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BLENMAN-ELM HISTORIC DISTRICT  
Tucson, Pima, AZ

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### Introduction

The Blenman-Elm and Catalina Vista neighborhoods of Tucson share a common history of property ownership and development. Both areas are located in Section 5 of Township 14 South, Range 14 East, of the Gila and Salt River Base and Meridian in Arizona. Both areas were examined as part of a historic resources survey sponsored by the neighborhoods and the City of Tucson. Despite this shared heritage, the neighborhoods have matured differently. Catalina Vista takes its name from its single subdivision, while the Blenman-Elm neighborhood name is derived from one of its subdivisions and a major street. This report examines the history of the Blenman-Elm neighborhood. Because of the close relationship of the two neighborhoods within the survey area, information on Catalina Vista is also included when it bears on the overall history of the region.

Section 5 originally consisted of four separate parcels of land granted by the US 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. Appendix One contains a summary of the land grant information.

The Blenman-Elm neighborhood consists of four major subdivisions developed over a considerable amount of time. The first was Olsen's Addition, surveyed in 1902 and platted in 1903 by Andrew Olsen. In 1926, Charles and Louise Blenman subdivided the Blenman Addition. In 1934, Mr. and Mrs. Blenman, joined by J.W. and Beulah L. Angle, platted the New Deal Acres subdivision. The last of the four subdivisions was Blenman Annex, which consisted of a portion of the original Little parcel. Marian T. Zeloske subdivided Blenman Annex in 1939. Map Two shows the location of the subdivisions. Appendix Two contains a summary of significant historical events associated with subdivision activity in the Blenman - Elm area.

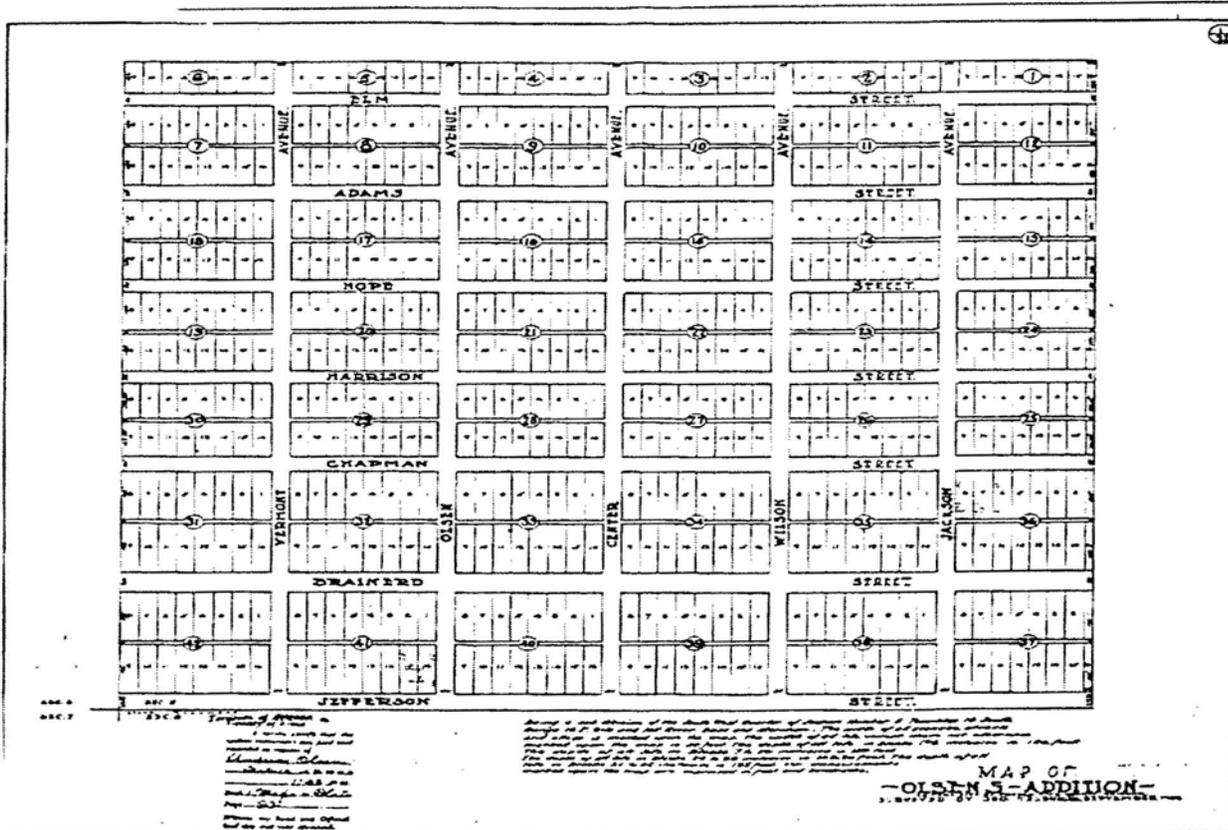
Despite the early date of Olsen's Addition, most of the construction dates for buildings in the neighborhood fall during the twenties, thirties, forties, and fifties. Much of the early development of the area was speculative in nature, with buyers often purchasing entire blocks of subdivided land for later re-sale. Thus, while the neighborhood has a long history starting in 1903, most of its development took place in the decades before and after World War Two.

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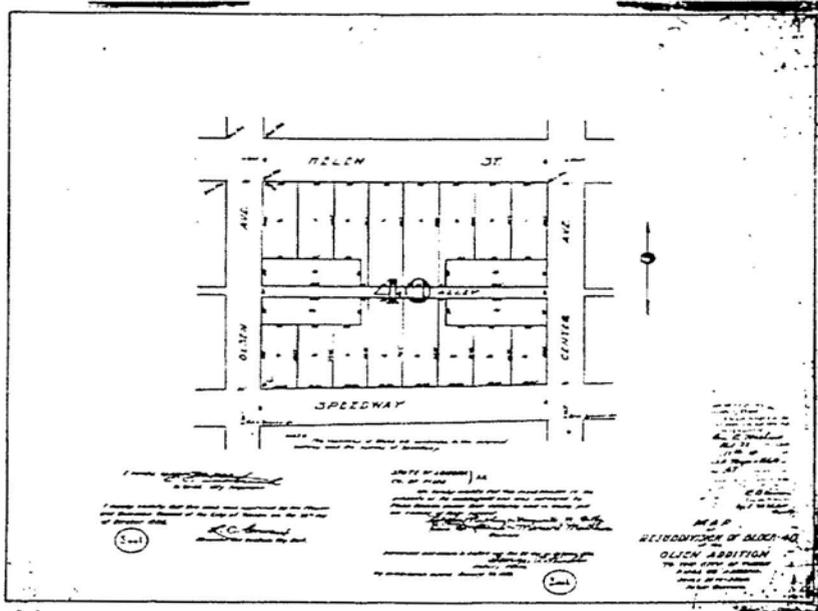
Olsen Addition plat map (1903)

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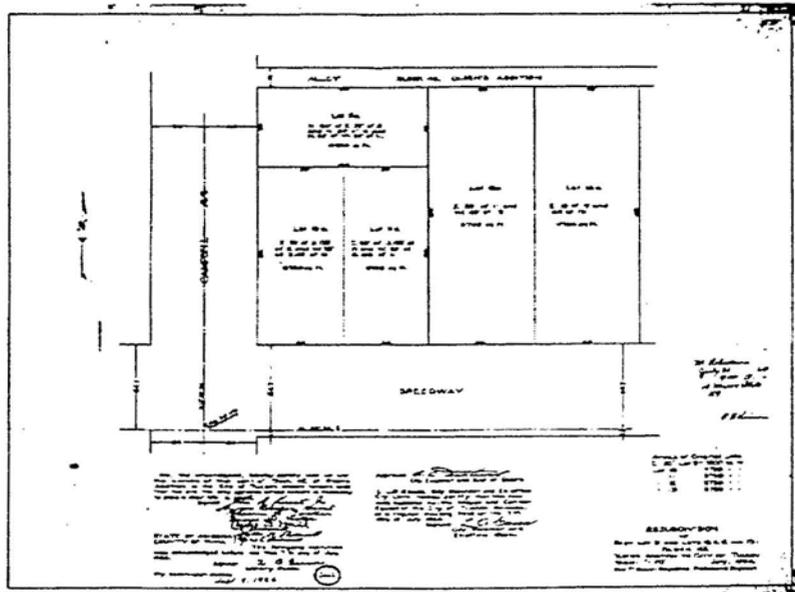
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*Resubdivision of Block 40 of Olsen Addition (1924)*



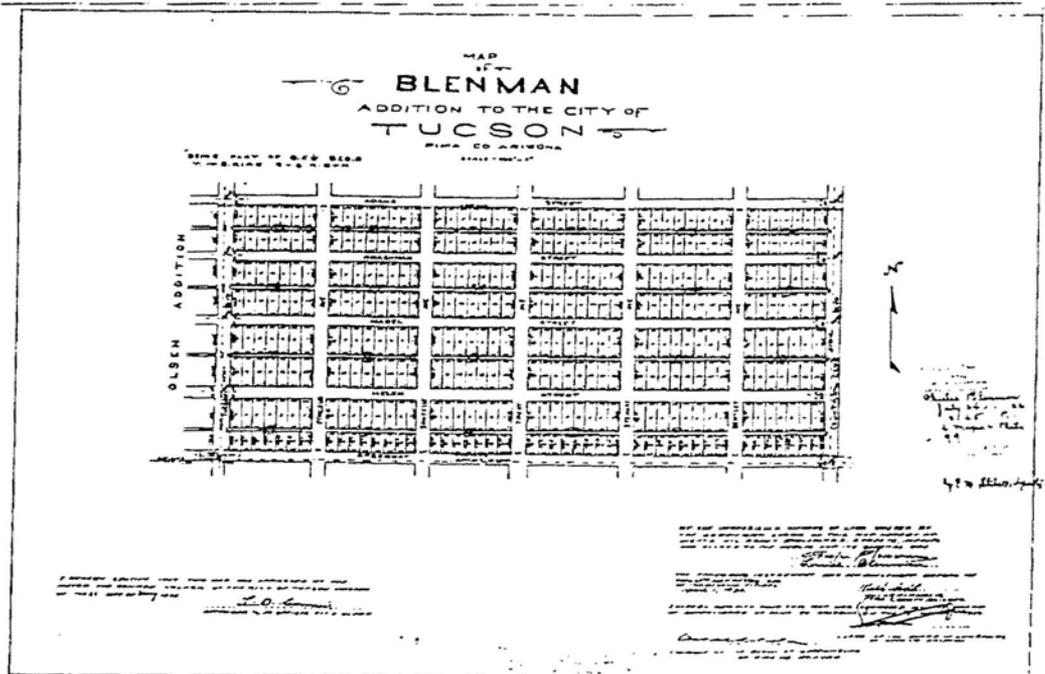
*Resubdivision map of Part of Lots 9, 10, 11, 12, and 13 of Block 42, Olsen's Addition (1924)*

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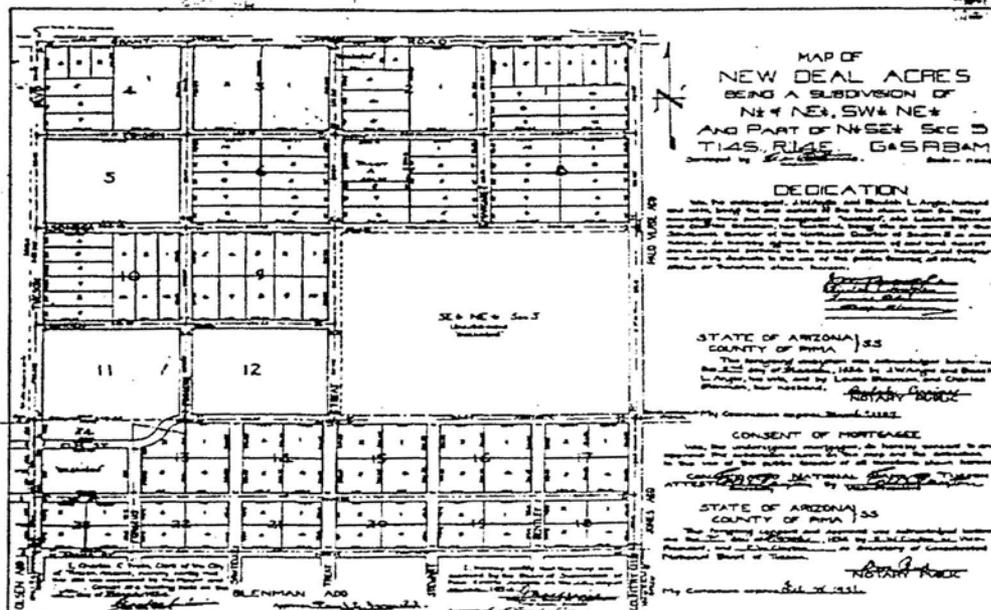
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*Blenman Addition Subdivision map (1926)*



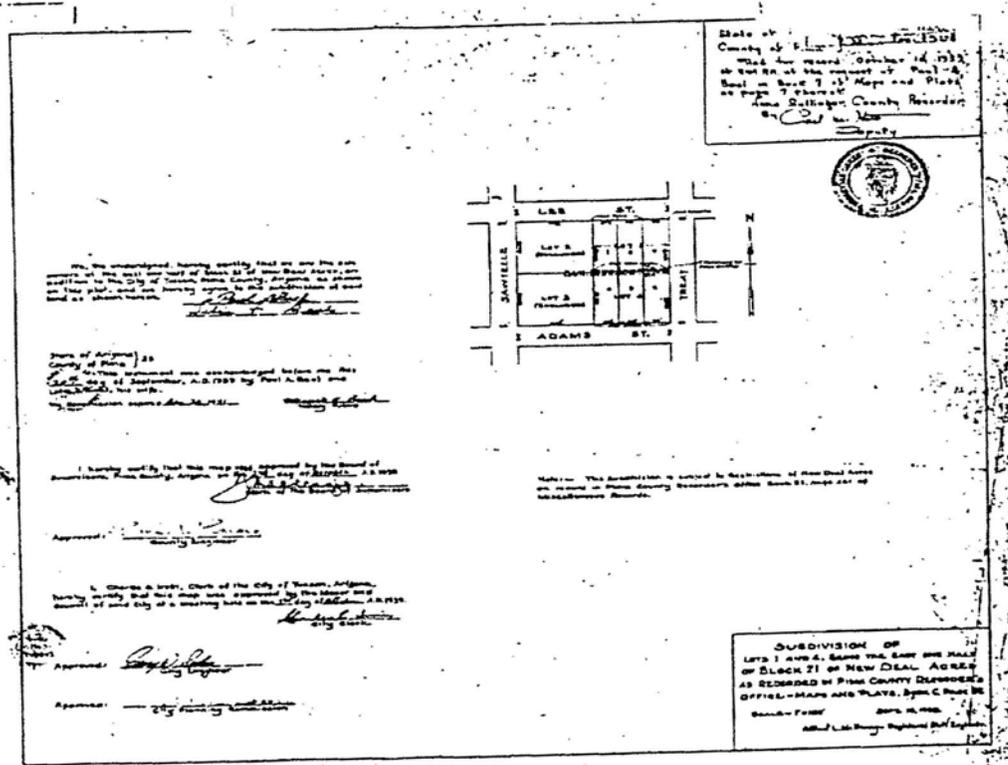
*Subdivision map of New Deal Acres (1934)*

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*Resubdivision map of Lots 1 and 4, Block 21, New Deal Acres (1939)*

### Historical Background, 1775-1902

Tucson has a rich and varied history extending back to the prehistoric era when 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.

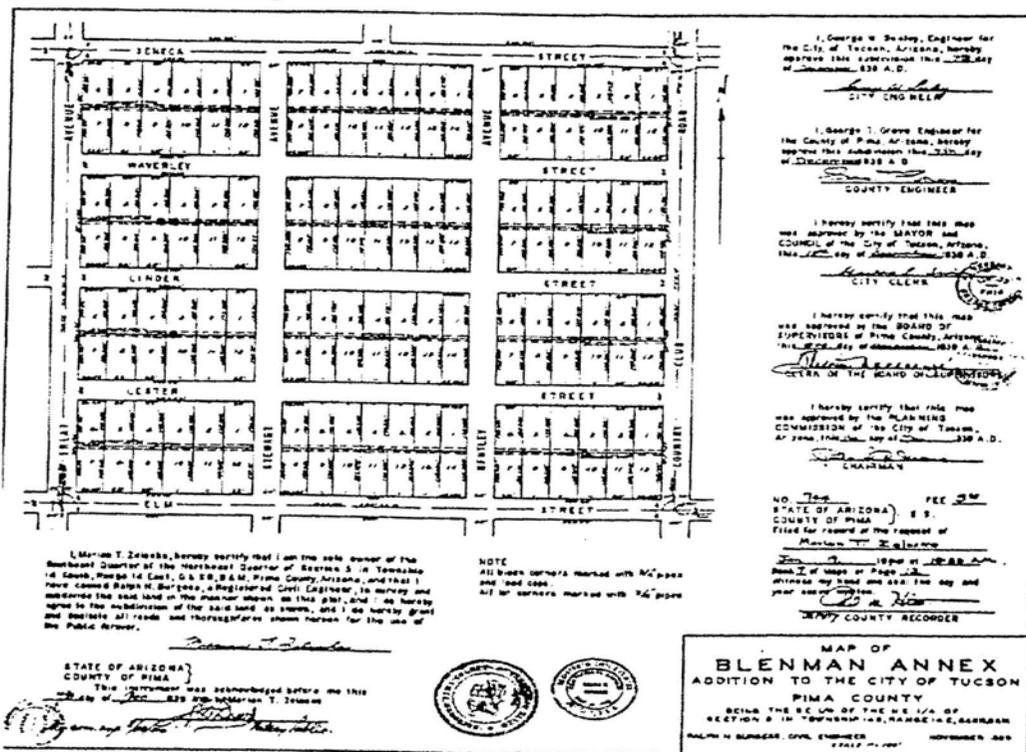
This walled settlement of Tucson was one of the final outposts of the Spanish empire in the New World. Spain’s grip on its empire began to slip in 1810 when Father Hidalgo called for a war of independence from Spain. Mexico achieved this goal in 1821, and Tucson became part of a new nation. Despite the 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.

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Subdivision map of Blenman Annex (1939)

The period of significance for the Blenman-Elm neighborhood starts in 1903, when the survey of the plat of Olsen's Addition was filed with the Pima County Recorder. This event starts the first subdivision development in the neighborhood. The period of significance continues until 1955, by which time most of the residential buildings in the neighborhood had been constructed. The year 1955 also marks the encroachment of substantial business development on the outskirts of the neighborhood, and thus marks a point of departure from residential development.

After an initial review of Tucson's historical background from 1775 to 1902, the historical significance of the Blenman-Elm neighborhood is placed within the historic context of "Residential Subdivision Development in Tucson, 1903-1955." The specific history of the neighborhood itself is described within the context of "Blenman-Elm Establishment and Growth, 1903-1955." Finally, brief biographies of significant individuals associated with the neighborhood are described in the historic context "Outstanding Residents of Blenman-Elm, 1903-1955."

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In 1846 war broke out between the United States and Mexico over the annexation of Texas. The Treaty of Guadalupe Hidalgo, signed 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 Southern Pacific route through Arizona into the United States. Tucson was now a part of the Union.

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.

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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 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.

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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.

### Residential Subdivision Development in Tucson, 1903-1955

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 which had been used by the US Army from 1862 to 1872. A portion of this land became the subdivision of Armory Park, developed close to the railroad tracks as an enclave for railroad workers. A number of subdivisions grew on the other side of the tracks, including Feldman's Addition, Reicher's Addition, University Heights and Rincon Heights. These subdivisions provided evidence of the strong pull the University had as subdivision development extended north and east from downtown.

The state as a whole witnessed tremendous economic development as it finally emerged from Territorial status. 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 west. 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 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, movement north from downtown was blocked by the large number of mainline tracks and sidings. To facilitate 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.

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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.

The growth of the tourist industry is closely associated with the Blenman-Elm neighborhood. In 1924 Philadelphia businessman Leighton Kramer purchased land in Olsen's Addition and in the old Wilson homestead. He then organized the Arizona Polo Association. In 1925 Kramer and other Tucson businessmen organized a rodeo and parade, called *La Fiesta de los Vaqueros*. The rodeo and parade soon became a staple feature of the winter tourist season in Tucson.

A lack of 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 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.

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.

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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 development in the thirties which reinforced the established pattern of eastward development was the creation of the Arizona Inn. The Inn was the brainchild of Isabella Greenway, widow of the late John C. Greenway. Mrs. Greenway came to Tucson to live in 1926 and in 1927 acquiring property in the Olsen's Addition for a private residence. After the stock market crash, Mrs. Greenway acquired more land surrounding her residence and began to develop it into tourist resort, in part to provide work to disabled veterans who designed and constructed the furniture for the building.

Part of the reason for the 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.

Following the war, 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.

### Blenman-Elm Establishment and Growth, 1903-1955

Today's Blenman-Elm neighborhood consists of three of the four quarters of Section 5, Township 14 South, Range 14 East. These are the northeast, southeast, and southwest quarters. The fourth quarter, the northwest,

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comprises today's Catalina Vista subdivision. These four separate parcels of land were first granted by the US government from the public domain around the turn of the nineteenth century.

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. Wilson was an attorney and an expert on mining laws in the West. He specialized in the mining law of Arizona, Nevada, and California. He served as assistant United States Attorney for Arizona, then moved into the position of US Attorney for Arizona. Wilson died in 1933, survived by his wife Kathryn J. and two daughters.

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. 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.

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.

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.

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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.

Tucson surveyor Phillip Contzen completed the map for Nob Hill on March 30, 1904. Charles Blenman and his wife Louise recorded the plat with the Pima County Recorder on April 7, 1904. It took some time for sales in the Nob Hill Addition to become brisk. The Blenmans made less than fifteen sales in Nob Hill before the US entered World War One in 1917. Following the war, sales took off in Nob Hill. Between 1919 and 1923, the Blenman's sold nearly eighty parcels in the Nob Hill Addition.

In addition to his own homestead and land that would later become the Nob Hill Addition, Blenman acquired another large parcel in the same area. On October 24, 1903, Charles Blenman acquired the interest of Hollie Little in the northeast quarter of Section 5, which consisted of slightly more than 156 acres. Blenman paid Little \$850.00 for the property.

It appears that Little may have been a "straw man" for Blenman's acquisition of the parcel. It was common practice for persons interested in acquiring more than the maximum number of acres allowed under US land laws to conclude agreements with third parties to acquire land for them. On the same day that Little sold the parcel to Blenman, Little had received the preliminary patent to the land from the US Government Land Office in Tucson. The final patent was issued eight months later in Washington, D.C., on July 26, 1904, and well after Little had already transferred title to Blenman.

The Panic of 1907 may have effected real estate in the area in other ways. 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 Wilsons disposed of more of their acreage in 1913. On May 19, Calvert and Kathryn Wilson sold twenty

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acres to Margarite A. Mulford. On July 9, 1913, the couple sold ten more acres to R.G. Brady. The final ten acres of the original parcel passed into the hands of Haskel Cohen. This parcel became part of the Jefferson Park Addition to Tucson.

The 1920s were a decade of growth across the entire country, a period remembered today as the "Roaring Twenties." After a brief depression from 1919 to 1921, the economy of the United States embarked on a decade-long expansion. Arizona and Tucson followed the national pattern. Arizona suffered from a short-term economic depression until about 1921, as prices for cotton dropped sharply after the war. The situation then eased as farmers diversified and began to grow other crops. As the economy improved, so did the real estate market. The number of sales in the Nob Hill Addition, mentioned previously, is an example of this trend.

Haskel Cohen was one of the many individuals who hoped to prosper from the improved economy by creating new residential subdivisions in Tucson. Haskel Cohen had arrived in Tucson in 1888, a Russian Jew that had fled the persecutions of the Czar. Before coming to Tucson, Cohen lived in New York where he learned the craft of making eyeglasses. In those days, it was common for peddlers to sell "spectacles" on the streets. He continued with this craft after he arrived in Tucson, and became a fixture on the streets of Tucson as he peddled his wares.

Cohen put every spare cent into real estate. In April of 1920, surveyor J.H. White prepared a map of the Jefferson Park Addition for Haskel Cohen. Jefferson Park was a bit unusual compared to other subdivisions of the time because it encompassed land in more than one section. It included land in three sections: Section 13 of Township 13 South, Range 14 East; Section 6 of Township 14 South, Range 14 East, and Section 5 of Township 14 South, Range 14 East. This final parcel encompassed part of the land first acquired by the Wilsons in 1891.

Although White surveyed the Jefferson Park Addition in 1920, it was not recorded with Pima County until 1922. By this time the post-WWI depression had passed and real estate sales were on the upswing. Sales in Jefferson Park were brisk, but Cohen did not live to see substantial development. He died in 1928. There is no evidence that any houses were constructed on the portion of the Jefferson Park subdivision within the project area. This acreage later became part of the Catalina Vista subdivision.

*Street names changed*  
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. 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

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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 Blenman-Elm / 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 Street. 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 land owner 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 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 which continues today.

Beyond horses, Kramer had other interests in Arizona. These 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 increasing 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.

The activity generated by Kramer in the Blenman - Elm area soon led to other real estate developments. In July of 1924, a number of individuals joined together to re-subdivide Lots 9-13 of Block 42 in Olsen's Addition.

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This block consisted of the valuable real estate at the north east corner of Speedway and Campbell Avenue. The subdividers included John H. Knost, Jr. and Imogene Robertson Knost, Glen H. and Louise W. Foster, Belle D. Hall, and W.E. and Stella R. Rudasill.

A second re-subdivision occurred later in 1924. Ralph W. & Marguerite Bilby and Ben B. and Marie S. Mathews re-subdivided Block 40 of Olsen's Addition. This block also fronted on Speedway. The two couples carved out four new lots along the alley on the block in October of 1924.

The increasing development in the Blenman - Elm neighborhood led the City of Tucson to make some modifications in the area. In 1925 City Engineer E.C. Dietrich prepared a new map of Olsen's Addition that made some changes to the lot lines in the southern part of the addition south of Drachman Street. Part of the reason for the change was to regularize the platting of the lot lines after some discrepancies had been discovered between the original, recorded plat and conditions on the ground. A second reason was to shave thirty feet off the lots facing Campbell Avenue just north of Speedway. This was done to accommodate increasing traffic at the busy corner of Speedway and Campbell.

Charles Blenman endeavored to cash in on the increasing demand for residential lots in Tucson during this time period. As his next venture, in January of 1925 Blenman created a new subdivision. Blenman platted the Biltmore Addition north of the University Home addition, bounded on the west by First Avenue and on the east by Park Avenue. Blenman filed the plat of the Biltmore Addition with the Pima County Recorder on February 5, 1925.

In 1926 Charles and Louise Blenman platted the Blenman Addition. The couple located this subdivision directly east of Olsen's Addition. It extended east to Country Club Road. While this subdivision extended the full width of Blenman's original 1903 homestead, it did not take up all of the original parcel. The Blenman Addition extended north from Speedway only to Adams Street. This left approximately one-third of the original Blenman Homestead outside the subdivision.

The Blenman Addition consisted of twenty-four blocks, with fourteen lots each. These lots were a uniform fifty feet wide, except for the lots facing Country Club which varied slightly in width to accommodate the street. The depths of the lots ranged from 192 to 129 feet, with the lots facing Speedway being the most narrow. Charles Blenman recorded the subdivision plat of Blenman Addition with the Pima County Recorder on July 24, 1926.

With the platting of the Blenman Addition, Charles and Louise Blenman now had a large amount of Tucson real estate on the market. In addition to the two most recently platted subdivisions, the couple was still in the process of finding buyers for their first venture at the Nob Hill Addition. While the Blenmans sold individual lots in the Biltmore Addition, the land sold in the Blenman Addition was sold primarily in large parcels. These

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were usually a block or more, but sometimes in groups of lots within blocks. As such, the Blenman Addition was primarily speculative in nature, with blocks being sold to speculators who would in turn sell individual lots to persons desiring to construct homes.

While the Blenmans were concentrating on the development of the Speedway frontage of their property, others were turning to the interior of the Blenman - Elm neighborhood. 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 Teddy 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 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 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 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.

Another feature in place by 1931 was the Saints Peter and Paul School. This Roman Catholic facility was built on the southeast corner of east Adams and north Campbell. It consisted of a chapel, cafeteria, and dwelling.

While the wealthy customers of the Arizona Inn did not curtail their activities much because of the Great Depression, most people in the United States and Arizona suffered from a tremendous reduction in business activity. Residents of Tucson also felt the impact, starting with the stock market crash in 1929 and continuing well into the decade of the 1930s. It took a tremendous effort on the part of the government to put the nation's economy back in order. Under the leadership of President Franklin D. Roosevelt, Congress authorized a wide range of relief, recovery, and reform programs to pull the nation from the depths of the Depression. Roosevelt called these programs the "New Deal" and they represented both hope and promise to many Americans.

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

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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.

The Blenman- Elm neighborhood experienced the Depression the same way that most other areas of the country did. Housing starts dropped at first, then rebounded as Federal programs began to improve the economy. In 1934 Charles and Louise Blenman joined forces with J.W. and Beulah L. Angle to embark on a new subdivision. First, the Blenmans sold portions of their original homestead and portions of land they had acquired from Hollie Little through the "straw man" transaction to Mr. and Mrs. Angle. The sale took place in two transactions, one in January and the second in March of 1934.

Next, the two couples joined forces to create a subdivision they called New Deal Acres, in keeping with the tenor of the times. J.W. Angle filed the plat with the Pima County Recorder on March 14, 1934. New Deal Acres was an unusual subdivision, with two large parcels within its boundaries excluded as unsubdivided because they were owned by others. The subdivision consisted of twenty-three blocks, some of which contained up to twelve lots. Other blocks contained no lots at all, while some contained four large lots or a combination of large and small lots. To link up with Pima Street as it extended west from the adjoining Jones and Palo Verde Additions, the subdividers of New Deal Acres shifted Elm Street north at Forgeus to make an unusual "jog" in the street.

This jog reflected an accident of the early Olsen's Subdivision. 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. Other subdividers stuck to the more common practice of putting streets along section lines, as was the case with Pima Street. Thus, in order to connect Pima Street along the half-section line with Elm Street, a jog to the south was needed.

The irregular nature of the New Deal acres subdivision led to a re-subdivision of one of its blocks shortly after the original plat had been filed. In 1939, Paul L. and Lelia F. Beal re-subdivided lots 1 and 4 of Block 21 in New Deal Acres. In doing so, the couple created six lots out of two. The Beals filed their plat with the Pima County Recorder on October 10, 1939.

While the Blenmans and Angles showed a clear appreciation of the Federal anti-Depression activities, as evidenced by the name of the New Deal Acres subdivision, they could not have anticipated programs such as the FHA. Yet, as a result of this program, sales of land in New Deal Acres were brisk from 1934 until 1937, when the nation experienced another downturn in the economy. This temporary setback is often referred to as the "Roosevelt Recession" because the President had abandoned some of his successful programs. The nation

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did not truly emerge from the Depression until the start of World War Two generated another round of economic growth.

Although the subdividers of New Deal Acres could not anticipate changes to the national economy or presage particular government programs, they could take advantage of more traditional methods of improving and protecting property values. This consisted of the use of restrictive covenants. Restrictive covenants on real estate prevent the use of properties for activities that tend to devalue real estate, such as certain types of farming or business concerns that might be incompatible with residential use. In this sense, restrictive covenants prevent people from conducting a certain activity. Covenants act in another way, to encourage certain activities. Covenants may require that property owners spend a certain amount of money when they construct a house, or keep within a particular architectural style. Restrictive covenants can be applied to each individual lot as property is conveyed, or the restrictions can apply to the subdivision as a whole.

In the case of New Deal Acres, the restrictive covenants were first applied when each individual deed was conveyed to a purchaser. Later, residents in the area decided to make the restrictions more expansive. In 1936, owners of lots in Blocks 13-23 of New Deal Acres each signed a restrictive covenant to limit the lots to residence use, to establish a minimum construction cost of \$2,000.00 for each house, and to prevent houses from being constructed of wood or wood frame. In 1937, J.W. and Beulah Angle filed restrictive covenants on the remaining lots in the subdivision that had not yet been sold. The most significant of these restrictions from an architectural standpoint was the provision that "residences shall be constructed of brick, tile, cement block or adobe stuccoed." Later, in 1938, owners of lots in other blocks of New Deal Acres joined together to create deed restrictions that established a minimum construction cost of \$2,500.00 for those lots.

Charles Blenman did not live to see much of the development in the New Deal Acres subdivision. He died on May 8, 1936, after an illness of about two weeks. Blenman was remembered fondly by many in the Tucson community, particularly those in the legal profession. While Blenman is honored today by the neighborhood and school that bear his name, in retrospect he would be most proud of his two sons. Son Charles Jr. reached the rank of Captain in the navy before he embarked on a civilian career in optical science at the University of Arizona. Son William reached the rank of Rear Admiral and spent his entire career in military service.

Louise Blenman carried on after her husband's death, but had little interest in pursuing his business activities. She continued to dispose of their land holdings, showing a preference for disposing of larger tracts of whole blocks rather than individual lots. Despite a brief pause in 1937 with the Roosevelt Recession, sales in New Deal Acres continued to be brisk.

Part of the reason for the brisk sales may have been the result of the local real estate firm of Solot and Monier. The firm was headed by Paul Monier, son of Quintus Monier, a pioneering Tucson masonry contractor and one of the earliest buyers in Olsen's Addition. In February of 1937, Monier noted that many lots had been sold since the subdivision had opened. Monier expected construction on ten homes to begin within ten days. He

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noted that many of the sales were for cash, which he reported indicated an interest in immediate home building.

The increasing interest in the Blenman - Elm neighborhood led Isabella Greenway to expand facilities at the Arizona Inn in 1937. Mrs. Greenway expanded across Lee Avenue to the south to add tennis courts, a small tennis pro shop, and a pool in 1937. Two buildings were also added near the pool in 1937: one building containing a bar, pool dining room and women's dressing rooms; and a second containing a men's dressing room.

Although Charles Blenman had passed away in 1936, the Blenman name lived on in a new subdivision platted in 1939. Called Blenman Annex, this parcel consisted of the southeast quarter of the northeast quarter of Section 5, which was a part of the original Little parcel. It was excluded from the original subdivision in New Deal Acres. The area had been purchased by Marian T. Zeloske, who contracted with civil Engineer Ralph N. Burgess to prepare a plat for the subdivision.

Blenman Annex consisted of twelve blocks located north of Elm Street and south of Seneca, between Treat Avenue and Country Club Road. The block numbering system followed that of the Blenman Addition, with the first block in Blenman Annex being number 25. Blocks between Stewart and Bentley Avenues contained fourteen lots, while the remaining blocks contained twelve lots each. Although Blenman Annex was surveyed and approved in 1939, Marian T. Zeloske did not file it with the Pima County Recorder until January 19, 1940.

As owner of Blenman Annex, Marian T. Zeloske - wife of F.L. Zeloske - established a set of restrictive covenants for the property she called a general plan. Provisions established in January of 1940 included restricting all buildings to residential uses only, with no business or public use. Exterior walls had to be concrete, brick, adobe, or stone. The design and location of each building had to be approved by a neighborhood committee. Mrs. Zeloske modified the restrictions one month later, restricting the size of houses to one story only. She also allowed the construction of frame and stucco garages. The restrictions were modified again, in March of 1940, but without substantive change.

Sales in Blenman Annex were brisk as well, absorbing some of the demand that had been generated by New Deal Acres. 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 Blenman - Elm / Catalina Vista neighborhoods, 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

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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-Stonecypher Realty Co. of Tucson.

The Hardy-Stonecypher 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-Stonecypher Realty Co.

On May 24, 1940, the estate of Leighton Kramer transferred its interest in the old Wilson / Wheeler property to the Hardy-Stonecypher 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.

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.

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 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

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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 which 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.

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.

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Although construction in Catalina Vista lagged until the war began to wind down, construction of homes in the more established subdivisions of Olsen's, Blenman, New Deal Acres, and Blenman Annex 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 Blenman - Elm 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 New Deal Acres, 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, development in the Blenman - Elm neighborhood 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.

The new residents in Tucson that arrived during the war years and stayed after the war had many basic needs such as housing, which resulted in an increase in the number of homes constructed in the neighborhood. These new residents had spiritual needs as well. As a means to address this second need, in April of 1945 Reverend Albert Alsop of the United Lutheran Church in America arrived in Tucson. Reverend Alsop found fertile ground for missionary activities in Tucson, and in May of 1945 Dr. James P. Beason, president of the California Synod of the church, authorized Alsop to purchase a lot in the neighborhood at the corner of Helen Street and Campbell Avenue for a church.

Alsop left Tucson in June of 1945 to continue his missionary work elsewhere, and Pastor Jack Glidewell arrived to oversee organization of what became Our Saviour's Lutheran Church. Clidewell held meetings and services at the YWCA, then at the Roskrige Junior High School as the congregation became larger. In November of 1945, Reverend Titus R. Scholl arrived in Tucson. Reverend Scholl supervised groundbreaking at the chapel site on September 28, 1947. Church members dedicated the new chapel on June 20, 1948. The church purchased additional land in the vicinity of Helen and Campbell in 1951. This allowed for the gradual expansion of church facilities in future years. In 1956, the congregation constructed a new, larger sanctuary. In 1969, members named the original church building the Koch Chapel in honor of Reverend Dr. C. Franklin

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Koch.

Continued demand for residential housing resulted in the construction of homes on existing building lots as well as re-subdivision of larger parcels. In 1946, Kathryn A. Wilson subdivided Block 9 of New Deal Acres. Originally platted for ten lots, the re-subdivision allowed for thirty-two lots and an extension of Waverly Street through the middle of the block. Mrs. Wilson, a widow, filed the plat with the Pima County Recorder on March 14, 1946. Mrs. Wilson established restrictive covenants for the re-subdivision of Block 9. She noted that "these conditions, provisions, restrictions, and covenants are intended to embrace and extend those amended restrictions declared by J.W. Angle and Beulah L. Angle.

In 1947, Herman H. and Grace D. Freeman engineered a re-subdivision of Block 5 of New Deal Acres. In the original subdivision, Block 5 had not been divided into lots at all. The Freeman's re-subdivision created thirty-two lots out of Block 5. The plan also allowed for the creation of Hampton street through the middle of the block. The Freemans filed the plat with the Pima County Recorder on April 11, 1947. The Freemans also established restrictive covenants for their re-subdivision. These followed the others that had been created for New Deal Acres.

Increasing residential development led to the expansion of the Tucson city limits to include portions of the Blenman - Elm neighborhood. In 1946, the Tucson City Council adopted Ordinance No. 1069 which 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 Blenman - Elm 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 began to have a bigger and bigger impact on the area. One of the earliest businesses along Speedway near 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.

In 1948, owners of Block 12 in Olsen's Addition began the process to construct a medical and dental building on the property. Benson Bloom and Edward M. Hayden, incorporated as the Medent Building Corporation, prepared a map that established restrictive covenants that would allow the construction of a building to house medical and dental offices. The project attracted the interest of other medical and dental professionals, and the corporation expanded the project by 1950 to allow others to construct additional offices on the property. Construction started in 1951, with some additional buildings added in 1952 and 1953 (BE33-01).

Another conversion to medical office use took place in 1951. When Walter E. & Helen A. Murphey transferred their interest in a portion of Lot 12, Block 1, in New Deal Acres to Ernest L. & Allene Elliston, the couple

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released a restrictive covenant. This release allowed for the construction of a medical office or clinic on the property.

By 1955, the end of the period of significance for the Blenman - Elm neighborhood, 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 1955, 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 its own "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.

This change in the area is best exemplified by events in 1957. Owners of land in Blocks 1, 2, 3, 4, and 5 of Blenman Addition agreed to allow business use of these blocks. This covered property along the north side of Speedway Boulevard from Country Club Road to Forgeus Avenue. This agreement was, in part, a means to settle a suit that resulted from the City of Tucson changing the zoning of the area from residential (R-3) to business (B-1). In a document that released the restrictions on part of this property, the owners commented on the changes that had occurred since the first covenants were filed in 1937:

[I]n the intervening twenty years the character of the neighborhood [encompassing the designated blocks] has changed from a quiet residential to a business or commercial area, and said property bounded on the south by Speedway and on the east by Country Club Road, both of which are main arteries of traffic, the resulting noise and congestion making said lots entirely unsuited to residential use.

### Outstanding Residents of Blenman-Elm, 1903-1955

Early residents within the Blenman - Elm neighborhood include many persons significant to our past. Many of these individuals were instrumental in the early development, settlement, and growth of Tucson and the State of Arizona. Some residents achieved recognition for their accomplishments on the national level. Although not a complete list, described below are some of the more prominent residents of the Blenman-Elm neighborhood, in alphabetical order.

#### **Jerry Bacon, 3009 E. Drachman (BE59-10)**

Jerry Marie Bacon was a winter visitor to Tucson during her later years. She was mother-in-law to local car dealer Kelley Rollings. She had lived in Tucson from 1941 through 1950. Her husband, Donald, was president of several large business firms in Michigan.

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### **Henry Berman, 2900 E. Adams (BE58-01)**

Mr. Berman was a Tucson resident for thirty-one years. He founded Copper State Mercantile Co., Inc., a wholesale toy distribution firm, after his arrival from New York in 1944. Berman was a member of the Tucson Lions Club and the Tucson chapter of the Knights of Pythias. He belonged to Congregation Anshei Israel.

### **Clarence A. Betts, 1137 N. Tucson Blvd. (BE90-06)**

Clarence A. Betts was the owner and operator of the Betts Printing Company in Tucson. Betts, called Pappy by his friends, got his start in the printing business when he was only nine years old. He operated a large printing firm in Kansas City, Missouri, for twenty-five years before coming to Tucson for his health in 1940. After his arrival in Tucson, Betts acquired a small local firm and quickly built it into a substantial enterprise. Beyond his printing skills, Betts achieved local notoriety as a member of "BBB Enterprises," a name for Betts and his two friends Fred L. Blanc and Martin H. Baldwin. The three men developed a reputation as practical jokers, and many of their stunts are still remembered and talked about today. After his retirement from the printing business in 1955, Betts took a seat on the Tucson School District No. 1 board.

### **Martha Breasted, 2149 E. Adams (BE46-03)**

Martha Breasted was the daughter of Isabella Greenway, who served in Congress from 1933 to 1937 and developed the Arizona Inn. Her stepfather was John C. Greenway, a mining engineer who developed copper mines in Bisbee and Ajo. Her brother, John S. Greenway, ran the Arizona Inn. In 1933, she married Charles Breasted. Mrs. Breasted founded Operation Democracy in 1948, which served as an information clearinghouse to communities in Europe after World War Two. She moved to Tucson in 1949 and spent much of her life devoted to conservation and preservation of the natural and built environment. This included the family ranch, the Quarter Circle Double X cattle ranch near Williams and the Dinsmore Farm in Boone County, Kentucky. In 1988, she and brother John donated the Dinsmore Farm and surrounding acreage to the Kentucky Nature Conservancy.

### **Elisa Brena, 2824 E. Adams (BE57-05)**

Mrs. Brena was born in Culiacan, Mexico, in 1901. She came to Tucson in 1917 with other members of her family to escape the violence associated with the Mexican revolution. Her parents were wealthy ranch owners in Mexico. Her grandfather Ramon Corona, Sr., was a Mexican general during the presidency of Benito Juárez. Corona accepted the sword of the Emperor Maximilian when he resigned, thus ending the French intervention in Mexico in 1867. Shortly after her arrival in Tucson, Elisa married Raymond Brena. Mr. Brena developed a warehousing and distribution firm in Tucson's warehouse district. He was also one of the founding members of the first Knights of Columbus chapters in Tucson. Mrs. Brena was active in the affairs of her church, Ss. Peter and Paul's Catholic Church in the Blenman - Elm neighborhood.

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### **Milt Campbell, 2803 E. Drachman (BE57-12)**

Milt Campbell was a long time dairyman. A Navy veteran, he sold ice cream from his None Nicer Ice Creamery to trainees at the University of Arizona during World War Two. Campbell originally moved to Tucson from Colorado in 1921. After his retirement from the dairy industry in 1975, Mr. Campbell became a docent for the Arizona Historical Society. He took particular pride in sharing his experiences with young people by providing a close and personal perspective on the past.

### **Wanda Campbell, 2803 E. Drachman (BE57-12)**

Mrs. Milt Campbell was a long-time resident of Tucson. She was born in Colorado and moved to Tucson in 1931. She married Milton Campbell on December 1, 1931. Mrs. Campbell was active in the Tucson Symphony Women's Association, and gave strong support to the Tucson Boys Club. She was a long-time member of the First United Methodist Church.

### **Mary D. Carter, 3004 E. Adams (BE59-02)**

Mary DeMoss Carter was a Tucson resident for over forty years at the time of her death. Mrs. Carter was prominent in women's Masonic organizations. She was the past president of the Eastern Star Arizona Chapter No. 2. She was an avid hunter and member of the Arizona Wildlife Federation. She was also active with the Catalina Methodist Church. She was married to Edgar Carter, one of the first Tucsonans to open a motor freight business when trucks began to replace trains as a dominant form of transport. He was manager of the Consolidated Motor Freight Lines in Tucson.

### **Lemuel DeWitt Darrow, 1135 N. Plumer (BE93-07)**

Darrow was a professor for more than twenty years at the University of Arizona. Although he studied law at one time and received a law degree in 1912, Darrow spent most of his career in mechanical engineering. He arrived at the University of Arizona in Tucson in 1917 to become professor and head of the mechanical arts department. He continued in that position until his death in 1937. Darrow was a 32nd degree Mason, Scottish Rite, a member of the Epes Randolph Lodge.

### **Bernice Doolen, 2103 E. Mabel (BE69-14)**

Mrs. Doolen was a long-time first grade teacher in Tucson. She began her career in 1950 and worked continuously until her retirement in 1967 at Cragin Elementary School. She came out of retirement in 1968 to teach for a short period at Wright Elementary School. Mrs. Doolen was the widow of Bryan C. "Bud" Doolen, Tucson High School basketball coach for twenty years. Doolen Middle School was named in his honor.

### **Mary Frances Dow, 2531 E. Drachman (BE54-09)**

Mrs. Dow was a native Tucsonan, a graduate of Tucson High School in 1931, and a graduate of the University of Arizona in 1935. She spent twenty-six years as a teacher in the Tucson School District. She taught at Roskruge, Miles, and Peter Howell elementary schools. She particularly enjoyed teaching fourth

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graders. She was active as a volunteer for the Arizona Historical Society after her retirement in 1976. She was also active as a member of the UA Alpha Phi sorority, Delta Kappa Gamma honorary sorority, Pima County Retired Teachers Association, the National Society of Professional Engineers auxiliary, and Ss. Peter and Paul Catholic Church.

### **Wayne Cole Foster, 2900 E. Adams (BE58-01)**

Mr. Foster was a 1935 graduate of the University of Arizona. He was a mechanical engineer in Tucson until 1962. In his later years, he worked as a mechanical engineer for the City of Phoenix. He retired in 1973. He died in Phoenix in 1985.

### **Ina Estelle Gittings, 1931 E. Lee St. (BE30-07)**

While many Tucsonans are familiar with Ina Road on the city's northwest side, few know that it honors Ina Estelle Gittings (and fewer still know it should be correctly pronounced "eena"). Miss Gittings was the long-time director of physical education for women at the University of Arizona. Sometimes called "Girls Athletics," PE was a requirement and no one was spared due to handicap or illness. Those who could not participate in physical activities took classroom courses on health. Not content to confine herself to the University sphere, Miss Gittings pioneered a homestead at the intersection of today's Oracle and Ina Roads. The ranch served as a favorite location for student and faculty leisure events. Miss Gittings spent thirty-four years at the University, retiring in 1955. In addition to her association with the University, Miss Gittings was on the board of the Southern Arizona School for Boys, a member of the Women's Overseas Service League, a member of the Red Cross Board of Directors, the American Physical Education Association, and the Arizona Education Society - to name a few. She was the author of many articles in professional journals and magazines.

### **James Herron, 2017 E. Lee (BE31-09)**

Mr. Herron spent a lifetime in law enforcement, eventually rising to the position of undersheriff for Pima County. Despite a long career starting in 1928 and continuing until 1953, Herron was most famous as the person who captured John Dillinger in Tucson. In 1934, a group of men arrived at the railroad depot with some very heavy traveling bags. They carried the bags across the street to the Congress Hotel, a common destination for travelers. The men had the misfortune to check into the hotel shortly before a fire broke out on January 21, 1934. They were insistent in persuading firemen William Benedict and Kenneth Pender to go back into the burning building to retrieve the heavy and expensive traveling bags. This piqued the curiosity of the authorities, who made an investigation. It turned out that the bags contained an arsenal of weapons and that the men were members of the Dillinger Gang, accompanied by none other than John Dillinger himself. The Tucson police, led by James Herron, then managed to round up one of the most notorious groups of criminals in the United States without firing a shot. Although most renown for this one incident, Herron was a professional law enforcement officer with an entire career of service. He was active with the American Legion, Elks Club, Knights of Columbus, and the Arizona Historical Society.

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### **Noble M. Hiser, 3019 E. Drachman (BE59-09)**

Mr. Hiser was an educator and administrator in the Tucson Unified School District for thirty-four years. He started teaching in the district in 1930. He rose to the position of principal of Wakefield Junior High School from 1942 to 1957, then served as principal of Townsend Junior High from 1957 to 1963. He spent his last year in the district as assistant superintendent in 1964. Although Hiser had lived in Tucson for fifty-two years, he moved to Canyon Lake, Texas, in 1981. Hiser died in 1983. He was a member of the Trinity Presbyterian Church, National Knights of the Round Table, and the Tucson Retired Teachers Association.

### **Ulah Hudlow, 2034 E. Lee (BE47-06)**

Miss Hudlow spent thirty-four years working in the schools of Tucson. She started as a teacher in Drachman School in 1921, then shifted to Roskrige School in 1925. In 1926 she started work as a first grade teacher in University Heights School. She then taught second grade until she assumed the post of University Heights principal in 1948. She continued as principal of University Heights until her retirement in 1955.

### **Florence Hughes, 2702 E. Drachman (BE63-01)**

Mrs Hughes was a widow, raised in the Dakotas where she met and married her husband. Both were homesteaders. They combined their land holdings to make a large ranch. She later became a teacher in Tucson, and became known as an innovator of educational materials.

### **Eugene P. Hunziker, 2512 E. Drachman (BE65-03)**

Mr. Hunziker spent thirty-four years in the construction industry in Tucson. He started his own firm, E.P. Hunziker Construction Co., after graduating from the University of Arizona in 1936. In addition to his construction firm, Mr. Hunziker maintained a practice as a consulting engineer in his capacity as president of the Associated Engineering Co. He was a director of the Thunderbird Leasing Corporation in Phoenix, and also the president of the Marana Water Co. He belonged to the Old Pueblo Club, Tucson Country Club, and Phi Delta Theta fraternity. He was very active in the early creation of the Arizona-Sonora Desert Museum.

### **Augustine E. "Teen" Jacome, 2940 E. Mabel (BE82-05)**

A native Tucsonan from a prominent family, Mr. Jacome was a longtime Tucson businessman. The youngest of thirteen children, he was born in 1912 to Tucson pioneers Carlos and Dionicia Jacome. He dedicated himself to working at the family business in downtown Tucson -- Jacome's Department Store -- until it closed in 1980. Mr. Jacome started as a stock boy and retired as senior vice president. He was a member of the Optimists Club, a charter member of the Caballeros del Sol, a member of the Tucson Chamber of Commerce, and of Ss. Peter and Paul Catholic Church.

### **Freida Kalil, 2744 E. Adams (BE56-05)**

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Mrs. Kalil was a twenty-five year resident of Tucson. Originally a native of Beirut, Lebanon, she came to Tucson from El Paso in 1945. She died in 1970.

### **Nona Korfhage, 3005 E. Drachman (BE59-11)**

Miss Korfhage was a long-time teacher in Tucson. Sources differ regarding her early years, with dates of either 1928 or 1931 being given as when she graduated from the University of Arizona. She taught at Davis Elementary School, Roskrige Junior High, Tucson High School, and Catalina High School. She held the position of chairwoman of the social-studies department at Catalina High School when she retired in 1970. She died in 1988.

### **Herbert F. Krucker, 2111 E. Adams (BE46-01)**

Judge Herbert F. Krucker practiced law in Arizona for fifty years before his death at the age of seventy-four in 1981. He received his law degree from the University of Arizona in 1930. During World War Two he served with General George S. Patton's 4th Armored Division in Europe. He was awarded the Legion of Merit, the Bronze Star, and the French Croix de Guerre with two palms. After the war, he worked with Supreme Court Justice Robert H. Jackson in the Nuremberg war crimes trials. He became a Superior Court judge for Pima County in 1954 and served until 1964, when he was appointed to the Arizona Court of Appeals. He served as chief judge of the court's Division 2 from 1965 to 1976. He retired from the bench, but continued to practice law until his death. He was on the board of trustees of Tucson Medical Center, a member of the Old Pueblo Club, American Bar Association, Arizona State Bar Association, Pima County Bar Association, and Arizona Judges Association.

### **W.H. Loerpabel, 2821 E. Drachman (BE57-08)**

W.H. Loerpabel was a mining engineer. He worked for the American Smelting and Refining Company (ASARCO). He served the company in many positions throughout the world, including the Pacific Northwest and Mexico. Loerpabel assumed the position of office manager for the southwest division of ASARCO in 1940.

### **John I. Reilly and Helen E. Reilly (nee Mahoney), 3008 E. Helen (BE84-02)**

This marriage linked two prominent Tucson families, the Reillys and the Mahoneys. Helen Mahoney is associated with the "Mahoney Block" and the commercial strip.

### **Matt H. Mansfield, 3011 E. Helen (BE83-10)**

Like many others, Matt Mansfield came to Tucson for his health. He arrived in 1912 and in 1917 he acquired an interest in the J.C. Penny company. After taking positions at several other mercantile stores to learn the business, he became part-owner and manager of the Tucson branch of the chain in 1920. He spent the next twenty-five years as the manager of the Tucson store. Mansfield was active in community affairs, including a term as president of the Kiwanis Club, a member of the Chamber of Commerce, a founding member of the Sunshine Climate Club, and a member of the board of trustees for the First Methodist

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### **John C. Merino, 2649 E. Drachman (BE55-08)**

Mr. Merino was the general manager and vice president of the Tucson Broadcasting Company. This firm operated radio station KTUC in the forties. Merino was active in civic affairs, including membership in the Rotary and Junior Chamber of Commerce.

### **Marguerite Alma Clark Miller, 2507 E. Drachman (BE54-13)**

Mrs. Miller was a free-lance journalist, dormitory counselor, and librarian. She was the first woman to graduate from the University of Michigan's journalism school. She spent twenty-five years writing for magazines in the Detroit area. In 1947, she received a master's degree in counseling from Whittier College in California and came to Tucson in 1948. She worked as a dorm mother at Gila Hall on the University campus. She also was instrumental in establishing the library at the Newman Center on campus, then called the Newman Club. For her work there she was named a member of the John Henry Newman Honorary Society. After she retired from the University she continued to write for several years.

### **Nelle Miller, 1216 N. Plumer (BE75-15)**

Miss Miller was a long-time educator. She graduated from the University of Wisconsin in 1904 with a degree in mathematics. She taught at several schools in Wisconsin before moving to Tucson in 1913, where she taught at Tucson High School. After receiving her master's degree from the University of Wisconsin in 1923, she joined the mathematics faculty of the University of Arizona in 1927. She was a member of several social and academic sororities.

### **Claude S. Monier, 2104 E. Mabel (BE74-01)**

Claude Monier was the son of Quintus Monier, a pioneering Tucson masonry contractor. His father was one of the earliest buyers in Olsen's Addition. Claude Monier started his own company, the Claude Monier Building Company. He had attended the University of Arizona, and was a member of the Elks Club and Lions Club. He died an untimely death in 1936.

### **Paul Monier, 1215 N. Plumer (BE74-09)**

Paul Monier was another son of building contractor Quintus Monier. Paul Monier went into business and real estate ventures. In 1937, his realty firm of Solot and Monier were the exclusive agents for the sale of lots in the Blenman Addition. In addition to his business interests, Paul Monier had considerable musical talent as a vocalist and choir director.

### **W.E. Murphey, Jr., 2933 E. Helen St. (BE82-07)**

Walter Edgar Murphey was the son of Walter E. Murphey, a prominent Tucson real estate developer who had arrived in Tucson in 1898. The younger Murphey graduated from Tucson public schools then attended the University of Arizona for two years. In 1921, the elder Murphey sold his real estate and insurance

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business to his namesake. Murphey went on to a successful and prosperous career of his own, developing several subdivisions and suburban tracts in town.

### **Dines Nelson, 2533 E. Helen (BE78-09)**

Dines Nelson was president of the board of trustees for the Arizona-Sonora Desert Museum when he died at the age of 57. He moved to Tucson in 1929, graduated from the University of Arizona, and served with the US Navy in World War Two. He had a varied career as a rancher, pilot, and church warden.

### **Sybil Juliani (Ellinwood) Pierce, 2808 E. Adams (BE57-03)**

An Arizona native, Mrs. Pierce was born in Prescott and moved to Tucson at the tender age of one with her parents. She was a life-long resident ever since. She attended Tucson public schools and graduated from the University of Arizona. Her father was Harry O. Juliani, one of the co-founders of the Tucson Symphony. Best known as a journalist and a civic leader, Mrs. Pierce worked as a feature writer for the *Arizona Daily Star*. She was also an associate editor for the *Journal of Arizona History*. Her first husband, Tom Ellinwood, was the executive editor of the *Star* for several years in the fifties, later becoming an editorial cartoonist. Ellinwood's father was also executive editor for the newspaper. The Ellinwood family owned forty-nine percent of the *Star* from 1924 until 1965. Sybil married Thorne Pierce in 1977. Mrs. Pierce was active in several community organizations, including serving as a member of the Citizens Planning Committee, member of Los Padrinos de la Casa Cordova, a charter member of the Tucson Festival Society, a member of the Junior League of Tucson, and of the League of Women Voters. After falling ill with cancer, Mrs. Pierce directed that instead of a funeral service a memorial concert should be held in her honor. She died in 1980.

### **John Bishop Prater, 2935 E. Drachman (BE58-09)**

Mr. Prater moved to Tucson in 1928, bringing his wife Stella Tracy to the desert city for her health. She died in 1933. In 1934, he married Emily Brodus. Mr. Prater took a job with the power company, soon becoming superintendent in its gas engineering department. This firm became Tucson, Gas, Electric Light and Power Co. He retired in 1961. Mr. Prater served as president of the federal credit union for the utility for five years. He was active in the Methodist Church for eighty years, teaching Sunday School and singing in the choir. He sang for many years in the choir of the University Methodist Church, now Catalina United Methodist Church. Mr. Prater was a 32nd degree Mason, a member of both Scottish and York rites.

### **Carlos Ronstadt, 2815 E. Mabel (BE62-10)**

Member of a prominent Tucson family, Carlos Ronstadt was most closely associated with the cattle industry. After the death of his father Joseph M. Ronstadt in 1933, Carlos managed the Santa Margarita Ranch and Cattle Company. He later organized his own Baboquivari Cattle Co., San Jose Ranch, and Aqua Linda Farm. His business activities led him to involvement with many civic duties. He was president of the Arizona Cattle Growers Association, a board member of the Arizona Livestock Production Credit Association, and on the executive committee of the American National Cattlemen's Association. He was

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also chairman of the Tucson Water Resources Committee, a member of the Governor's Underground Water Code Committee, and a member of a subcommittee of the Central Arizona Project Association. He was on the board of directors of the Southern Arizona Bank and Trust and the Tucson Gas & Electric Co.

### **Stuart Sanger, 2215 E. Drachman (BE51-10)**

Stuart Sanger was a physician. With his mother, Tucson resident and Planned Parenthood founder Margaret Sanger, Stuart helped found the Tucson Medical Center. Stuart Sanger served the medical center as its chief of staff in 1951 and 1952. Sanger graduated from Yale University and Cornell Medical School. He served in World War Two. After his discharge from the Army Medical Corps, he returned to Tucson and established a private practice. He retired in 1965. Dr. Sanger was a member of the Tucson Medical Society, the American Medical Association, Tucson Country Club, and the Old Pueblo Club.

### **Marcel "Bud" Schaller, 3004 E. Mabel (BE83-01)**

Mr. Schaller was a long-time letter carrier for the U.S. Post Office. Born in Nebraska, Schaller moved with his family to Tucson when he was two years old. He graduated from Tucson High School in 1942, then he enlisted in the Navy. He earned a Victory Medal for three years of service in the Pacific. He returned to Tucson and the post office, where he worked until his retirement in 1977. He spent most his time in the Blenman - Elm neighborhood where he was remembered as a good neighbor. He spent hours of his own time keeping the area clean, and working for as little as \$2.00 an hour to help neighbors with their coolers or other odd jobs.

### **Sophia M. Schwartz, 1137 Tucson Blvd. (BE90-06)**

Sophia M. Schwartz operated the Schwartz Children's Home out of this residence starting in the late thirties and continuing through the forties. This boarding home served as a location where children could be treated for asthma, sinus, and arthritis conditions. The home was designed by noted Tucson architect Josias T. Joesler.

### **Milton C.F. Semhoff, 2649 E. Drachman (BE55-08)**

Dr. Semhoff was a pediatrician in Tucson. He arrived in Tucson in 1939 as a doctor for the Civilian Conservation Corps. After service as an Army doctor in World War Two, Semhoff returned to settle in Tucson. He was in private practice from 1944 until 1971. In 1971, Dr. Semhoff took the post as director of child health services for Pima County. He retired from the county in 1976.

### **William A. Small, Jr., 2100 E. Adams (BE50-01)**

Mr. Small was the son of Tucson Citizen publisher William Small, who ran the paper from 1950 until 1966. Mr. Small took over the position of publisher from his father in 1966. An intensely private man, Small preferred to keep his own name out of the newspapers. He was a dedicated philanthropist who established the Stonewall Foundation in 1966, which has served to support civic causes in Tucson. These have included the Arizona-Sonora Desert Museum, the Arizona Theater Company, Casa de los Ninos, Carondolet Health

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Services, KUAT, Southern Arizona Planned Parenthood, the Tucson Museum of Art, the Tucson Symphony Association, and Up With People.

### **M.H. Starkweather, 2111 E. Adams (BE46-01)**

Starkweather was one of Tucson's most prominent architects. He came to Tucson in 1915. He founded the Tucson Blueprint Co. in 1917 and began his practice as an architect. He left for a stint in World War One, then returned to Tucson to continue a prolific career. Some of his commissions included the Arizona Inn, about a dozen homes in the El Encanto Estates subdivision, several schools, and his own home at 2111 E. Adams. His school commissions included Carillo, Drachman, Bonillas, and Doolen junior high schools, Tucson High Stadium, St. John's Parish School, and St. Joseph's Academy. Starkweather made an important contribution to the community by serving on the Tucson Planning and Zoning Commission. He was elected to the Tucson City Council in 1924, and as president of the county Board of Health in 1926. He also helped to organize the Arizona chapter of the American Institute of Architects in 1937. He was named a fellow of the AIA in 1968 for his public service. He was also very active in the Elks Lodge, serving as exalted ruler, state president, and grand lodge officer.

### **Tom Wallace, Sr., 2811 E. Drachman (BE57-09)**

Tom Wallace was a pioneer in the radio and television industry. A native of Bisbee and a 1922 graduate of the University of Arizona, Wallace spent his early radio career in California and Illinois. He was first on the air with a morning television program in Chicago after World War Two. In 1949, he and partner Tom Brenneman received a license to operate radio station KTKT in Tucson. He sold the station in 1960.

### **Marian and F.L. Zeloske, 2933 E. Helen St. (BE82-07)**

Marian owned what became the Blenman Annex (see pg. 17). Dr. Zeloske owned the Polar Water System, located at 1842 E. Sixth Street. As late as the early 1950s neighbors paid their water bills at the kitchen door of 2933 E. Helen St. Marian modified the CC & Rs for the Blenman Annex to allow concrete, brick, adobe or stone residences, but allowed frame and stucco garages. Their home was brick, with a frame and stucco garage.

### Historic Context Two: The Evolution of Architectural Styles in Tucson, 1900-1955

Although several architectural styles are represented within the proposed Blenman-Elm Historic District reflecting its 55+-year period of development, it is considered architecturally most significant as the vanguard neighborhood of Ranch Style houses in Tucson. Prior to the development of the Blenman-Elm area, most early twentieth century neighborhoods (like Sam Hughes, Menlo Park, Speedway-Drachman) were filled with houses of the Bungalow and Spanish Eclectic Styles. And 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). These nationally popular high styles overlapped the traditional Hispanic vernacular "styles" which characterized "The Old Pueblo" from the time of Spanish settlement in the area in 1770.

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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 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 neighborhood during the mid-twentieth century.

Because the Blenman-Elm neighborhood began development more than twenty years into the Anglo Era, no architecture from the Transitional Era was built there. The earliest surviving building in the neighborhood is the House (BE75-14) at 1208 N. Plumer Avenue. This 1900 Victorian Hipped-box Style house was sensitively modified during the historic period with the addition of a Bungalow Style front verandah. A similar modernization of an 1895 Queen Anne house with an added bungalow porch is seen in the National Register-listed Niels Petersen House in Tempe, Arizona.

Contemporaneous with the Victorian Era cottages, one of the earliest architectural styles found in the Blenman-Elm neighborhood is not a style at all, but rather a simple vernacular Anglo-American tradition of residential construction called National Folk. A vernacular building tradition existed simultaneously in Tucson for the Hispanic residents (Sonoran style) and for the Anglo residents (National Folk). This Anglo construction tradition was first seen in Tucson in simple Anglo-American homes built after the coming of the railroad in 1880. The transcontinental railroad brought both high styles and vernacular styles from the Midwest and California. National Folk houses continued being built throughout the New Deal Era, 1933-1940, as the Early Ranch Style houses generally came into popular favor.

Characteristics of the National Folk vernacular houses include rectangular, square, or L-shaped, one-story buildings. The massing is usually defined as gable-front, gable-front-and-wing, hall-and-parlor, I-plan. The gabled roofs are sheathed with wood shingles, asphalt or asbestos shingles, or corrugated sheet metal. Porches integral with the gabled roof or attached as a shed roof were often part of the home. The floors were usually raised and constructed of wood. The walls were constructed of frame, stone, adobe, brick or concrete block (ir

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later homes), and sheathed with wood siding, weatherboard, clapboard, board-and-batten, stucco, stone, brick, or painted concrete block. Tall rectangular double-hung windows and doors were commonly found in this style. The National Folk houses lacked decorative ornamentation that could be considered as character-defining elements.

A handful of the homes in the proposed Blenman-Elm Historic District fall under the architectural style---Bungalow. This style of architecture, originating in California in the early 1900s, was popular in Tucson from 1910-1940. Characteristics of the Bungalow style include single story simple, box-like massing with medium-pitched hipped or gabled roofs. Large front porches and symmetrical facades with pairs of double-hung windows are also character-defining elements of the style. The Bungalow style is subdivided into three substyles---Classical, Craftsman, and California. Each of these substyles contains the primary characteristics, i.e., gabled roofs, deep overhangs, front porches, but differ in the detailing. Only the Classical Bungalow sub-style can be found within the neighborhood. The Classical Bungalow is very modest in its trim and detailing. The windows many times will contain multiple panes in the upper lights.

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. The first of these styles is the Tudor Revival style that stems from medieval English building traditions. The Tudor Revival style can be characterized by its rectangular or "L" shaped plans and very high-pitched roofs. The front facades are usually asymmetrical in layout. Small portals or vestibules are common rather than large front porches. The roofs are generally sheathed with wood or slate shingles. The windows can be characterized as small-paned casements in flat-topped, Tudor, Gothic, or round-arched openings.

Another Revival styles found in the proposed Blenman-Elm Historic District is the 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 homes in the Blenman-Elm neighborhood reflect the resurgence of residential development in Tucson during the New Deal years.

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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 or steel casement windows. Because the Early Ranch houses were usually 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. 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 proposed Blenman-Elm 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 which 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>
National Folk	44
Hipped Box	3
Transformed Sonoran	1
Bungalow	8
Tudor Revival	4
American Colonial Revival	1
Spanish Colonial Revival	37
Pueblo Revival	92
Pueblo Deco/Art Moderne	3
Southwest	133
Territorial Ranch	50

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City Directories.

Maps.

Photographs.

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Bureau of Land Management, Phoenix

Homestead and patent records, Section 5, Township 14 South, Range 14 East:

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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Annexation chronology.

Building permits.

Zoning maps.

Pima County Assessor, Tucson

Assessors parcel maps.

Pima County Recorder, Tucson

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Book of Deeds (property transactions).

Book of Miscellaneous Records (covenants and restrictions):

Blenman	Misc. Book 59, page 391
	Misc. Book 59, page 506
	Misc. Book 61, page 488
	Docket 1103, page 68
	Docket 1233, page 92
Blenman Annex	Misc. Book 69, page 214
	Misc. Book 69, page 329
	Misc. Book 70, page 97
Olsen's	Misc. Book 63, page 269
	Docket 128, page 478
	Docket 248, page 180
New Deal Acres	Misc. Book 58, page 461
	Misc. Book 61, page 77
	Misc. Book 64, page 439
	Misc. Book 68, page 299
	Misc. Book 97, page 189
	Misc. Book 110, page 229
	Docket 356, page 575

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)

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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)  
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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### UTM REFERENCES (cont'd.)

E	12	505320E	3567320N
E	12	506100	3567320N

### VERBAL BOUNDARY DESCRIPTION

See Attached Boundary Map

### BOUNDARY JUSTIFICATION

The boundary of the Blenman-Elm Historic District is largely defined by modern development on the north and south sides. The west side is defined by both modern development and the Catalina Vista Historic District.