" there were nine residential subdivisions plated between 1920 and 1937, and two re subdivisions were platted in 1946 and 1956 (Table B.1). The pattern of subdivision development is consistent with early 20th century Tucson expansion. The modest residential developments were not deed restricted catering to ethnic minorities. Property values were affordable for less affluent economic classes. Commercial development related to highway development along Route 80 provided jobs and economic growth but the majority of "Oracle Area" roads were not paved until after the 1950s. Sidewalks, streetlights, parks, and other public spaces began to be created in the 1940s.

Increasing land values put pressure on small business and private landowners - large parcels originally occupied by drive-in movie theaters and 1950s trailer parks were sold and developed into apartment complexes beginning in the 1960s. Two public elementary schools served the residential population. In the southern portion of the Area, these were Roosevelt Elementary School (1920, which was closed in 1979) and The Pascua School (1924), replaced by Richey Elementary (1954); and in the northern portion, Nash Elementary School (1960, still functioning).

Table B.1

Oracle Area Residential Subdivision Development

Subdivision Name	Date	Owner
Coronado Heights	15 September 1920	Constant Investment Co. R.K. Sheldon (President)
Bronx Park Addition	1 October 1920	Suburban Improvement Co. L Rosenberg (President)
Pascua Subdivision	10 May 1922	A.M. and Eliza W. Franklin
Highland Park Addition	1 September 1923	Highland Park Improvement Co. A.M Frurclisc (President)
Oracle Park	20 June 1924	Highland Park Co. Albert Sinfield (President)
Adelanto Subdivision	17 November 1928	N.A and Maria Gonzales & Thos H. Adams
Mesa Verde	27 September 1930	Tucson Cemetery Association P.K. Shelton (President)
El Sahuaro	8 July 1937	Harry Ransom
Miracle Mile Addition	7 September 1937	W.E. and Laura E. Barnum Lautaro Roco
Miracle Mile Manor	1 December 1946	Re-subdivision of Miracle Mile Addition
Collen Subdivision	9 February 1956	Dave and Eve Collen

Within the Oracle Area there are four historic neighborhoods which retain sufficient integrity to warrant further study for nomination for inclusion on the National Register of Historic Places. Two of these neighborhoods, Oracle Park Addition (Barrio Blue Moon), and Miracle Mile Manor (Miracle Manor), are distinct districts; the third and fourth neighborhoods, the Pascua and Adelanto Subdivisions (Old Pascua and Adelanto Neighborhoods) should be evaluated through a Multiple Property National Register Nomination.

The other historic subdivisions with in the "Oracle Area" have been heavily compromised by extensive alterations to historic buildings, non-compatible infill, development, and a deterioration of historic fabric. However, within these neighborhoods, examples of early 20th century residential housing types and styles survive. These groups of buildings could not constitute a district on their own unless they could be added to existing registered historic districts or eligible neighborhoods. Adams Street in the Bronx Park Addition is an example of this possible scenario. The street, lined with residential buildings built in the early 20th century, is in close geographic proximity to Feldman's National Register Historic District which to the west of the Area.

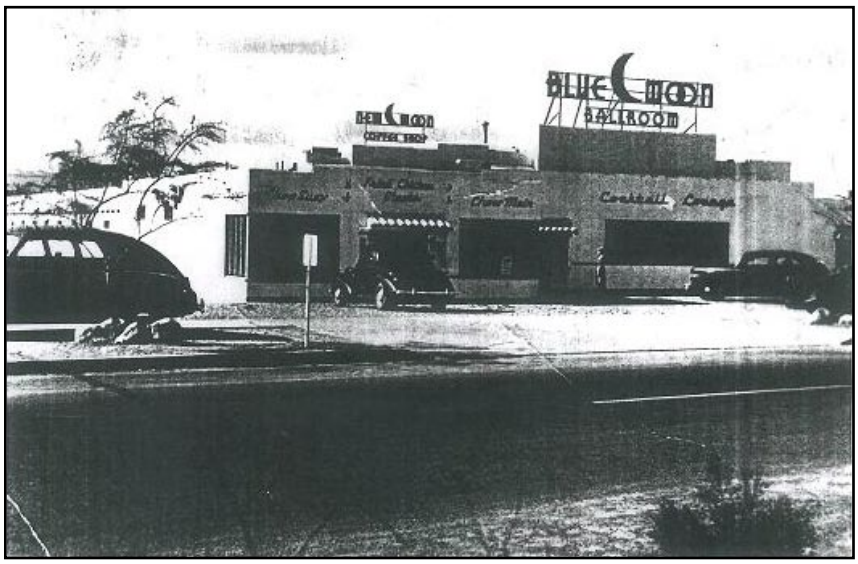
Adams Street, early 20th century residential property (Photo by Clinco)

Barrio Blue Moon
Oracle Park Addition plated 20 June 1924.

Oracle Park Addition was originally owned and subdivided by prominent Tucson businessman Albert Steinfeld. The nephew of early mercantile leaders Louis and William Zeckendorf, Steinfeld would become President of the Consolidated National Bank, owner of Steinfied's department store. He operated in both the wholesale and retail fields, and held interests in mining, livestock, agricultural projects and land. He arrived in Tucson in 1872 after an overland trip of six days and nights from San Diego. [i]

Oracle Park was officially subdivided by Steinfeld's company "Highland Park" on 20 June 1924. The addition bordered the original City boundary, but was included in early annexation that extended the city limits to the northern edge. By June 1925, only two buildings had been constructed with in the addition.

Traversing across the southwestern comer of the subdivision was the Southern Pacific Railroad and original northern access thoroughfare into Tucson: "Yuma Road."



Blue Moon Ballroom, destroyed by fire 1947. (Barrio Blue Moon Website)

The neighborhoods draws its current name from the "Blue Moon Ballroom," a popular dance hall music venue which opened in 1920s and operated until it burned down on March 16, 1947.

> Entertainers, Billy Eckstien, Paul Whitman and Tommy Dorsey performed at the "Blue Moon". Many longtime residents recall dancing there which they describe as a large barn with wooden window flaps which were pulled up at night so the cooling air could enter…Other early residents had horses, goats, and a chicken farm. [ii]

The neighborhood is a combination of historic properties constructed before WWII, late 20th century block constructed residential buildings and contemporary architecture constructed in a Modern style. The contemporary Modern buildings, constructed within the last decade, evoke the massing and form of the neighborhood and clearly distinguish them selves from the originals.

The historic core of the neighborhood has houses built between 1920s and 1950s and has the potential for future listing on the National Register of Historic Places.

National Register Eligible Historic Art Deco Residential Building, South East Corner of 13th Avenue and Helen Street. constructed 1937. (Photo by Clinco)

Contemporary Residential Modern Building, 512 West Helen Street constructed ca. 2000 (Photo by Clinco)

National Register Eligible early 20th century adobe residential property, 1320 North 13th Avenue. (Photo by Clinco)

National Register Eligible early 20th century adobe residential property, 1302 North 13th Avenue. (Photo by Clinco)

Ineligible for the National Register due to age - late 20th century block residential property.

Old Pascua Yaqui and Adelanto Neighborhoods
Pascua Subdivision, 10 May 1922 and Adelanto Subdivision, 17 November 1928.

Pascua Cultural Plaza Listed on the National Register of Historic Places.

There has been considerable study of the Old Pascua Yaqui community during the 20th and 21st centuries. Both the Matus, Antonio, House and Property and Pascua Cultural Plaza have been individually listed on the National Register of Historic Places, in 1991 and 2004, respectively. Because significant documentation and scholarly research has been completed, a short narrative from the Matus, Antonio, House and Property Nomination written by Linda Gregonis is excerpted here.

> The late nineteenth and early twentieth century were turbulent times for the Yaquis of Sonora. Persecuted by the Mexican government, many Yaquis left their homeland. Some traveled alone or in small groups to the United States. They settled in various parts of Arizona, depending on their employment with the railroad or as farm workers.
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> In the early 1900s in Tucson, there were three areas of settlement: Mezuital on the east bank of Santa Cruz River five miles north of Tucson, Barrio Anita on the north edge of Tucson; and Tierra Floja, a large irrigated area north of Tucson where Yaquis live as farm workers.
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> In 1921, A. M. Franklin, a Tucson real estate operator, offered to provide 40 acres of land on the northwest outskirts of Tucson as a village where Yaquis could establish the center for a "Yaqui Nation" in Arizona. The idea of the village was promoted by Kirk Moore, a Tucson lawyer, and Juan Munoz "Pistola," a Mayo Indian, who was seen by Tucson's white community as a "leader" of the Yaquis. (The Yaquis never recognized him as such.) The purpose of the village was to bring all of the Yaquis in southern Arizona together in one place.
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> The majority of Tucson Yaquis were not interested in the plan, as they feared surveillance by the U.S. government officials. About 20 families moved to the Pascua village (named that because the idea was supposedly conceived on Easter Sunday 1921).

They built their yards and houses on lots that had been platted out by Franklin. As the Yaquis became aware that government activity in the new village was casual, more Yaqui families moved there, primarily from Tierra Floja and Barrio Anita. In 1930s about 450 people lived in Pascua.

The original houses built at Pascua were small, and were constructed of material available to the builders, including adobe, tin, and cast off boards. The focus of family life was the fenced yard surrounding the house. The yards usually had outdoor cooking areas, ramadas, and ramada like storage shed. Each yard also contained a cross, the focus of household ceremonies and a symbol to protect the household from harm.

The community extended and grew into the Adelanto subdivision.

Today, many of the old houses and yards are gone, replaced with low- or no cost to the owner housing as a result of Community Block Development grants.

Additionally, along the western edge of the District ran the "Tucson Farms Canal" an irrigation cannel which ran from the Santa Cruz River to the north, to expansive farms east of the study area. The community that developed relied on this canal for water. To the south there appear to be remnants of this civil engineering work. The northern canal section, however, has been eradicated.

Several original residential buildings from the 1920s remain. They are scattered in both the Pascua and Adelanto subdivisions. Because these extant historic properties are non contiguous but are connected by a significant thematic context, a Multiple Property Documentation Form process would allow listing these individual properties on the National Register of Historic Places without a formal district.

Matus, Antonio, House and Property, 866 W. Calle Santa Ana
Listed on the National Register of Historic Places. (Photo by Clinco)

Mission San Lima, 2015 N. Calle Central, constructed 1930. (Photo by Clinco)

West Calle Sur, looking east, 2008. (Photo by Clinco)

National Register eligible property, 754 W. Calle Adelanto (Photo by Clinco)

National Register eligible property, Adelanto subdivision. (Photo by Clinco)

Residential property, ineligible for the National Register due to age, Adelanto subdivision. (Photo by Clinco)

Miracle Mile Manor

Miracle Mile Manor was a resubdivision of Miracle Mile Addition, 1 December 1946 and is part of the Miracle Manor Neighborhood.

Miracle Manor Park, north west corner of Jacinto Street and 15th Avenue, developed as part of the subdivision 1947. (Photo by Clinco)

This early "Transitional Ranch" development is potentially eligible for listing on the National Register of Historic Places as an example of an early (1945-1949) Post World War II Residential Subdivision in Tucson.

This modest development was subdivided by the Western Realty Syndicate, Inc. Unlike the majority of subdivisions of that period developed on the eastward shifting edge of the city, Miracle Mile Manor was the only subdivision developed at the northwester edge during this period.

The neatly arranged residential single family properties are an example of "Transitional Ranch" which

> combine features found on earlier building styles with elements that eventually will define a new style of architecture. Transitional Ranches were building in great numbers throughout the nation in the years immediately proceeding and following World War II. Their form is similar to the shape and floor plans of bungalows and period cottages of the early 20th century. However their materials, features such as windows and doors and relative lack of ornamentation are like that found on the emerging ranch style. [iii]

The landscaping throughout the subdivision is considered "Remnant":

> This typology is perhaps the most common in Tucson as it is emblematic of shifts in taste, multiple property owners, water cost and availability. The result look therefore, combines remnant pieces and plant typologies that required more water: Mediterranean Exotic and/or Pastoral. The remaining or remnant plants from these typologies were able to withstand reduced water either due to their drought tolerant habits or existing extensive root systems. These individual plants typically remain in an otherwise simple landscape where turf has been removed and replaced with decomposed granite. [iv]

National Register eligible, “Transitional Ranch” style property, 809 West Vanover.
(Photo by Clinco)

National Register eligible, “Transitional Ranch” style property, 726 West Paris Promenade.
(Photo by Clinco)

National Register eligible, “Transitional Ranch” style property, windows replaced, 768 West Jacinto.
(Photo by Clinco)

Residential property ineligible for the National Register due to front garage addition, 748 Jacinto Street.
(Photo by Clinco)

Notes

[i] Southwest Jewish Archives, University of Arizona:
http://parentseyes.arizona.edu/mrsteinfeld/merchant_prince.html

[ii] Barrio Blue Moon Neighborhood Association http://www.neighborhoodlink.com/tucson/bluemoon/history.html

[iii] Akros, Inc., Wilson Preservation, Coffman Studies, LLC. Tucson Post World War II Residential Subdivision Development 1945 -1973. 2007 p 38.

[iv] Ibid, p 76.