

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.

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1. Name of Property Aldea Linda Residential Historic District 2007

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historic name Aldea Linda Neighborhood

other names/site number N/A

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2. Location

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=====
street & number 4700-5000 block E. Calle Jabali, E. 22nd St., 1100 block S. Swan Rd. not for publication
city or town Tucson vicinity _____
state Arizona code AZ county Pima code 019 zip code 85711

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3. State/Federal Agency Certification

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As the designated authority under the National Historic Preservation Act of 1986, 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.)

Signature of certifying official Date

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

=====
National Park Service Certification
=====

ereby 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 Keeper

Date of Action

=====
Classification
=====

Ownership of Property (Check as many boxes as apply)

- private
 public-local (county)
 public-State
 public-Federal

Category of Property (Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

Contributing	Noncontributing
<u> 14 </u>	<u> 4 </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
14	4 Total

Number of contributing resources previously listed in the National Register _ N/A

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

N/A

=====
Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: <u>domestic</u>	Sub: <u>single dwelling</u>
<u>commerce/trade</u>	<u>professional (artist's studio)</u>
<u>education</u>	<u>school (art school)</u>
<u>religion</u>	<u>religious facility/church school</u>
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: domestic Sub: single dwelling
education school (technical school)
religion religious facility/church school

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7. Description
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Architectural Classification (Enter categories from instructions)

Late 19th and 20th century revivals - Spanish Colonial Revival
Modern movement - Ranch
Other - Modern, Sonoran Revival, Ranch Neo-eclectic, Spanish Colonial
Revival Neo-eclectic

Materials (Enter categories from instructions)

foundation concrete
roof asphalt shingles, wood shakes, tile, asphalt composition
walls brick, mud adobe, fired adobe, stuccoed frame, wood siding
other _____

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

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8. Statement of Significance
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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A. owned by a religious institution or used for religious purposes.
- B. removed from its original location.
- C. a birthplace or a grave.
- D. a cemetery.
- E. a reconstructed building, object, or structure.
- F. a commemorative property.
- G. less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Community Planning and Development
Architecture

Period of Significance 1947-1964

Significant Dates 1947

Significant Person (Complete only if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder various

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Arizona Historical Society Library, Tucson, AZ

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10. Geographical Data
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Acreage of Property 75

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>Tuc</u>	<u>510162</u>	<u>3563793</u>	3	<u>Tuc</u>	<u>510973</u>	<u>3563393</u>
2	<u>Tuc</u>	<u>510973</u>	<u>3563793</u>	4	<u>Tuc</u>	<u>510362</u>	<u>3563893</u>

See Map 1.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

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

=====
11. Form Prepared By
=====

name/title Ralph H. Comey, Allison C. Diehl, Janet H. Parkhurst

organization Ralph Comey Architects & Janet H. Strittmatter, Inc. date October 8, 2007

street & number 5215 E. 8th Street telephone (520) 748-3525

city or town Tucson state AZ zip code 85711

=====
Additional Documentation
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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 FPO for any additional items)

=====
Property Owner
=====

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

name _____

street & number _____ telephone _____

town _____ state _____ zip code _____

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Aldea Linda Residential Historic District

DESCRIPTION

Summary Statement

Aldea Linda is an absolutely unique and precious enclave in Tucson, Arizona. In Spanish, its name means “beautiful, small village or hamlet” and Calle Jabali, its central road, means “wild boar street.” The neighborhood combines high-quality, post World War II style residences, one art school, a church complex and vacant land in a natural, creosote desert setting. In the midst of dense urban development, Aldea Linda’s uniqueness comes from its small size, intact deed restrictions, curvilinear, cul-de-sac layout, large lots, creosote desert setting and post-World War II architecture. Its period of significance is 1947-1964 which includes the year of its foundation and the construction dates of all contributing architecture.

Aldea Linda comprises approximately seventy-five acres of land acquired in 1946 and platted in 1947 by Samuel P. Goddard, Jr. (future governor of Arizona) and his wife, Julia Hatch Goddard. Today’s subdivision contains very good examples of prevalent post-World War II contemporary styles, the Ranch and Modern, and a few, regionally-appropriate, Sonoran Revival and Spanish Colonial Revival style buildings. Since the original platting, Lot 6 has remained the site of an art and education related studio. In 1953, Lot 15 was donated by the Goddards, themselves Unitarians, as the permanent site of the first Unitarian Church of Tucson. The subdivision also includes three 4.8-acre lots on its south edge. (Map 2)

Description

Located in the east central part of Tucson, in the southwest quarter of Section 14, Township 14S, Range 14 E, the Aldea Linda Historic District is made up of distinctive residences and institutional buildings on 2.5- to 4.85- acre lots in a dense zone of creosote desert. Platted soon after World War II in 1947, the rectilinear-plan district is bounded by E. Twenty-Second Street to the south, S. Swan Road to the west, the Loma Linda Addition to the east and Del Monte Village to the north. (The 4.02-acre parcel in the southwest corner has always been excluded from the Aldea Linda Subdivision.) (Map 3, Map 4)

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The heart of the district is a residential neighborhood that comprises lots on both sides of curvilinear Calle Jabali and its cul-de-sac at the east end. Calle Jabali is paved with blacktop and is without curbs, gutters, and sidewalks. Lots are rectilinear except where they border Calle Jabali. Lots 12, 13, 14 and 15, along busy E. Twenty-Second Street, are large and different in character. Lot 15, the Unitarian Universalist Church Complex, is connected to residential Aldea Linda by historic association (see Section 8). Lots 12, 13 and 14 are vacant of improvements and primarily creosote desert. The excluded parcel at the southwest corner is commercial.

Neighborhood Streetscape: The pervasive creosote bush throughout Aldea Linda is a most important characteristic that contributes to the uniqueness of this historic district and differentiates it from adjacent Ranch neighborhoods. Creosote bush (*larrea tridentata*) is a North American shrub characteristic of the sparse scrubby vegetation of the desert plains in the southwestern United States and adjacent Mexico. It is an evergreen, strong-smelling, tangle-branched shrub, two to five feet high with brittle stems and very leafy branches. The small, olive-green, resinous leaves emit a tarry odor, especially after a desert rain. Bright yellow flowers appear in early spring, followed by small, white, woolly seed capsules (*Encyclopedia Britannica* 1969). The observer can stand on Calle Jabali and see houses peeking through the creosote, but nothing of the surrounding urban development. A natural presence in Aldea Linda, creosote bush creates a very private, rural feeling. (Photo 1) The gently curving Calle Jabali invites one to look beyond the street into the creosote desert and reinforces one's feeling of being in a natural setting. The hardy creosote bush is the most common vegetation type in this region, usually found in sandy, loamy soils (Waterfall 2007). Except for deliberate plantings around houses and occasionally along Calle Jabali, creosote dominates all unimproved land in Aldea Linda. The plants are spaced apart but are particularly lush after the summer monsoon and grow to a height of approximately five feet.

Aldea Linda's creosote has provided an environment for species of fauna native to the desert. Long-term resident Frances Waller and her daughter, Mary Louise Waller, recall wildlife being one of the major joys of living in this subdivision. Over the years, they have observed coyotes, jackrabbits, cottontails, skunks, great horned owls, red tailed hawks, Coopers hawks, all kinds of snakes, whole families of quail and ground squirrels with fluffy tails. (Waller & Waller 2007)

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Aldea Linda Residential Historic District

House Settings (Map 4): The deed restrictions have always stipulated generous, 75' set backs from original lot lines and adjacent streets within which buildings cannot be placed (Aldea Linda 1948 & 2004). As mentioned, these wide zones commonly contain creosote bush. The buildings are generally oriented at an angle from true north.

The typical setting for a house in Aldea Linda includes a semi-circular, gravel drive that may or may not have a rock border (Photo 2). (Only one property has a paved concrete drive.) There are commonly creosote bushes or other desert plants in the front "island" created by the drive. Two properties in Aldea Linda have atypical hedges bordering Calle Jabali of oleander or African Sumac (*rhus lancea*) combined with prickly pear.

Generally, some native and/or introduced plants can be found near each house and in patio zones. There is typically a small walled or fenced yard containing a patio and sometimes a pool. A few of the native plant species are agave, saguaro, ocotillo, barrel cactus, prickly pear, palo verde, mesquite and yucca. Non-native species include olive, Italian cypress, eucalyptus, oleander, Aleppo pine and palm types. Some north facing facades have English Ivy. Color can be found in rose bushes, lantana, and bird of paradise plants. (Waterfall 2007) (See Additional Documentation for expanded plant list.)

Residences: Most of which are contributors, the houses within Aldea Linda are in many ways similar to other suburban residences of their period. With the exception of one two-story residence (the result of a recent remodel) and a two-story accessory building, all of them are one-story. However, just as Aldea Linda is not a typical neighborhood, the houses also look a little different. They are somewhat centered on large lots and isolated from each other by creosote bush. While most are examples of post-World War II styles, possibly because of their separation, the houses are very individualistic. This may be a reflection of their first owners, too.

A few houses take advantage of their lot size and spread out – especially the Goddard House at 4813 E. Calle Jabali. This house and 4701 and 4756 E. Calle Jabali were built in stages. Additionally, there was once a dwelling attached to the art school (1133 S. Swan Road). The houses in Aldea Linda are attractive, well-designed and well-constructed, and convey architectural significance.

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Institutional Buildings: Today's Fleur de Lis Institute of Landscape Design and Management, 1133 S. Swan, is housed in the original building purchased by the Tucson Watercolor Guild in 1948 for artist Gerry Pierce, and added onto later by artist/occupant, Kay Bonfoey. The stuccoed building is a simple, parapet-walled version of the Spanish Colonial Revival style.

Deeded to the Unitarian Church by Sam Goddard, Sr., today's church complex at 4831 E. Twenty Second Street includes four buildings that were designed over a period of years by architect and Unitarian William Goldblatt. In addition, there are various courtyards, a brick memorial structure and paved parking lots. Contributors include the original Goddard Hall (1954) and the first education building (1958). Non-contributors include the second education building (1967) and Holland Sanctuary (1970). All buildings in this complex are examples of the Modern style. (Call & Mathews 1994)

Materials: The materials used to construct the houses are typical of suburban dwellings of the period. Concrete foundations are universal here with most houses constructed of masonry with brick, burnt adobe or stucco exposed on the exterior. Only 4701 E. Calle Jabali is constructed primarily of wood frame and stucco. Sloping roofs are covered with asphalt shingle, wood shakes, or concrete or Mission tile. Flat roofs are surfaced with composition built-up roofing. Most windows are steel or aluminum casements, some with fixed sash, but there are two houses with steel or aluminum, double-hung windows.

The Fleur de Lis Institute employs stuccoed adobe or masonry and steel casement windows. The buildings of the Unitarian Universalist Church of Tucson use stucco and brick faced masonry with steel windows and panels of glass block at the entrance.

Styles (See Section 8)

Integrity, Condition and Eligibility

Location: Aldea Linda has retained its integrity of location. Its neighborhood boundaries remain intact, Calle Jabali is unchanged, the size and shape of its house lots have remained constant.

Design: Aldea Linda has good integrity of design. The simple, naturalistic layout of the neighborhood has remained unchanged. The natural landscape throughout the

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Aldea Linda Residential Historic District

neighborhood retains its original state. The yard areas directly around the houses have, in many cases, been modified through the years, however. The houses have retained their design integrity and, with one exception, contain only minor alterations.

Setting: Aldea Linda has retained its integrity of setting. While now surrounded by dense urban development, within its boundaries it is still a unique and unchanged neighborhood.

Materials: Aldea Linda has good integrity of materials. Calle Jabali is unchanged. The desert plantings remain constant. The landscaping close to the houses, however, has, in most cases, been changed from the original. The exterior materials of the houses are the same as they were, except for the non-contributing Rosquist House.

Workmanship: Aldea Linda has integrity of workmanship. The plantings around the buildings have been well-installed and maintained. The buildings are well-built and their maintenance through the years has been good. One building has been abandoned and is now vacant, however, but it is the exception.

Feeling: Aldea Linda conveys a strong feeling of past time and place. Because of the high level of integrity of location, design, setting, materials, and workmanship, one does have a sense of the late 1940s, when the neighborhood was established.

Association: Aldea Linda, because of its deed restrictions, continues to be the same neighborhood it originally was. It still reflects its design principles and historic associations. It still conveys the period when its founders established it.

The neighborhood and the fourteen contributing houses and buildings have a high level of integrity, following the State Historic Preservation Office guidelines. While 4756 E. Calle Jabali has alterations to the front façade, the house still retains its integrity. There are eight (8) contributing Ranch style houses, three (3) contributing Modern style properties, two (2) contributing Sonoran Revival style houses and one (1) contributing Spanish Colonial Revival style art studio.

There are four (4) non-contributors. 4701 E. Calle Jabali (1956 with recent additions) is Spanish Colonial Revival Neo-Eclectic in style. 4901 E. Calle Jabali (1976) is Ranch

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Neo-Eclectic in style. 5050 E. Calle Jabali (1964) is Modern in style with Spanish Colonial Revival influence. 5051 E. Calle Jabali (1971) is Modern in style. Of these four non-contributing houses, 4701 has non-historic alterations which conceal the small, original dwelling and 4901, 5050 and 5051 E. Calle Jabali are of too recent construction.

In sum, the status is:

- 14 contributors
- 4 non-contributors
- 18 total properties

The residences and institutional buildings are all in good condition except for 4817 E. Calle Jabali which is boarded-up and beginning to deteriorate due to abandonment.

Aldea Linda Historic District Inventory List

No.	Address	Year	Style	Eligibility
1	5051 E. Calle Jabali	1971	Modern	nc (age)
2A	4961 E. Calle Jabali	1963	Ranch	contributing
2B	4951 E. Calle Jabali	1962	Sonoran Revival	contributing
3A	4925 E. Calle Jabali	1961	Ranch	contributing
3B	4901 E. Calle Jabali	1976	Ranch Neo-Eclectic	nc (age)
4A	4817 E. Calle Jabali	1948	Ranch Neo-Eclectic	contributing
4B	4813 E. Calle Jabali	1947+	Ranch	contributing
5A	4701 E. Calle Jabali	1956+	Spanish Col. Rev. Neo-Eclectic	nc (integrity)
6	1133 S. Swan Rd.	1948+	Spanish Colonial Revival	contributing
7	4756 E. Calle Jabali	1956+	Modern	contributing
8A	4848 E. Calle Jabali	1953	Modern	contributing
8B	4812 E. Calle Jabali	1950	Ranch	contributing
9A	4924 E. Calle Jabali	1956	Sonoran Revival	contributing
9B	4914 E. Calle Jabali	1951	Ranch	contributing
10A	4960 E. Calle Jabali	1958	Ranch	contributing
10B	4950 E. Calle Jabali	1956	Ranch	contributing
11	5050 E. Calle Jabali	1964	Modern (SCR influenced)	nc (age)
15	4831 E. 22 nd Street	1954+	Modern	contributing

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Aldea Linda Residential Historic District

Period of Significance

The period of significance is 1947, the year the subdivision was founded, to 1964, the year that includes all contributing properties that have post- World War II style (or earlier) qualities in common. 1964 represents the build out of the majority of the buildings in the district. There is a significant time gap until 1971 and 1976 when the last two houses were built. Thus, 1964 is a natural end point for significance.

Conclusion

Over the decades, Aldea Linda, Tucson's "beautiful, small village," has maintained its unique quality in the midst of dense, urban development, through the careful oversight of its residents. In the heart of an intact, creosote desert environment, the observer on quiet, undulating Calle Jabali cannot feel the presence of the city beyond. Seen through the creosote bushes, Aldea Linda's singular, high quality residences have retained their integrity, reminding the observer of earlier times. On the busier edges, Aldea Linda's institutions also retain sufficient integrity to convey their significance.