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**4. National Park Service Certification**

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I, hereby certify that this property is:

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

-----  
Signature of Keeper

-----  
Date of Action

=====

**5. Classification**

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**Ownership of Property** (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property** (Check only one box)

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

**Number of Resources within Property**

Contributing	Noncontributing
<u>43</u>	<u>41</u> buildings
-----	----- sites
-----	----- structures
-----	----- objects
-----	----- Total

**Number of contributing resources previously listed in the National Register** \_\_\_\_\_

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

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**6. Function or Use**

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**Historic Functions** (Enter categories from instructions)

Cat: <u>domestic</u>	Sub: <u>single dwellings</u>
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**Current Functions (Enter categories from instructions)**

Cat: domestic Sub: single dwellings  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

=====  
**7. Description**  
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**Architectural Classification (Enter categories from instructions)**

Late 19th & 20th Century Revivals  
Modern Movement  
\_\_\_\_\_

**Materials (Enter categories from instructions)**

foundation concrete; stone  
roof asphalt, clay tile, laid composition  
walls brick, stucco, adobe (fired)  
\_\_\_\_\_  
other wood, ornamental metal  
\_\_\_\_\_

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

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**8. Statement of Significance**  
=====

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

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

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

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

**Areas of Significance** (Enter categories from instructions)

Community Planning and Development  
Architecture

**Period of Significance** 1930-1945

**Significant Dates** 1930-foundation

**Significant Person** (Complete only if Criterion B is marked above)

**Cultural Affiliation** \_\_\_\_\_

**Architect/Builder** Josias T. Joesler, etc.  
(see Section 8)

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

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**9. Major Bibliographical References**

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

**Previous documentation on file (NPS)**

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

**Primary Location of Additional Data:**

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

Name of repository: El Montevideo Neighborhood Archives  
University of Arizona College of Architecture Archives

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**10. Geographical Data**

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Acreage of Property 21

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

Zone Easting Northing	Zone Easting Northing
1 _____	3 _____
2 _____	4 _____

\_\_\_\_\_ See continuation sheet.

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

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

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**11. Form Prepared By**

=====

name/title Janet H. Strittmatter/owner

organization Johns & Strittmatter, Inc. date February 28, 1994

street & number 3645 N. Camino Blanco Pl. telephone 577-0058

city or town Tucson state AZ zip code 85718

=====

**Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

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

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**Property Owner**

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**DESCRIPTION**

The El Montevideo Neighborhood, which includes the El Montevideo Neighborhood Residential Historic District, is located in Tucson, Arizona, sixty-five miles north of the Mexican border, in the broad Santa Cruz Valley of Southern Arizona's Sonoran Desert. Four mountain ranges surround the city which is 2,400 feet above sea level. The El Montevideo Neighborhood is located in the central portion of Tucson, directly east of the present-day El Con Shopping Center and north of present-day Reid Park, formerly known as Randolph Park, Tucson's largest municipal park. The neighborhood lies within Section 9 of Township 14 South, Range 14 East.

The small, vulnerable neighborhood is bounded by major arterials Broadway Boulevard to the south and Alvernon Way to the east; 5th Street defines the north, and Dodge Boulevard the west boundary. Currently El Montevideo is dominated by the presence of the El Con Shopping Center. The existence of this 100 acre shopping center belies the neighborhood contextual scale when the site was occupied by the prestigious El Conquistador Hotel, built in 1928 (see Section 8). Over the years, there has been serious encroachment into the neighborhood along the boundaries which are almost entirely ringed by commercial development. Several historic properties, located in the unsubdivided acreage to the west, have been demolished to make way for the Tamarack Condominiums, at the intersection of Dodge Boulevard and 5th Street, and an overflow parking lot for the El Con Shopping Center. Several historic homes which were located on the south side of E. Calle Altar were also demolished to provide parking lots for commercial buildings along Broadway Boulevard. Neighbors are also of the opinion that the city has plans to widen Alvernon Way. Some of the neighborhood's largest and finest historic resources line Alvernon Way.

The neighborhood is currently composed of four subdivisions: El Montevideo Estates, Ridge Subdivision, Ridgeland Subdivision and Viner Ash Place. Some of the residences are on unsubdivided acreage (see map, Subdivisions). The general layout of the neighborhood is rectangular grid and composed of one north-south street, El Camino del Norte, intersected orthogonally by six east-west streets whose order from Broadway Boulevard to 5th Street is alphabetical: Altar, Barcelona, Cortez, De Soto, Ensenada, Fernando and Guaymas. The exception to this order occurs in the peripheral Ridgeland Subdivision which developed along curvilinear

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Ridge Drive. The Ridge Subdivision, focused around a cul-de-sac, also deviates from the former grid pattern.

The El Montevideo Neighborhood differs in several other respects from grid plan neighborhoods of this era. There are no alleys, with the exception of a U-shaped alley serving the Ridge Subdivision. Many of the properties are separated by a common garden wall to the rear, with a utility easement running within the confines of the residents' back gardens. However, in some of the blocks, such as Block 2, rear garden walls are constructed along the easement lines, allowing free pedestrian, but not vehicular, passage for the maintenance of the utilities. There are also no sidewalks or street lights, with the right-of-way between the properties and the streets generally graveled. The front gardens tend to be heavily landscaped with mature vegetation. The informal, almost "rural" nature of the typical streetscape is a significant, character-defining and unifying element in the El Montevideo Neighborhood.

### Residential Properties

Most of the residences are single story houses placed in the middle of their lots with a garage or carport located at one side, separated or attached to the house. In most cases, houses present their facades parallel to the street with a front garden (commonly with desert vegetation) as a transition between the street and house. In some cases, the front yard is used as a parking area or U-turn for cars. Most of the houses are open to the street, without intervening garden walls, but some properties have high or medium height walls, especially along Calle Altar, to protect the houses from the commercial area to the south.

### Commercial Properties

Along the arterials, there are fourteen commercial or office buildings within the survey area: five on Broadway Boulevard, seven on 5th Street, and two on Alvernon Way. The Broadway Boulevard properties occupy the entire southern edge of the survey area between Alvernon Way and the El Con parking lot. The properties between Alvernon Way and El Camino del Norte form a strip commercial center with the majority of parking relegated to the rear of the block facing Calle Altar. The original multi-tenant building, built in the mid-1940s, is located at the Broadway Boulevard/Alvernon Way intersection. It is placed very near the street with large glass storefronts. There has been a recent, major alteration to the original facade of this building. Tenants have been, since the beginning, both

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commercial and services oriented. The other buildings along Broadway Boulevard were built in the 1950s and 1960s. Two of these are office buildings, one a vacant bank building, and one is a veterinarian's office.

The 5th Street commercial properties are all located between El Camino del Norte and Alvernon Way. They are free-standing and placed back on the property to allow for automobile parking in front. Built in the 1950s and 1960s, they form a commercial line interrupted by several open spaces or alleys. Many have undergone facade alterations, with changes in tenancy. These properties are professional as well as commercial buildings, the latter having larger storefronts.

### Architectural Styles

The El Montevideo Neighborhood has an eclectic collection of styles which generally reflect the prevailing styles in Tucson during the same period. Most of the homes from 1930 to the beginning of World War II are Southwestern Revivals, with Spanish Colonial Revival most heavily represented, followed by Pueblo Revival and Sonoran Revival. Some of these are fine examples of the work of local architects such as Josias T. Joesler, Frederick Eastman and George Fanning. During the early years of the war, very few residences were constructed. The immediate post-World War II era, from 1944 through the 1950s has an excellent representation of Modern and Ranch style residences, largely the work of contractor builders. Also during the 1940s there are a few examples of simplified Spanish Colonial Revival. During the 1960s, most of the residences are the work of contractor builders, with a good representation of Ranch style houses. There are also some excellent examples of architect-designed Modern houses. From the 1960s on, there are also a number of residences fitting into difficult-to-define categories which reflect a resurgence of interest in historic precedent. These homes, which are strongly Sonoran, Pueblo or Spanish influenced, are called Eclectic.

### The El Montevideo Residential Historic District

The El Montevideo neighborhood totals approximately seventy-six acres and is comprised of 137 properties (see map, Neighborhood Boundaries) fourteen of which are commercial or professional, two of which are multi-family and the rest, single-family residential.

The El Montevideo Residential Historic District (see map, District Boundaries 1995), which includes resources built from 1930 to 1945, totals approximately twenty-one

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acres. The historic district includes eighty-four resources in total. There are thirty-two contributing residences, eleven contributing outbuildings, twenty-nine non-contributing residences and twelve non-contributing outbuildings. The contributors are generally Southwestern Revivals, built during the 1930s, and some early Ranch style residences. Three Spanish Colonial Revival resources, which were built in 1946, are also included because stylistically they pertain to the pre-war era. Non-contributors are altered resources or Ranch and Modern style residences built after 1945.

Of great significance is the fact that by the year 2000, the district will be one-and-one-half times as large, including many homes which were built during the post World War II building boom (see map, District Boundaries 2000). These resources are largely Ranch and Modern style residences.

### Project Methodology

The project represents a joint effort between the El Montevideo Neighborhood Association and students from the College of Architecture of the University of Arizona partaking in an independent study course organized by R. Brooks Jeffery, Curator, Arizona Architectural Archives, with the assistance of Robert Giebner, Associate Dean and historic preservation advisor. Three graduate or upper division level students, Elisa del Bono, Robert Dixon and Robert Hiller undertook the historic resources survey.

Archival information was retrieved from three sources: Pima County Assessor's Office, County Recorder's Office and City of Tucson Map Department. The Assessor's Office provided original property record cards for the survey area plus current homeowners' names and other data. The Recorder's Office contained microfilm records of original subdivision maps, deed restrictions and articles of incorporation. The city/county Mapping and Records department provided recent aerial maps from which a survey base map could be drawn.

Volunteer members of the El Montevideo Neighborhood Historic Preservation Committee organized files for every resource, photographed all properties, undertook oral history interviews and researched early residents using City Directories, ephemera files and the Hayden Biographical Files at the Arizona Historical Society Library.

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Johns & Strittmatter, Inc., interpreted the survey results and other data and provided the authorship of the National Register Nomination.

Establishing dates for many of the properties was difficult. Owners of some of the properties were able to provide exact dates. In other cases, information was taken from property record cards as the City Directories had many address discrepancies, omissions and other errors. In some cases, it was necessary to make educated guesses based on style and condition of the property.

The accompanying nomination forms describe commonly used style terms as well as those described by Virginia & Lee McAlester in A Field Guide to American Houses. Spanish Colonial Revival is used instead of Spanish Eclectic, their term. Sonoran Revival, a term which does not appear in the McAlesters' book, is used to describe a very popular style in Tucson. Whereas the McAlesters group Contemporary and Ranch under a common style "Modern," Modern and Ranch are used independently in this nomination. International is used as defined by the McAlesters. More recent buildings showing signs of traditional detailing are described as Eclectic-Sonoran Influenced, Eclectic-Spanish Influenced and Eclectic-Pueblo Influenced.

#### **ARCHITECTURAL STYLES IN THE EL MONTEVIDEO NEIGHBORHOOD**

##### **Spanish Colonial Revival Style (1915-1940)**

This style uses decorative details borrowed from the entire history of Spanish architecture, with Moorish, Byzantine, Gothic and Renaissance inspiration. Thus, this expression is also referred to as Spanish Eclectic. Spanish Colonial Revival is characterized by a low pitched roof or parapet, usually with little or no eave overhang; a red tile roof surface; frequently arches placed above the entry door or main window or along the front porch; wall surfaces usually of stucco, and normally, an asymmetrical main facade. There are many variations using gable or hipped roofs, as well as flat roofs with parapeted walls. Sometimes Spanish tiled shed or pent roofs project over porches or windows. Two types of roof tile are generally used: the Mission tile which is shaped like half-cylinders and the Spanish tile, which is "S" curved in shape. Highly carved or many panelled doors are typical, with elaborated door surrounds. Sometimes adjacent spiral columns, carved stonework or patterned tiles are used. Decorative window grilles, decorated chimney tops, brick or tile vents occurring at gabled ends and round or square

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towers are also characteristic. Spanish Colonial Revival style homes in the El Montevideo Historic Residential District are generally of double brick construction (though mud adobe is also employed) with raised wood floors.

There are fourteen Spanish Colonial Revival residences in the historic district. One of these, 3837 E. Calle Altar (#122), is a non-contributor owing to the recent addition of a high garden wall and carport. Contributors include 3844 E. Calle Fernando (#42), 3855 E. Calle Ensenada (#44), 3845 E. Calle Ensenada (#45), 3849 E. Calle De Soto (#66), 3802 E. Calle De Soto (#73), 3806 E. Calle De Soto (#75), 3855 E. Calle Cortez (#80), 3828 E. Calle Cortez (#95), 3815 E. Calle Barcelona (#101) and 3811 E. Calle Barcelona (#102). Three residences at 3826 E. Calle Barcelona (#116), 3850 E. Calle Barcelona (#120) and 3813 E. Calle Altar (#126), allegedly built in 1946, are also included as contributors.

Several of the residences appear to be architect designed but the designers are unknown to date. However, one of Tucson's best-known architects, Josias Thomas Joesler, did design the elaborate, Ranch-influenced Spanish Colonial Revival residence at 3815 E. Calle Barcelona (#101) which was built around 1940. The plan is a slight-U configuration with the front porch incorporated into the low slope, double Mission-tile clad, main gable. Walls are mortar washed, fired adobe. The front gable wing to the east is capped by a cantilevered turret. Heavy wood columns support the porch and decorative corbels are employed. Rafters are exposed with carved ends.

The designers of the following residences are unknown. The two-story, buff colored, stucco residence at 3811 E. Calle Barcelona (#102) has Mission tile-clad hip roofs over most of its massing, with the exception of a parapet walled wing to the rear. The entry is recessed with a solid wood door. Rafters are exposed with carved ends. One of the earliest examples of Spanish Colonial Revival in the neighborhood can be found at 3845 E. Calle Ensenada (#45). According to its owner, it was built in 1930; the white, stuccoed house has a U-shaped plan about a rear courtyard. Cross gabled from the front, the residence has a Mission tiled roof and a tiled, pent-roof-sheltered, front porch. The front gabled west wing has an ornamental, sculptured vent. Next door, at 3855 E. Calle Ensenada (#44) is an unusual, white stuccoed, eclectic Spanish Colonial Revival residence with a foundation and massive chimney of vesicular basalt, a material commonly used in earlier Tucson neighborhoods but not otherwise found structurally in El Montevideo. The arched entry portal is Mission tile capped. A series of Mission

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tiled side gables, with slightly lowered shed extensions, gives this residence a "layered" look. There are exposed vigas and what appear to be applied lintels, supported on posts which are set on the sills, over the steel casement windows.

The residence at 3844 E. Calle Fernando (#42) is said to be the oldest residence in the neighborhood, having been built in 1930. This compact, white stuccoed, double brick residence is a very simple, pure example of Spanish Colonial Revival. A central protruding, rectangular door surround is employed around the arched entry. Another arched entry, with articulated concentric arches can be found at 3806 E. Calle De Soto (#75). The porch leading up to the entry is also a series of concentric semi-circles. The Spanish Colonial Revival residence at 3849 E. Calle De Soto (#66) has been altered, most notably with the addition of a loft to the east. A partial garden wall was also added recently which does not obscure the view of the facade. The residence at 3802 E. Calle De Soto (#73), the home of Helen Lyons, the original owner, is also an excellent example of the style. There have been very few alterations to the exterior or interior and even the original kitchen cabinetry is intact.

There are three Spanish Colonial Revival Residences on Calle Cortez. The most elaborate is at 3855 E. Calle Cortez (#80). This cross gabled, medium slope, Mission tile roofed residence has had several additions (such as the two-car garage to the west), all of which are compatible. The facade has a battered chimney. A continuation of the side gabled roof incorporates the porch which is supported on two wood posts. The cross gabled residence at 3828 E. Calle Cortez (#95) is unusual because it is of stuccoed mud adobe. There is a deep crawl space below the hardwood floors. Recently, a two car garage and a master bedroom wing, designed by architect Richard Beach, have been added to the residence. The kitchen has also been remodelled. These additions do not compromise the historic integrity of the residence.

Three Spanish Colonial Revival structures, reportedly built in 1946 and therefore not yet meeting the age criterion at the time of writing, are included because the style pertains to the earlier era. The residences at 3826 E. Calle Barcelona (#116), 3850 E. Calle Barcelona (#120) and 3813 E. Calle Altar (#126) all have symmetrical, U-shaped floor plans with mission tiled, hipped roofs. They lack such details as arches and are smaller and simpler than the earlier examples of Spanish Colonial Revival. They represent the end of this era.

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### **Pueblo Revival Style (1910-present)**

The Pueblo Revival Style is typified by flat roofs surrounded with parapet walls. As in the Native American pueblo prototypes, Pueblo Revival style residences often have stepped-up massing, particularly evident in two-story examples. The wall and roof parapet commonly have irregular, rounded edges. Often the walls and fireplaces are battered (sloping inward). There are projecting wooden roof beams (vigas) extending through the walls. Wall surfaces are stuccoed and usually earth colored. There are rainwater scuppers (canales) penetrating the walls above the roof. Pueblo Revival houses imitate the hand-finished quality of the Native American prototypes. The blunted or rounded corners and wall surfaces, irregular stuccoed textures, rough hewn vigas, window lintels, and porch supports reflect this hand-built theme. Pueblo Revival style examples in the El Montevideo Residential Historic District are of double brick construction or mud adobe.

There are eight noteworthy examples of the Pueblo Revival style in the El Montevideo Historic Residential District, one of which is a non-contributor because it does not yet meet the age criterion. There is also one contributing guest house. These can be found at 3840 E. Calle Guaymas (#26), 363 N. El Camino del Norte (#37), 307 N. Ridge Drive (#54), 3837 E. Calle Cortez (#81), 3801 E. Calle Cortez (#85), 3844 E. Calle Cortez (#98) and 3805 E. Calle Barcelona (#103). The residence at 3806 E. Calle Cortez (#94) will contribute to the district when it comes of age. The east guest house (an outbuilding) of the residence at 3801 E. Calle Barcelona (#104) is also Pueblo Revival.

Many of these homes were designed by well-known local architects. George Fanning designed the part two-story residence at 307 N. Ridge Drive (#54). Typical of the Pueblo Revival style, this buff colored, stuccoed, block structure has stepped-up massing in a U-shaped configuration about a secluded, walled-in entry courtyard. The parapeted walls are battered with decorated canales protruding at roof level. A recent, sensitively designed garage with massive lintel and historic portal doors occupies the site to the north. Josias Thomas Joesler designed the residence at 363 N. El Camino del Norte (#37). There has been a recent addition to the north end of the original, simple, rectangular, parapeted structure with its band of four closely-placed, casement window sets. The new wing has a sculptured portal with fir-paneled doors which creates a secluded, entry courtyard. There are wood lintels over windows in the new addition (absent in the original). The addition has been done with sensitivity and it is possible to distinguish the original massing. Therefore, this Joesler residence is considered a contributor to the Historic District.

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Also attributed to Josias Thomas Joesler is the white, stuccoed Pueblo Revival residence at 3844 E. Calle Cortez (#98). This residence also has the stepped massing, as well as stepped parapets, characteristic of the one-story version of this style. An unusual configuration of drain penetrations, in groups of three, pierce the walls at roof level and the tops of walls are slightly irregular. There is a painted brick surround at the entry. Dark stained wood lintels are employed above the openings.

Builder or owner-designed Pueblo Revivals are also noteworthy contributors to the historic district. The white, stuccoed residence at 3801 E. Calle Cortez (#85) has exposed vigas and a heavy timber porch structure. Exposed vigas and irregular parapets which are higher at the corners characterize the large, imposing Pueblo Revival residence at 3840 E. Calle Guaymas (#26). This building occupies several lots and was designed by its original occupant, Phillips Brooks Quinsler, Sr. The simple, rectangular, buff-colored residence at 3805 E. Calle Barcelona (#103) has had a recent compatible addition to the east, designed by architect Corky Poster. The meticulously maintained, small Pueblo Revival residence at 3837 E. Calle Cortez (#81) was once the guest house to the larger Spanish Colonial Revival Residence to the east. The current owner is a botanist whose garden has been a neighborhood showpiece for many years.

### **Sonoran Revival (early 20th century to present)**

This style is the Tucson revival version of the Spanish Colonial or Mexican Colonial architecture of the Arizona frontier (see Section 8). Residences tend to be one story and rectangular, or cubic in form. They present high, flat, parapet walled facades of exposed adobe, stuccoed adobe or block, capped with a brick course. Decorative canales pierce the walls to drain the roofs. There are five Sonoran Revival residences in the historic district. Four of these, at 3855 E. Calle Fernando (#27), 3823 E. Calle De Soto (#68), 3744 E. Calle De Soto (#71) and 3801 E. Calle Barcelona (#104) meet the age and other criteria. The residence at 3811 E. Calle Cortez (#84) was built in 1953. There is also one non-contributing Sonoran Revival outbuilding pertaining to 3801 E. Calle Barcelona (#104).

Josias Thomas Joesler, a master of many styles in not only the revival vocabulary but early Modern as well, designed the Sonoran Revival Residence at 3744 E. Calle De Soto (#71). The white stuccoed facade has one off-set wing to the west. A double row of running bond, burnt adobe bricks caps the walls. An elaborated burnt adobe

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surround adorns the large metal casement window. Natural desert vegetation, featuring yuccas, prickly pears, etc. is also characteristic of Joesler-designed buildings, with the vegetation carefully chosen to match the style. The natural desert landscaped residence at 3855 E. Calle Fernando (#27), a painted brick example with a brick surround at the recessed entry, also resembles the work of Joesler.

The unusual residence at 3801 E. Calle Barcelona (#104) has a flat facade of white-painted brick with a dark stained, wood clad, frame second story addition which is supported by heavy carved wood beams and cantilevers in a fashion reminiscent of the Monterey style. The residence also has two guest houses, one a contributing Pueblo Revival and one, which faces El Camino del Norte, a Sonoran Revival. This is considered to be a non-contributor, as it is a very recent remodel of a garage destroyed by an arsonist, but it appears to match the age and style of other examples in the neighborhood. The stark, flat facaded, painted brick residence at 3823 E. Calle De Soto (#68) with a ceramic tile-decorated surround at the entry and ornamental metal grills over the windows is also a contributor.

### **Ranch Style (ca. 1935 to 1975)**

The style is expressed by asymmetrical one-story shapes with low-pitched roofs in hipped or gabled forms. Houses often have an L-shaped floor plan, slab-on-grade concrete floors, steel casement windows and small porches. Eave overhangs usually are generous, often with rafters exposed. Wood and brick wall surfaces with ribbon and picture windows, sometimes with shutters, are common, and sometimes touches of traditional Spanish detailing are included. Decorative iron or wooden porch supports are typical, and private courtyards or rear patios are a common feature. In the southwest, the Sonoran influence is recognizable. Fired adobe walls with grouped windows under overhangs and blank walls facing the east or west solar exposure are frequently seen. Owing to the relationship between the automobile and the Ranch style, larger residences may have garages or carports incorporated into their roof forms and integrated into the facade.

There are twenty-five Ranch style residences in the historic district, of which seven are contributors. These include 3825 E. Calle Ensenada (#47), 3809 E. Calle Ensenada (#49), 3838 E. Calle Ensenada (#63), 3837 E. Calle De Soto (#67), 3762 E. Calle De Soto (#72), 3808 E. Calle Barcelona (#113) and 3832 E. Calle Barcelona (#117). For brevity the eighteen non-contributors are listed by survey number and include numbers 43, 46, 48, 64, 65, 76, 77, 78, 79, 82, 83, 96, 99, 100, 119, 123, 125 and 127.

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Perhaps the most elaborate Ranch style residence is located at 3762 E. Calle De Soto (#72), at the intersection of Calle De Soto and El Camino del Norte. Built in 1941, the white painted, brick house is L-shaped in plan, with a wood shake shingled, cross gabled roof. The front porch is covered by an extension of the main gable and supported on heavy brick piers. The residence is distinguished by large metal casement windows plus a bay window east of the entry. In this case the carport, an addition, is not incorporated into the facade but is located to the rear of the property along El Camino del Norte. The very simple, low side-gabled residence at 3838 E. Calle Ensenada (#63) was designed by local architect, Frederick Eastman. A front porch roof of corrugated material gives the structure a more Ranch style appearance. The Ranch style residence at 3837 E. Calle De Soto (#67) appears to have been remodelled by a wing addition to the west. The original wood shake roof has been replaced with asphalt shingles. The original massing can still be identified and the property remains a contributor to the historic district. An early, difficult-to-categorize low-slope, side-gabled residence is located at 3825 E. Calle Ensenada (#47). It has had several additions including a two-story wing to the rear. The roof appears to have been reclad with shakes. Other more typical examples of the Ranch style are included within the district boundary, at present as non-contributors owing to their age.

### **Modern (ca. 1940-1980)**

The Modern residential style is generally characterized by two distinctive subtypes based on roof shapes: flat or gabled. However, shed roofed versions can also be found. Modern houses with flat roofs resemble the earlier International style in having flat roofs and no decorative detailing except that natural materials, such as wood, brick and stone, are frequently used instead of stark white wall surfaces. The gabled roof subtype often features overhanging eaves frequently with exposed roof beams. Posts or piers may support gables. Various combinations of wood, brick and stone wall cladding are used and traditional detailing is absent.

There are seven Modern style residences in the historic district. Of these, one, at 3814 E. Calle Barcelona (#114) is a contributor. Survey numbers 74, 112, 115, 118, 121 and 124 are non-contributors. The non-contributors, such as 3820 E. Calle Barcelona (#115) are more typical of the style than the contributor is. The above mentioned non-contributors are modest sized, simple brick boxes with flat roofs and dominant fascias. The contributing residence at 3814 E. Calle Barcelona (#114), built in 1944, is a painted brick, Spanish Colonial Revival influenced structure, with a

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symmetrical U-shaped floor plan. The mission tile, shed roofed wings characterize the residence as Modern, rather than Spanish Colonial Revival.

Excellent examples of architect-designed Modern style residences can be found in the El Montevideo Neighborhood. They will be contributors when they come of age. The low-slope gabled roof residence at 3730 E. Calle Guaymas (#21) was designed by Arthur Brown in 1961. A single massive gable incorporates the house and garage to the east. The deeply overhanging tongue-and groove deck roof is supported by side bearing walls and visible steel tube intermediate framing. The facade is predominately a window wall composed of large panes of glass with aluminum sash, meeting the roof deck. Another gabled roof Modern style residence at 3826 E. Calle Fernando (#40) was designed by architect William Wilde in 1951. In contrast to the Arthur Brown residence, large wood rafters are supported by side bearing walls and a massive ridge beam which bears on wood columns. The facade is red brick with an expansive wood window wall meeting the bottom face of the end rafters. William Wilde also designed two Modern residences of the flat roofed variety on Calle Fernando. The residence at 3837 E. Calle Fernando (#28) appears flat roofed from the street, but is actually a shed structure which slopes to the rear. Again, natural materials such as red brick and exposed wood rafters are incorporated. Large expanses of glass are protected from the south sun by a generous overhang. A frame trellis incorporates a carport with an entry porch. The residence at 3838 E. Calle Fernando (#41) makes use of brick wing walls to support the deep roof overhang. In contrast to the other architect designed Modern residences, this residence has ribbon windows placed high on the facade, with a minimum of glass. There is a wood frame entry trellis, intended for vines and not weather protection. The property is well integrated into its landscape. Architect Lew Place designed the residence at 321 N. El Camino del Norte (#57) in 1948. As the entry faces south, it presents only its carport to the street. Thus its architectural qualities are difficult to assess. Architect Charles Albanese designed the white stuccoed, Modern residence at 3755 E. Calle Cortez (#88) in 1975. An L-shaped floor plan, the structure is designed and zoned as an environmentally sensitive response to the desert environment, with buffers (garage and storage) and minimal openings to the west plus a covered porch along the entire courtyard facades.

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### **International Style (1925-present)**

This style is characterized by flat roofs, usually without copings or parapets at the roof line; windows (principally metal casements) set flush with outer walls and combined in horizontal bands, often wrapping around corners; smooth, plain wall surfaces (usually white) with no decorative detailing at doors and windows; and asymmetrically arranged facades. Often there are large, floor-to-ceiling plate glass windows or walls left as blank surfaces. Cantilevered roofs, balconies, or second floors also are used. In the more avant-garde versions, roofs, non-bearing walls or building elements, and glass openings are articulated in solid-void arrangements to create spatial movement. Also the house is viewed as a white sculptural object in contrast with the natural landscape. In the El Montevideo Neighborhood there is one International style residence, designed by architect, James Gresham, at 3838 E. Calle Cortez (#97) which also served as his former residence. Built in 1968, it is included in the District owing to its situation among older residences, currently as a non-contributor until it comes of age. The house is noteworthy for the large arch-dominated stucco screen to the north which is separated from the building and reflects the sun from its rear face into the living spaces within. The residence was greatly admired when it was built and it was featured in a design magazine.

### **Eclectic (late 1960s to present)**

This term is used to define a style which borrows forms and details from the preceding Revival styles, but freely applies them with little concern for historically accurate detailing. Good examples of these Eclectic residences can be found in the Viner Ash subdivision of the late 1970s. The homes are stuccoed frame and built with a southwestern flair. Two Pueblo Influenced examples are found at 3702 E. Calle Cortez (# 90 ) and 3710 E. Calle Cortez (#91) The earth colored residences have parapet walls with simple rectangular massing. Features such as applied (non-structural) lintels may be found over the windows. A Mission Influenced Eclectic house is located at 3750 E. Calle Cortez (#92) featuring the characteristic mission "bell tower" parapet with a coping. The Tamarack Condominiums at 402-564 N. Dodge Boulevard (#000), are also Spanish Influenced Eclectic. A number of Spanish Influenced and Sonoran Influenced Eclectic residences are found throughout the El Montevideo Neighborhood. Two brick Ranch style residences, pertaining to the post World War II building boom, have been completely remodelled and now appear to be Pueblo Influenced Eclectic. These are at 3823 E. Calle Fernando (#30) and 3801 E. Calle Altar (#128) and are non-contributors due to alteration.

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### STATEMENT OF SIGNIFICANCE

#### Summary

The El Montevideo Neighborhood Historic Residential District (1930-1945) is nominated to the National Register of Historic Places under criteria A and C. Under Criterion A, El Montevideo is nominated for its role in early subdivision development in Tucson and under Criterion C, for its role in early architectural development in Tucson. The period of significance, 1930 to 1945, was chosen because it defined an era beginning with the foundation of the neighborhood and ending with the date that would include all properties, fifty years or older, which meet the age and other criteria. This nomination is written to cover the post-World War II era as well, since a large number of resources in the neighborhood will meet the age criterion and be included in newly defined district boundaries within the next five years (see map, District Boundaries 2000).

El Montevideo is one of Tucson's historic residential neighborhoods, particularly noteworthy as being one of several subdivisions, including El Encanto Estates, Colonia Solana and San Clemente, which developed around the prestigious El Conquistador Hotel and nearby Randolph Park. (The hotel was opened November 22, 1928 but was razed in the 1960s to make way for the El Con shopping center.) At that time, the hotel, park and suburban subdivisions were located in the desert east of the Tucson city limits. Subsequently the city grew around and far beyond these developments. The El Montevideo neighborhood has always represented a stable, middle class enclave of attractive homes and abundant landscaping in what can be described as an almost "rural" setting. Many of the older homes occupy several or irregular shaped lots and maintain, through mature vegetation, a sense of seclusion not found in nearby grid developments. Residents have fought to maintain this informal and rural image by resisting periodic pressures to install improvements, such as sidewalks and street lights. As previously mentioned, this image is unifying and character defining.

#### EARLY SUBDIVISION DEVELOPMENT IN TUCSON

El Montevideo Neighborhood was platted and subdivided over a period of time from 1930 until 1978. Most of the subdivision activity occurred after World War II, at which time Tucson was witnessing an expansion. Tucson's growth pattern, spreading from the original hub, was oriented predominantly to the east at the time

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the El Montevideo subdivision was being established. Westside subdivision development was considerably less intense. Several factors are considered to be major determinants of Tucson's early development:

(1) The Establishment of the Presidio

In 1775, to establish a military presence in Tucson, the Spaniards constructed a walled garrison (presidio) east of the Santa Cruz River, roughly bounded by today's Pennington, Church, Washington and Main Streets. Tucson's central business district and government offices later developed around this hub. In 1877, the City of Tucson was formally incorporated with an engineered plat; a square mile-and-one-half parcel which included the site of the original presidio. Town authorities sold a number of these lots and blocks. This probably represented the first, large real estate movement in Tucson.

(2) Arrival of the Southern Pacific Railroad

In 1880 the Southern Pacific Railroad Tracks reached Tucson from the west and by 1881 made connection with the east, making Tucson a major link in the new transcontinental system. The cultural and economic impact of the railroad's arrival was profound. The effect of new consumer goods, building materials and services offered by the new immigrants greatly improved the standard of living. It also imposed with great rapidity an essentially Anglo-European culture upon a previously established, predominantly Hispanic and Native American culture. The railroad also brought with it a significant group of immigrants who came to Tucson to seek a healthy climate, as Tucson had been known for some time to possess a superior winter climate for consumptives.

(3) The University of Arizona

In 1885 the University of Arizona was established in Tucson as a land grant, territorially supported institution. The decision to locate the university to the east of town sparked the development of land in its surrounding area. At this time real estate speculation and consequent subdividing became the most consistent patterns in Tucson's growth. Subdivisions adjacent to the downtown hub and university grew successfully. Gradually thousands of newcomers settled in Tucson, attracted by the climate and economic prospects.

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### (4) Physiographical Features

The Tucson Mountains, with their difficult, rough terrain, provided a western barrier to subdivision development while the plains to the north and east of the downtown hub provided easy terrain for residential construction.

### (5) The El Conquistador Hotel

In the 1920s, there was also great interest in developing the land east of the city limits. The Speedway Boulevard-Broadway Boulevard loop, an early scenic route, encouraged this development. Harold Bell Wright, a pioneer Tucsonan who constructed a "palatial" residence on Wilmot Road near Speedway Boulevard, is given the credit for the interest in developing East Broadway Boulevard. Perhaps most significant was the construction of the prestigious El Conquistador Hotel in 1928 near Broadway Boulevard and Country Club Road, just north of Randolph Park, the city's newly developing municipal park with golf course. The El Conquistador Hotel spawned numerous subdivisions in the vicinity including El Encanto, Colonia Solana and San Clemente, as well as El Montevideo, providing low-to-moderate density residential development around the hotel.

The El Conquistador Hotel was built in response to the community's recognition that more and better accommodations were required for a rising tide of visitors. In 1922, the Tucson Sunshine Climate Club, an enterprise whose sole purpose was to attract tourists, was established. It was felt that Tucson needed a first class hotel. In 1925, the Tourist Hotel Committee of the Chamber of Commerce waged a very successful stock selling campaign, formed the Tucson Tourist Hotel Company and elected a board of directors to choose a site. Several sites were considered, but a parcel of 120 acres, located on the then unpaved Broadway Boulevard just east of the Country Club Road intersection, valued at \$36,000, was offered for free by Ben B. Mathews of the Urban Realty Co. and Mr. and Mrs. J. M. Roberts, and that offer was accepted. Ben B. Mathews, as president of Mountainview Homesites, Inc. was also responsible for the founding of El Montevideo Neighborhood, as shall be explained.

The hotel, designed in the Mission style by local architect Henry O. Jastad, opened on November 22, 1928, after considerable financial difficulty. There was a main building and four cottages. The elegant main building was said to be as magnificent as a European monastery - 280 feet across the front which was surmounted by a sixty-five foot high bell tower with a copper dome. The interior featured a spacious

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lounging room, a solarium, promenades, and forty-six guest suites each with individual tiled baths and sun porches, a tea terrace, curio shop, dining room, kitchen, lobby, storerooms and a servants' dormitory. During the 1930s, a stable with fifty horses was located north of the hotel on 5th Street; a swimming pool was added in 1941. More guest quarters were also added. The resort also had tennis courts, shuffleboard, beauty and barber shops and a cocktail lounge.

The El Conquistador attracted a wealthy and famous clientele, including General John J. Pershing, author John Galsworthy, financier Henry Morgenthau, Jr., movie mogul Louis B. Mayer and the Sears and Roebuck families. It had an autumn through spring season and operated on the American plan.

It is well documented that the hotel was never a financial success. According to Bonnie Henry, of the Arizona Daily Star, it consistently suffered "genteel poverty" by enduring the Depression, a bankruptcy, an employee walkout and during the 1950s a succession of new owners. It accommodated too few people to be profitable, had a season that was too short, and operated on the American plan (thereby losing the meal trade of affluent Tucsonans). It is also said to have suffered from a poor marketing strategy. The most ominous development occurred in 1959 when ground was broken east of the hotel for the town's first shopping mall. Outlining plans for westward expansion, the mall's developer said the hotel would be "integrated" with the center. The El Conquistador Hotel was demolished in 1968 to make room for the El Con Shopping Center.

**Subdivisions Spawned by the El Conquistador Hotel:**

During the years of the founding of the El Conquistador Hotel, the suburban subdivisions surrounding the hotel and municipal park began to develop. A notice of April 6, 1930 in the Tucson Citizen, entitled "Tucson's White Spot," shows a spotlight focusing on Randolph Park surrounded by Colonia Solana, El Encanto, The El Conquistador Hotel, the Tucson Country Club (due west of the park) plus the undeveloped land which would soon be El Montevideo, with the caption: "In the 'Spotlight' - Tucson's newest, most highly restricted and fastest-growing residential district." At the same time, advertisements announcing the opening of El Montevideo touted that among its many advantages, it was only a few hundred feet from the El Conquistador, as well as in close proximity to El Encanto and Colonia Solana along the newly oil-paved Broadway Boulevard. The link to the El Conquistador Hotel was very evident in El Montevideo Estates with east-west

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streets, such as Calle Cortez, forming a direct access to the desert next to the hotel and serving as bridle paths for horseback riders from the Hotel. Colonia Solana's original landscape design, by landscape architect Stephen Child, had an axial circle with a flag pole memorial planned to terminate the vista from the Hotel. This circle was never constructed. El Encanto and El Montevideo now have walls separating them from the El Con Shopping Center, thus severing a once gracious relationship with the occupant of the intervening land.

### THE FOUNDATION OF EL MONTEVIDEO NEIGHBORHOOD

Ownership of the land upon which El Montevideo neighborhood stands can be traced to the original patent of land to a James A. Gordon, granted by President William H. Taft, of the entire southeast quarter of Section 9 in Township 14 South, Range 14 East, containing 160 acres. This patent was granted under the Act of Congress of May 20, 1862, known as the Homestead Act. Real estate transactions between the original ownership and the ownership of a portion of this quarter section by the brothers Ben B. Mathews and S.H. Mathews have not been found. On April 2, 1930, a bargain and sale deed was recorded between Old Pueblo Realty Company, a realty corporation and S.H. Mathews and Winifred B. Mathews, his wife, and Mountain View Homesites, Inc., granting the latter title to the east half of the east half of the southeast quarter of Section 9, and the east half of the west half of the northeast quarter of the southeast quarter of Section 9, in Township 14 South, and Range 14 East, containing approximately 50 acres. The parties affiliated with Old Pueblo Realty Company included Ben B. Mathews, president, S. H. Mathews and Winifred B. Mathews. Very little has been found about the Mathews. Ben Mathews is associated with Urban Realty, which was involved in the sale of land for El Encanto Estates. As previously mentioned, he is also named as the donor of part of the land for the El Conquistador Hotel. He and his family obviously purchased land and formed several corporations to undertake development activities in this area of the city. One of the original residents, Phillips Brooks Quinsler, Jr. (3840 E. Calle Guaymas, #26), refers to a "Cecil" Mathews, whose presence was frequently felt during the early years of the development of El Montevideo Estates, especially at the site of the pump house between 3761 E. Calle De Soto (#55) and 313 N. El Camino del Norte (#56), where the water supply for the neighborhood was obtained. This Mr. Mathews allegedly moved to La Mesa, California, to continue his real estate ventures.

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A promotional and perhaps somewhat hyperbolic advertisement of Sunday, May 4, 1930, from the Tucson Daily Citizen, had the following caption: "Do You Know About El Montevideo Estates- It Means 'View of the Mountains'. In 20 days, 104 of these lots have been taken by discriminating people. Many are buying three or four... (for) larger homes. Ten homes...to be built soon. Others to follow. You can still buy a large extra-sized high lot...for \$295.00 to \$595.00. 40 choice sites still remain. They are 120 feet by 135 feet...(The) elevation is 105 feet higher than downtown. This property...(is up) the street from the Municipal Golf Course and is (a few hundred) feet from the El Conquistador Hotel. The location...(cannot) be equalled - Protection is certain." It further states that the lots are priced at one third of the prices of those on nearby properties, which is why 104 lots sold in twenty days. An advertisement of January 1936, in Tucson magazine, stated that "The elevation of 2550 feet commands a view of the complete circle of mountains and every important landmark within 50 miles of Tucson."

The "protection" the above advertisement referred to was in the form of deed restrictions. Although the city of Tucson adopted a zoning code in 1930, El Montevideo, like many exclusive Tucson subdivisions, controlled development with deed restrictions. The original deed restrictions were recorded May 1, 1930. There were amendments recorded on August 10, 1937 and December 28, 1944. There was a minimum lot width of 60 feet; guest houses allowed on lots wider than 120 feet; construction of either concrete, brick or stone or if not, the exterior had to be stuccoed. Front setbacks were 35 feet, side setbacks were ten feet and rear setbacks were six feet from all property lines. Houses in Blocks 1 through 3 had to have a minimum cost of \$5,000; in Block 4 and on the lots nearest Alvernon Way of Blocks 5, 6 and 7, the minimum cost was \$4,000; on the lots nearest El Camino del Norte of Blocks 5-10, the cost was \$3,500. In 1937, lots 1 and 2 of Block 8 were excepted from all conditions and restrictions and in the 1944 amendment, minimum property values were raised by \$1,000. As was common during this era, the deed restrictions were discriminatory preventing the sale, rental or leasing of any property to any person "not of the Caucasian race, except such persons as are employed thereon as domestic servants by the owners or tenants of any lot." Ridgeland Resubdivision also had deed restrictions with the same setback restrictions, discriminatory restrictions and minimum property values of \$6,000 and \$7,000. Ridge Subdivision, platted in 1955, had its own deed restrictions which had a minimum square footage of 1,400 square feet for residences on lots 9 through 14 and 1,200 square feet for those on lots 1 through 8. There were no discriminatory restrictions.

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The major portion of the El Montevideo Neighborhood was subdivided in 1930. The original plat, El Montevideo Estates, was laid out in the grid plan and consisted of blocks 1 through 10 (see map.) Lots were 60 feet by 135 feet but during the early years, as the advertisement claimed, parcels tended to be larger. Many of the homes built during the 1930s are on these larger parcels. For example, the largest parcel pertains to the Quinsler residence, 3840 E. Calle Guaymas (#26), and includes lots 1-6 of block 7. In 1948, blocks 9 and 10 were resubdivided and became Ridgeland Resubdivision with curvilinear Ridge Drive added to accommodate a relocation of the former Camino El Conquistador. Ridgeland Resubdivision was owned by Charles and Kathryn Sutherland and Percival N. Williams and his wife Lou S. Williams, the owners of a residence known as "El Faro en el Desierto" (The Lighthouse in the Desert). In 1955, Ridgeland's Block 9 was further resubdivided to form the Ridge Subdivision, with residences radiating about a cul-de-sac. This property was owned by Forest A. Barr and Winifred Barr, his wife. In 1978, Viner Ash Place, a subdivision of former acreage in the 3700 block of Calle Cortez and Calle Barcelona, added six residences to the neighborhood. Around 1973, at the intersection of 5th Street and Dodge Boulevard, the Tamarack Condominiums were constructed on the site of the former Lighthouse YMCA, a conversion of the historic 5th Street residence once owned by the Williams.

As mentioned, El Montevideo Estates had its own water supply. The Citizen advertisement of 1930 claimed that El Montevideo maintained a well which was "of the deep well type, 240 feet in depth" that tapped "the Rincon water strata of soft, pure water." The plant was entirely enclosed beneath ground where "pressure tanks and latest improved Pomona deep well turbine pump" were housed. According to Phillips Brooks Quinsler, Jr., the water mains, which were installed along the easements behind the homes, were of good quality used piping, as it was the Depression. (Serious problems with these old mains have occurred recently and the city is undertaking to relocate new mains in the right-of-way along the streets.) The early residences all had cess pools, with sewers being installed beneath the streets probably in the late 1940s. Overhead electric and telephone lines have always run down the utility easements and along El Camino del Norte.

From its inception, the El Montevideo neighborhood has attracted and been accessible to primarily upper middle class, professional residents. There has always been an excellent mix of ages, and a tendency for residents to remain in the neighborhood. The 1936 Tucson magazine advertisement lists the first inhabitants

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of El Montevideo by name and profession: "Among those who have already built homes in El Montevideo are Fred Winn, Super(visor of) Coronado National Forest; Prof. O.H. Wedel of University of Arizona; Dr. B. A. Glennie, of Thomas-Davis Clinic; E.T. Dukes, business manager, Thomas-Davis Clinic; Mrs. Louise Raney of Arizona Studio; P.B. Quinsler of Tidmarsh Engineering Co., D. J. Lyons, John Woolfolk, Miss Margaret Knight and G. B. Kelley of Kelley's Prescription Shop." There have been doctors, dentists, contractors, realtors, archaeologists, teachers, authors, interior decorators, architects, engineers, bakery owners, lawyers, proprietors of the shops on Broadway Boulevard as well as numerous University professors in such fields as fine arts, astronomy, anthropology, economics, drama, biology, botany and psychology.

Early residents came to the new subdivision for a variety of reasons. Some reported that they were attracted by the "openness" and "better air" away from the city center. Several reported that, like many early inhabitants of Tucson, their families had moved to the desert for health reasons, especially lung ailments such as tuberculosis. The Quinsler family moved from Massachusetts on account of Mrs. Quinsler's bronchiactis and emphysema. She was treated by Dr. Roland Davison, a lung specialist, and resided in a casita at the Desert Sanatorium (the present location of Tucson Medical Center) when she first arrived. Leionne Salter's (3801 E. Calle Cortez, #85) first husband, Mr. Raney, also suffered from tuberculosis. The Lyons family also moved to Tucson on account of Mr. Lyons' bronchial ailments.

Since the historic era, residents have made use of the commercial strip on Broadway Boulevard. The Walsh Drug Store, on the corner of Broadway Boulevard and Alvernon Way apparently was the first establishment. Richard and Naomi Walsh came to Tucson from Phoenix in 1929. They had a drugstore on Campbell Avenue but decided to move "way out in the country" in 1945, against the advice of their bank manager. The Walsh Drug Store was in operation from 1946 until 1982. It is now the location of Sparkle Cleaners. The 1950 City Directory lists the following commercial and service operations on Broadway Boulevard between El Camino del Norte and Alvernon Way: Verde Landscaping (3815), B. M. Gotschall (3815), Drushia's Beauty Salon (3829), Community Barber Shop (3833), Major Bake Shop (3837), San Clemente Market (3841), Glover Cleaners (3845), Broadway Hardware Co. (3849), Walsh Drug Co. (3853) and San Clemente Texaco Service Station (3857). Early residents patronized the San Clemente Market which made deliveries and had charge accounts. For many years, Buttons Appliance Repair Shop operated adjacent to the Walsh Drug Store.

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Residents of the El Montevideo Neighborhood have always had a strong relationship with three adjacent hotels: most important, the El Conquistador Hotel (until the 1960s), the Lodge on the Desert, located on the east side of Alvernon Way south of 5th Street (pre-1930 until present) and the Aztec Inn, east of Alvernon Way opposite Calle Barcelona (1960s until present). The Quinslers attended such events as the Winter Ball at the El Conquistador Hotel. Dan Lyons, a realtor and the son of Helen Lyons, of 3802 E. Calle De Soto (#73), said the family had summer passes to use the hotel swimming pool. Several early residents, including Sally Bacon Rollings of 3801 E. Calle Barcelona (#104), rented horses from the El Conquistador Stables. The Quinslers boarded their own horses at the Stables for a period of time. Dan Lyons recalls assisting a cowboy named Buck Fletcher who used to run rodeos on the hotel grounds. There were several movies filmed in that rodeo field in which young Dan appeared as an "extra". The Pueblo Revival style Lodge on the Desert, built in 1931, now owned by Schuyler Lininger, was originally the residence of Phillips Brooks Quinsler, Sr. The four-bedroom, two-bath home became the main lounge of the Lodge which has had room additions since and has thirty-five accommodations. The El Montevideo Neighborhood Association has frequently held its meetings at the Lodge and neighbors have had summer passes to use the pool. Relatives of some residents have resided at the Lodge, sometimes for a period of months. More recently, the Aztec Inn has also provided summer pool passes, dining and meeting facilities as well as lodging for friends and relatives of El Montevideo neighbors.

There is also a historic, archaeological connection between the neighborhood and the El Conquistador Hotel. During a sewer digging in September, 1978, while the Viner Ash residences were being built on the 3700 block of E. Calle Barcelona, a Papago vessel, several old bottles, (of Squibb and Listerine) a roll of 1921 dimes and metal cans were uncovered. An archaeological survey was undertaken by the Arizona State Museum. The site No. AZ BB:13:119 has been classified as a trash dump with a historic-Anglo cultural affiliation. Believed to be a trash dump of the El Conquistador Hotel, it was felt that excavation of this trash might have afforded a glimpse into the life at a high class hotel with most of the guests being wealthy Anglos with expensive tastes.

The recreational facilities of the former Randolph Park (today's Reid Park) have been consistently enjoyed by residents of the neighborhood. Today the park features

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two 18-hole golf courses (Randolph North and South), tennis courts, a swimming pool, a baseball complex, several Little League baseball fields, a football field, a recreation center, concession stands, a dog training area, an exercise track, fishing lakes, an outdoor performance center, an experimental rose garden and an eighteen-acre zoo with over 400 animals, reptiles and birds. In the early 1930s there was only a rudimentary golf course with "greens" which were a mixture of sand, cotton seed and oil, plus a simple shelter. In the mid-1930s, grass was added and watered by hand by workers from the Works Progress Administration, who also undertook other Depression era improvements. Early residents of the El Montevideo neighborhood report playing golf on the unusual greens. Some of the young boys, such as Dan Lyons, used to caddy in their free time. Today, much use is made of the facilities by all age groups in the neighborhood. Young families take their children to the zoo, residents jog or walk along the bicycle trail which encircles the entire complex, take ceramics, glass cutting, aerobics or Country Swing dance lessons, use the swimming pool, practice soccer, watch the Tucson Toros play baseball, and play tennis and golf. Location adjacent to a public park has been very beneficial to the El Montevideo neighborhood.

El Montevideo is in Tucson Unified School District No. One. Since the 1950s, the neighborhood children have attended Peter Howell Elementary School, in the Peter Howell neighborhood just east of Alvernon Way, as well as Mansfeld Middle School and Tucson High School, both near the University of Arizona on 6th Street. Early residents attended Sam Hughes Elementary School, built around 1930 in the Sam Hughes neighborhood, just east of the University. Phillips Brooks Quinsler, Jr. also reports being with the first class to go all the way through Mansfeld Junior High. Neighborhood children took a "Graham Brothers' Dodge bus", which held about twenty four students and originated from what was then the Municipal Airport (today, Davis Monthan Air Force Base) to school.

The previously mentioned El Faro en el Desierto, on 5th Street near Dodge Boulevard (once the private residence of Percival N. Williams and his wife) was donated in 1954 by owners Dr. Charles N. and Margaret S. Newcomb to the YMCA, in memory of her father. (The Newcombs later resided in the 3700 block of Calle Cortez, in a large residence that was destroyed by fire.) The building housed the Lighthouse YMCA for more than eighteen years before being converted into a living center for young workers in the Model Cities Manpower Comprehensive Project. The building was torn down in 1973 to make way for condominiums on the five-acre site. According to Sally Rollings, the Lighthouse YMCA was like a

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"country club" for the neighborhood children. It offered swimming lessons, archery lessons and crafts and had summer camps.

Along with El Faro en el Desierto, several other historic residences in the neighborhood have been demolished to make way for commercial development. A residence, designed by Josias T. Joesler at 3810 E. Calle Altar, was demolished to make room for the Arizona Bank. The acreage adjacent to the El Con Shopping Center, now the overflow parking lot, had three historic homes; one owned by wealthy heiress and philanthropist Elizabeth Congdon.

### Noteworthy Early Residents:

Much has been written about many of the residents who made valuable contributions to the community and within their fields of expertise. For the sake of brevity, they will not be described here. Information about them, obtained through oral history interviews and from the Arizona Historical Society Library, can be found in the El Montevideo Neighborhood Association archives.

### EARLY ARCHITECTURAL DEVELOPMENT IN TUCSON

Tucson's architectural history reflects several distinctive cultural traditions and can be divided into three separate phases: the Sonoran Phase which refers to the Spanish/Mexican (and to a limited extent, Native American) tradition from 1776 to the 1840s; the Anglo Phase which refers to the Anglo/European traditions imported by Anglo settlers primarily after 1881; and the Post World War II Modern Phase.

#### Sonoran Phase

After the Presidio was established in 1776, Spanish colonists lived in thick walled, flat roofed adobe structures with minimal openings to the outside. The buildings were roofed with bulky, rough hewn beams known as vigas. The heavy bearing walls and relatively short spans of the vigas dictated a rectangular form. Buildings of the Sonoran Phase were regional in character employing local materials. Because of the absence of Anglo influences and the use of regional materials, Sonoran Phase architecture is often considered the "true desert building form" which most clearly reflects Tucson's early history. It is also reflected in the later Sonoran Revival, a very common style throughout this century in Tucson.

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### Anglo Phase

As previously mentioned, the arrival of the Southern Pacific Railroad in 1881 brought about a profound change in architectural development. The basic characteristics of Tucson architecture shifted from Hispanic forms utilizing regional materials to American mainstream traditions utilizing imported materials. Buildings were freed from dependence upon adobe due to the availability of fired brick and dimensioned lumber. Labeled "Victorian", this era consisted of a mix of period revivals which imitated styles from three principal architectural traditions: Ancient Classical, Renaissance Classical and Medieval. These styles were current in the east, midwest and California and for the newcomer to Tucson, they symbolized a way of life left behind. There was a conscious desire to express a "new" Tucson separated from the Sonoran past.

After the turn of the century, several distinct styles were introduced in Tucson: the Bungalow and the Southwestern Revivals. The Bungalow style (roughly 1905-1940) was developed and popularized in California. Being the first residential style employed by contractor builders, the Bungalow spread across the country. Bungalows can be found in all of Tucson's earlier historic neighborhoods. There are no Bungalows in the El Montevideo Neighborhood, but there are many examples of Southwest Revivals, the other very popular tradition from approximately 1900-1940.

A return to the Hispanic tradition and a desire to reflect regional consciousness occurred in the acceptance of styles with a Spanish flair. The Southwestern Revivals were most popular in the southwest and in Florida where a strong Hispanic tradition already existed. These included the Mission Revival, the Spanish Colonial Revival, the Pueblo Revival and the Sonoran Revival. After the 1915 Panama-California Exposition which publicized more elaborate Spanish Colonial prototypes found throughout Latin America, the Spanish Colonial Revival became an important style reaching its apex during the 1920s and 1930s. Also adapted to contractor designed and built housing, the Spanish Colonial Revival was the most popular style built in the El Montevideo Neighborhood in the 1930s. Pueblo Revival and the Sonoran Revival were also very popular styles in the neighborhood.

### Post World War II Modern Phase

Most domestic building ceased during the war years from 1941-1945. When construction resumed in 1946, there was a strong tendency to abandon styles based on historic precedent and to favor variations of the modern styles, such as the

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Ranch style and the contemporary Modern Style. The Ranch style, with its several variations, was popular from approximately 1935-1975. It originated in California and became the dominant style throughout the country during the 1950s and 1960s. The style was loosely based on early Spanish Colonial precedents modified by Bungalow and Prairie style influences. The Modern style, popular from approximately 1940-1980, with its lack of ornamental detailing, was strongly influenced by the earlier International style popular in Europe after 1925. International style buildings, with their stark, white stucco wall surfaces were rejections of the historic past and attempts to exploit modern materials and technology. Flat roofed varieties of the Modern style are sometimes called American International and resemble the International style in a less stark fashion. The International style can also be seen as a step away from the Spanish Colonial Revival. With similar forms and massing, it is stripped of Hispanic details and materials such as tiles.

### Architects in the El Montevideo Neighborhood

#### Josias Thomas Joesler

Tucson's most prolific residential architect, Joesler was born in Switzerland in 1895. He was educated in Germany and France and travelled to Italy and North Africa before settling in Spain. He then worked in Havana, Cuba, and Mexico City before finding work in Los Angeles where he was noticed by a prominent Santa Barbara architect, George Washington Smith. Smith recommended him to John and Helen Murphey who were looking for an architect to design houses for Murphey's Tucson construction company. Joesler came to Tucson in 1927 and continued to work with Murphey until his death in 1956. Among Joesler's credits are residences in the Old World Addition (razed for University Medical Center), Catalina Foothills Estates and Country Club Estates as well as notable individual buildings such as St. Philip's in the Hills church, St. Michael's and All Angels Church and the Broadway Village Shopping Center. While exhibiting superb professional skills drawn from his broad international experience, Joesler's work reveals a poetic expressiveness, a romantic atmosphere of a Spanish/Mexican romantic past. His buildings have done much to give Tucson its unique southwestern character. Buildings include: 3815 E. Calle Barcelona (#101), 3844 E. Calle Cortez (#98), 3744 E. Calle De Soto (#71), 3747 E. Calle Fernando (never built), and 3810 E. Calle Altar (demolished).

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Lew Place

A resident of Tucson since the age of three, Lew Place was the partner of his father, famous Tucson architect, Roy Place. The firm, known as Place and Place Architects, designed most of the structures on the University of Arizona campus and many public buildings. Lew Place was designer of the University of Arizona's McKale Center. Downtown buildings designed by Lew Place included the Great American (formerly Home Federal) Tower, the First Interstate Bank and the Tucson Electric Power Co. After his father's death in 1950, Lew Place had his own architecture firm. He was also partner in the Associated State Capitol Architects during the late 1960s and early 1970s. He designed his own residence in the El Montevideo neighborhood. Buildings include: 321 N. El Camino del Norte (#57).

Architects of more recently constructed residences include:

James A. Gresham: 3838 E. Calle Cortez (#68)

Charles Albanese: 3755 E. Calle Cortez (#88)

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### George Fanning

No information has been found about this architect who designed 307 N. Ridge Drive (#54).

### Frederick A. Eastman

Eastman was the architect for Tucson Mountain Park and designed the first structures in what is now the Arizona-Sonora Desert Museum. In addition, he designed a number of houses in the Catalina Foothills Estates and Blenman-Elm neighborhoods. He was also responsible for the renovation of the Fish-Stevens house on N. Main Avenue. He was noted for his Southwestern and Sonoran Revival residences. Buildings include: 3838 E. Calle Ensenada (#63).

### William Wilde

A native of Ukraine, Wilde fled the Bolshevik Revolution to Europe where he began his architectural training. In 1923, he came to the United States and continued his studies at the Rhode Island School of Design. Moving to Tucson in 1946, Wilde is credited with helping to bring Modernism to Tucson. He criticized the use of southwestern themes in new architecture but sought new forms. His Tucson buildings include the Office of Arid Land Studies, Tucson Museum of Art, Tucson Police Station (original building) and he served as consultant for Pima Community College. In the mid-1960s, Wilde went into partnership with architects Richard Anderson and Jack DeBartolo. This firm, now known as Anderson DeBartolo Pan Inc., grew from seven employees in the early 1970s to around 200 today. Buildings include: 3826 E. Calle Fernando (#40), 3837 E. Calle Fernando (#28) and 3838 E. Calle Fernando (#41).

### Arthur Thomas Brown

Art Brown was one of Tucson's pioneering contemporary architects. He was born in 1900 in Missouri and after an education at Ohio State University, he worked for numerous architectural offices in Chicago during the Depression. He moved to Tucson in 1936 when he worked in partnership with Richard Morse, and in 1939 began his own architectural practice which, after his death in 1993, has been continued by his son, Gordon Brown. Brown designed more than three hundred buildings in southern Arizona. He has been president of the Arizona Chapter AIA and in 1961 was named an AIA Fellow. Inventor as well as architect, Brown has several patents on various building-related inventions, including a prototype modular house. Buildings include: 3730 E. Calle Guaymas (#21).

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**BIBLIOGRAPHY**

**Newspapers:**

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**Books, Journals and Nominations:**

Bret Harte, John. Tucson Portrait of a Desert Pueblo. Woodland Hills, California: Windsor Publications, 1980.

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**Studies:**

1993/4 Survey of all structures in the El Montevideo neighborhood. Completed by Elisa del Bono, Ribert Dixon and Robert Hiller, architecture students under the guidance of R. Brooks Jeffrey, Curator, Arizona Architectural Archives and Robert Giebner, Associate Dean of the College of Architecture, University of Arizona, Tucson, Arizona. Report by R. Brooks Jeffrey.

**Directories:**

Tucson City Directories: 1930 - 1950

**Legal Documents:**

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Bargain and Sale Deed between Old Pueblo Realty Company and Mountain View Homesites, Inc. April 5, 1930.

Articles of Incorporation of Mountain View Homesites, Inc. March 21, 1930.

Declaration of Establishment of Conditions and Restrictions of El Montevideo Estates. September 24, 1930.

Amended Declaration of Establishment of Conditions and Restrictions of El Montevideo Estates. August 6, 1937.

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Declaration of Establishment of Conditions and Restrictions. (Ridgeland Resubdivision). May 16, 1931.

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**Oral History Interviews:**

Cardon, Charlotte, November 10, 1993. (3831 E. Calle Guaymas, #12)

Guthmann, Jean Eleanor, September 25, 1993. (3820 E. Calle Fernando, #39)

Harlow, Mary Louise, September 18, 1993. (3838 E. Calle Ensenada, #63)

Kelly, Andrew, September 27, 1993. (307 N. Ridge Drive, #54)

Larsen, Ira, October 5, 1993. (325 N. Ridge Drive, #53)

Lyons, Dan, October 20, 1993. (3802 E. Calle De Soto, #73)

Lyons, Helen, October 24, 1993. (3802 E. Calle De Soto, #73)

Rollings, Sally, September 27, 1993. (3801 E. Calle Barcelona, #104)

Walsh, Naomi, October 8, 1993. (Walsh Drug Store, Corner of Broadway Boulevard and Alvernon Way)

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## BOUNDARY DESCRIPTION

The boundaries of the El Montevideo Neighborhood Historic Residential District are irregular, including Calle Altar to the south and Alvernon Way to the east. The district is partially bounded by El Camino del Norte to the west and Calle Guaymas to the north. Specifically, the district includes Blocks 2, 3 and 4, lots 1, 2, 4, 14, 17 and 20 of Block 5, lots 1, 2, 13, 14, 15, 16, 18 and 20 of Block 6 and lots 4 and 19 of Block 7 of El Montevideo Estates. To the west it includes parcels 10 and 11 of the unsubdivided acreage. Also included are lots 4 and 20 of Ridgeland Subdivision (see map, El Montevideo Neighborhood Subdivisions and map, District Boundaries 1995).

## BOUNDARY JUSTIFICATION

The boundaries are drawn to include all contributing residences which are fifty years or older. There are eighty-four resources in total within these boundaries. Forty-three are contributing properties and forty-one are non-contributing properties. The boundaries will be enlarged by 150% by the year 2000, when many residences pertaining to the post World War II building boom will come of age (see map, District Boundaries 2000).

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THE FOLLOWING INFORMATION IS THE SAME FOR ALL PHOTOGRAPHS  
ACCOMPANYING THIS NOMINATION:

- 2.) Tucson, Arizona
- 3.) Janet Strittmatter
- 4.) February 19, 1994
- 5.) Johns & Strittmatter Inc.

## INFORMATION FOR INDIVIDUAL PHOTOGRAPHS

- 1.) Streetscape, Calle Altar, El Montevideo Neighborhood Residential Historic District
- 6.) Facing northwest
- 7.) #1

- 1.) Streetscape, Calle Barcelona, El Montevideo Neighborhood Residential Historic District
- 6.) Facing northeast
- 7.) #2

- 1.) Original commercial building, showing recent facade alterations, Broadway Boulevard. & Alvernon Way, El Montevideo Neighborhood Residential Historic District
- 6.) Facing north
- 7.) #3

- 1.) Calle Guaymas cul-de-sac, Ridge Subdivision, El Montevideo Neighborhood Residential Historic District
- 6.) Facing northwest
- 7.) #4

- 1.) Typical Spanish Colonial Revival (3845 E. Calle Ensenada, #45), El Montevideo Neighborhood Residential Historic District
- 6.) 3/4 view, facing northeast
- 7.) #5

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- 1.) Typical Pueblo Revival (307 N. Ridge Drive, #54), El Montevideo Neighborhood Residential Historic District
- 6.) Front view, facing west
- 7.) #6
  
- 1.) Typical Sonoran Revival (3855 E. Calle Fernando, #27), El Montevideo Neighborhood Residential Historic District
- 6.) 3/4 view, facing northeast
- 7.) #7
  
- 1.) Ranch Style (3762 E. Calle De Soto, #72), El Montevideo Neighborhood Residential Historic District
- 6.) 3/4 view, facing southwest
- 7.) #8
  
- 1.) Typical Modern (3837 E. Calle Guaymas, #11), El Montevideo Neighborhood Residential Historic District
- 6.) 3/4 view, facing northwest
- 7.) #9
  
- 1.) Architect-designed Modern (3837 E. Calle Fernando, #28); William Wilde, El Montevideo Neighborhood Residential Historic District
- 6.) 3/4 view, facing northeast
- 7.) #10
  
- 1.) Eclectic, Viner-Ash Place, El Montevideo Neighborhood Residential Historic District
- 6.) Facing southwest
- 7.) #11

## GENERAL INVENTORY LIST

Key:	SCR	Spanish Colonial Revival
	PR	Pueblo Revival
	SR	Sonoran Revival
	R	Ranch
	M	Modern
	MC	Modern Commercial
	I	International
	E	Eclectic

<u>Survey #</u>	<u>Address</u>	<u>Style</u>	<u>Date</u>
000	402-564 N. Dodge Boulevard	E	1974
00	3762 E. 5th Street	R	1954
01	3774 E. 5th Street	R	1957
02	525 N. El Camino del Norte	M	1989
03	522-528 N. El Camino del Norte	R	1960
04	3808 E. 5th Street	R	1951
04a	3812-18 E. 5th Street	MC	1965
05	3822 E. 5th Street	MC/E	1969
06	3832 E. 5th Street	MC	1959
07	3840-44 E. 5th Street	MC	1969
08	3848 E. 5th Street	MC	1965
09	3856 E. 5th Street	MC	1982
10	505 N. Alvernon Way	MC	1964
11	3837 E. Calle Guaymas	M	1948
12	3831 E. Calle Guaymas	R	1950
13	3825 E. Calle Guaymas	R	1948
14	3819 E. Calle Guaymas	M	1952
15	3813 E. Calle Guaymas	M	1948
16	3801 E. Calle Guaymas	M	1947
17	3759 E. Calle Guaymas	SR	1961
18	3751 E. Calle Guaymas	M	1956
19	3743 E. Calle Guaymas	M	1958
20	3733 E. Calle Guaymas	M	1961
21	3730 E. Calle Guaymas	M	1962
22	3740 E. Calle Guaymas	SR	1956
23	3752 E. Calle Guaymas	SR	1959
24	3806 E. Calle Guaymas	R	1951
25	3814 E. Calle Guaymas	R	1951
26	3840 E. Calle Guaymas	PR	1933
27	3855 E. Calle Fernando	SR	1937

28	3837 E. Calle Fernando	M	1950
29	3831 E. Calle Fernando	R	1949
30	3823 E. Calle Fernando	E	1950
31	3813 E. Calle Fernando	R	1951
32	3801 E. Calle Fernando	R	1950
33	3769 E. Calle Fernando	M	1963
34	3757 E. Calle Fernando	R	1959
35	3747 E. Calle Fernando	SR	1976
36	350 N. Ridge Drive	R	1957
37	363 N. El Camino del Norte	PR	1931
38	3804 E. Calle Fernando	R	1948
39	3820 E. Calle Fernando	R/SCR	1946
40	3826 E. Calle Fernando	M	1951
41	3838 E. Calle Fernando	M	1955
42	3844 E. Calle Fernando	SCR	1930
43	3856 E. Calle Fernando	R	1977
44	3855 E. Calle Ensenada	SCR	1931
45	3845 E. Calle Ensenada	SCR	1930
46	3839 E. Calle Ensenada	R	1961
47	3825 E. Calle Ensenada	R	1936
48	3817 E. Calle Ensenada	R	1959
49	3809 E. Calle Ensenada	R	1944
50	358 N. El Camino del Norte	R	1946
51	337 N. El Camino del Norte	M	1950
52	340 N. Ridge Drive	R	1951
53	325 N. Ridge Drive	M	1957
54	307 N. Ridge Drive	PR	1934
55	3761 E. Calle De Soto	R	1961
56	313 N. El Camino del Norte	R	1950
57	321 N. El Camino del Norte	M	1948
58	331 N. El Camino del Norte	R	1950
59	3802 E. Calle Ensenada	R	1950
60	3812 E. Calle Ensenada	M	1947
61	3816 E. Calle Ensenada	R	1948
62	3832 E. Calle Ensenada	SR	1946
63	3838 E. Calle Ensenada	R	1941
64	3850 E. Calle Ensenada	R	1954
65	3856 E. Calle Ensenada	R	1948
66	3849 E. Calle De Soto	SCR	1937
67	3837 E. Calle De Soto	R	1941
68	3823 E. Calle De Soto	SR	1945
69	3813 E. Calle De Soto	M	1947
70	3801 E. Calle De Soto	M	1948
71	3744 E. Calle De Soto	SR	1938
72	3762 E. Calle De Soto	R	1941
73	3802 E. Calle De Soto	SCR	1932

74	3804 E. Calle De Soto	M	1949
75	3806 E. Calle De Soto	SCR	1939
76	3834 E. Calle De Soto	R	1968
77	3838 E. Calle De Soto	R	1949
78	3850 E. Calle De Soto	R	1951
79	3856 E. Calle De Soto	R	Early 1950s
80	3855 E. Calle Cortez	SCR	1931
81	3837 E. Calle Cortez	PR	1931
82	3823 E. Calle Cortez	R	1952
83	3819 E. Calle Cortez	R	1948
84	3811 E. Calle Cortez	SR	1953
85	3801 E. Calle Cortez	PR	1930
86	201 N. El Camino del Norte	M	1954
87	207 N. El Camino del Norte	M	1955
88	3755 E. Calle Cortez	M	1975
89	3737, 3739 E. Calle Cortez	E	1949
90	3702 E. Calle Cortez	E	1978
91	3710 E. Calle Cortez	E	1978
92	3750 E. Calle Cortez	E	1981
93	151 N. El Camino del Norte	R	1959
94	3806 E. Calle Cortez	PR	1948
95	3828 E. Calle Cortez	SCR	1930
96	3834 E. Calle Cortez	R	1963
97	3838 E. Calle Cortez	I	1968
98	3844 E. Calle Cortez	PR	1936
99	3850 E. Calle Cortez	R	1952
100	3856 E. Calle Cortez	R	1951
101	3815 E. Calle Barcelona	SCR	1940
102	3811 E. Calle Barcelona	SCR	1938
103	3805 E. Calle Barcelona	PR	Early 1930s
104	3801 E. Calle Barcelona	SR	1930s
105	111 N. El Camino del Norte	M	1957
106	141 N. El Camino del Norte	E	1978
107	3749 E. Calle Barcelona	E	1979
108	3743 E. Calle Barcelona	E	1979
109	3737 E. Calle Barcelona	E	1979
110	3730 E. Calle Barcelona	R	1992
111	3750 E. Calle Barcelona	R	1951
112	3802 E. Calle Barcelona	M	1946
113	3808 E. Calle Barcelona	R/SCR	1942
114	3814 E. Calle Barcelona	M	1944
115	3820 E. Calle Barcelona	M	1946
116	3826 E. Calle Barcelona	SCR	1946
117	3832 E. Calle Barcelona	R	1942
118	3838 E. Calle Barcelona	M	1946
119	3844 E. Calle Barcelona	R	1946

120	3850 E. Calle Barcelona	SCR	1946
121	3849 E. Calle Altar	M	1955
122	3837 E. Calle Altar	SCR	1946
123	3831 E. Calle Altar	R	1946
124	3825 E. Calle Altar	M	1946
125	3819 E. Calle Altar	R	1946
126	3813 E. Calle Altar	SCR	1946
127	3807 E. Calle Altar	R	1946
128	3801 E. Calle Altar	E	1948
129	3773 E. Broadway Boulevard	MC	1960s(?)
130	3777 E. Broadway Boulevard	MC	1960s
131	3805 E. Broadway Boulevard	MC	1960s
132	3821 E. Broadway Boulevard	MC	1959
133	3827-3855 E. Broadway Boulevard	E	1945±
134	15 N. Alvernon Way	MC/E	<del>1954</del> 1991

## 1995 INVENTORY LIST

Key:	SCR	Spanish Colonial Revival
	PR	Pueblo Revival
	SR	Sonoran Revival
	R	Ranch
	M	Modern
	MC	Modern Commercial
	I	International
	E	Eclectic

### CONTRIBUTORS

<u>Survey #</u>	<u>Address</u>	<u>Style</u>	<u>Date</u>
26	✓ 3840 E. Calle Guaymas	PR	1933 ✓
27	3855 E. Calle Fernando	SR	1937
37	363 N. El Camino del Norte	PR	1931
42	3844 E. Calle Fernando	SCR	1930
44	✓ 3855 E. Calle Ensenada	SCR	1931 ✓
45	✓ 3845 E. Calle Ensenada	SCR	1930 ✓
47	✓ 3825 E. Calle Ensenada	R	1936 ✓
49	✓ 3809 E. Calle Ensenada	R	1944 ✓
54	✓ 307 N. Ridge Drive	PR	1934 ✓
63	✓ 3838 E. Calle Ensenada	R	1941 ✓
66	3849 E. Calle De Soto	SCR	1937
67	3837 E. Calle De Soto	R	1941
68	3823 E. Calle De Soto	SR	1945
71	3744 E. Calle De Soto	SR	1938
72	3762 E. Calle De Soto	R	1941
73	3802 E. Calle De Soto	SCR	1932
75	✓ 3806 E. Calle De Soto	SCR	1939 ✓
80	✓ 3855 E. Calle Cortez	SCR	1931 ✓
81	✓ 3837 E. Calle Cortez	PR	1931 ✓
85	✓ 3801 E. Calle Cortez	PR	1930 ✓
95	✓ 3828 E. Calle Cortez	SCR	1930 ✓
98	✓ 3844 E. Calle Cortez	PR	1936 ✓
101	✓ 3815 E. Calle Barcelona	SCR	1940 ✓
102	✓ 3811 E. Calle Barcelona	SCR	1938 ✓
103	3805 E. Calle Barcelona	PR	Early 1930s
104	3801 E. Calle Barcelona	SR	1930s
113	✓ 3808 E. Calle Barcelona	R/SCR	1942 ✓
114	✓ 3814 E. Calle Barcelona	M	1944 ✓
116	3826 E. Calle Barcelona	SCR	1946
117	3832 E. Calle Barcelona	R	1942
120	✓ 3850 E. Calle Barcelona	SCR	1946 ✓
126	3813 E. Calle Altar	SCR	1946

## NON-CONTRIBUTORS

<u>Survey #</u>	<u>Address</u>	<u>Style</u>	<u>Date</u>
43	3856 E. Calle Fernando	R	1977
46	3839 E. Calle Ensenada	R	1961
48	3817 E. Calle Ensenada	R	1959
64	3850 E. Calle Ensenada	R	1954
65	3856 E. Calle Ensenada	R	1948
74	3804 E. Calle De Soto	M	1949
76	3834 E. Calle De Soto	R	1968
77	3838 E. Calle De Soto	R	1949
78	3850 E. Calle De Soto	R	1951
79	3856 E. Calle De Soto	R	Early 1950s
82	3823 E. Calle Cortez	R	1952
83	3819 E. Calle Cortez	R	1948
84	3811 E. Calle Cortez	SR	1953
94	3806 E. Calle Cortez	PR	1948
96	3834 E. Calle Cortez	R	1963
97	3838 E. Calle Cortez	I	1968
99	3850 E. Calle Cortez	R	1952
100	3856 E. Calle Cortez	R	1951
112	3802 E. Calle Barcelona	M	1946
115	3820 E. Calle Barcelona	M	1946
118	3838 E. Calle Barcelona	M	1946
119	3844 E. Calle Barcelona	R	1946
121	3849 E. Calle Altar	M	1955
122	3837 E. Calle Altar	SCR	1946
123	3831 E. Calle Altar	R	1946
124	3825 E. Calle Altar	M	1946
125	3819 E. Calle Altar	R	1946
127	3807 E. Calle Altar	R	1946
128	3801 E. Calle Altar	E	1948

## 2000 INVENTORY LIST

Key:	SCR	Spanish Colonial Revival
	PR	Pueblo Revival
	SR	Sonoran Revival
	R	Ranch
	M	Modern
	MC	Modern Commercial
	I	International
	E	Eclectic

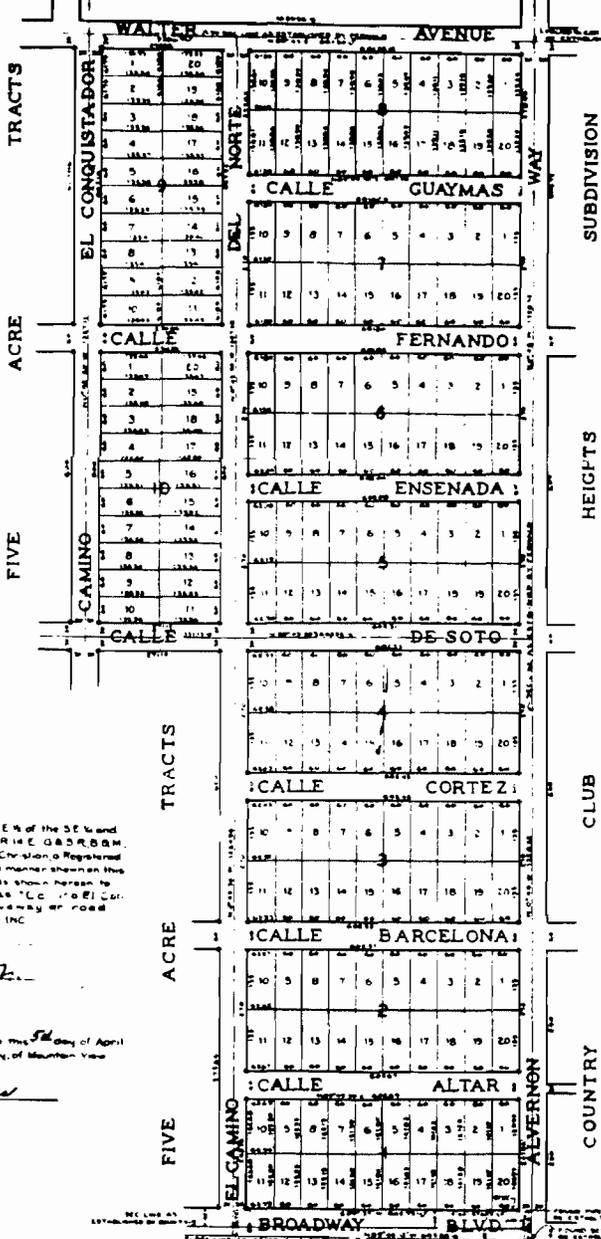
<u>Survey #</u>	<u>Address</u>	<u>Style</u>	<u>Date</u>
11	3837 E. Calle Guaymas	M	1948
12	3831 E. Calle Guaymas	R	1950
13	3825 E. Calle Guaymas	R	1948
15	3813 E. Calle Guaymas	M	1948
16	3801 E. Calle Guaymas	M	1947
26	3840 E. Calle Guaymas	PR	1933
27	3855 E. Calle Fernando	SR	1937
28	3837 E. Calle Fernando	M	1950
29	3831 E. Calle Fernando	R	1949
32	3801 E. Calle Fernando	R	1950
37	363 N. El Camino del Norte	PR	1931
38	3804 E. Calle Fernando	R	1948
39	3820 E. Calle Fernando	R/SCR	1946
42	3844 E. Calle Fernando	SCR	1930
44	3855 E. Calle Ensenada	SCR	1931
45	3845 E. Calle Ensenada	SCR	1930
49	3809 E. Calle Ensenada	R	1944
50	358 N. El Camino del Norte	R	1946
51	337 N. El Camino del Norte	M	1950
54	307 N. Ridge Drive	PR	1934
56	313 N. El Camino del Norte	R	1950
57	321 N. El Camino del Norte	M	1948
58	331 N. El Camino del Norte	R	1950
59	3802 E. Calle Ensenada	R	1950
60	3812 E. Calle Ensenada	M	1947
61	3816 E. Calle Ensenada	R	1948
62	3832 E. Calle Ensenada	SR	1946
63	3838 E. Calle Ensenada	R	1941
65	3856 E. Calle Ensenada	R	1948
66	3849 E. Calle De Soto	SCR	1937

67	3837 E. Calle De Soto	R	1941
68	3823 E. Calle De Soto	SR	1945
71	3744 E. Calle De Soto	SR	1938
72	3762 E. Calle De Soto	R	1941
73	3802 E. Calle De Soto	SCR	1932
74	3804 E. Calle De Soto	M	1949
75	3806 E. Calle De Soto	SCR	1939
77	3838 E. Calle De Soto	R	1949
80	3855 E. Calle Cortez	SCR	1931
81	3837 E. Calle Cortez	PR	1931
83	3819 E. Calle Cortez	R	1948
85	3801 E. Calle Cortez	PR	1930
94	3806 E. Calle Cortez	PR	1948
95	3828 E. Calle Cortez	SCR	1930
98	3844 E. Calle Cortez	PR	1936
101	3815 E. Calle Barcelona	SCR	1940
102	3811 E. Calle Barcelona	SCR	1938
103	3805 E. Calle Barcelona	PR	Early 1930s
104	3801 E. Calle Barcelona	SR	1930s
113	3808 E. Calle Barcelona	R/SCR	1942
114	3814 E. Calle Barcelona	M	1944
115	3820 E. Calle Barcelona	M	1946
116	3826 E. Calle Barcelona	SCR	1946
117	3832 E. Calle Barcelona	R	1942
118	3838 E. Calle Barcelona	M	1946
119	3844 E. Calle Barcelona	R	1946
120	3850 E. Calle Barcelona	SCR	1946
123	3831 E. Calle Altar	R	1946
124	3825 E. Calle Altar	M	1946
125	3819 E. Calle Altar	R	1946
126	3813 E. Calle Altar	SCR	1946
127	3807 E. Calle Altar	R	1946

## NON-CONTRIBUTORS

<u>Survey #</u>	<u>Address</u>	<u>Style</u>	<u>Date</u>
10	505 N. Alvernon Way	MC	1964
14	3819 E. Calle Guaymas	M	1952
24	3806 E. Calle Guaymas	R	1951
25	3814 E. Calle Guaymas	R	1951
30	3823 E. Calle Fernando	E	1950
31	3813 E. Calle Fernando	R	1951
36	350 N. Ridge Drive	R	1957
40	3826 E. Calle Fernando	M	1951
41	3838 E. Calle Fernando	M	1955
43	3856 E. Calle Fernando	R	1977
46	3839 E. Calle Ensenada	R	1961
47	3825 E. Calle Ensenada	R	1936
48	3817 E. Calle Ensenada	R	1959
52	340 N. Ridge Drive	R	1951
53	325 N. Ridge Drive	M	1957
55	3761 E. Calle De Soto	R	1961
64	3850 E. Calle Ensenada	R	1954
69	3813 E. Calle De Soto	M	1947
70	3801 E. Calle De Soto	M	1948
76	3834 E. Calle De Soto	R	1968
78	3850 E. Calle De Soto	R	1951
79	3856 E. Calle De Soto	R	Early 1950s
82	3823 E. Calle Cortez	R	1952
84	3811 E. Calle Cortez	SR	1953
96	3834 E. Calle Cortez	R	1963
97	3838 E. Calle Cortez	I	1968
99	3850 E. Calle Cortez	R	1952
100	3856 E. Calle Cortez	R	1951
112	3802 E. Calle Barcelona	M	1946
121	3849 E. Calle Altar	M	1955
122	3837 E. Calle Altar	SCR	1946
128	3801 E. Calle Altar	E	1948

SPEEDWAY VIEW ADDITION



The undersigned hereby certifies that it is the sole owner of the E 1/2 of the E 1/4 of the SE 1/4 and the E 1/2 of the W 1/2 of the NE 1/4 of the SE 1/4 of Section 9 T. 14 S. R. 14 E. G & SR. B & M. Pima County, Arizona, shown hereon, and that it has caused J. C. P. Christian, a Registered Professional Engineer, to subdivide and survey the said land in the manner shown on this plat and it hereby grants and dedicates all roads and thoroughfares shown hereon to the use of the public; to every section the road shown hereon as "CALLE DEL NORTE" which is hereby dedicated for private driveway or road.

MOUNTAIN VIEW HOMESITES INC.  
 By J. C. P. Christian  
 Registered Professional Engineer

Witness my hand and the seal of my office this 5th day of April 1930.  
 Attest S. M. Matthews Jr.  
 Secretary

STATE OF ARIZONA }  
 COUNTY OF PIMA }  
 This instrument was acknowledged before me this 5th day of April 1930 by S. M. Matthews as President and S. M. Matthews Jr. as Secretary of Mountain View Homesites, Inc., an Arizona Corporation.

E. J. Lewis  
 Notary Public

My commission expires January 4, 1932

Approved: Geo. T. Stone  
 City Engineer

I, C. Cowan Recorder and Ex-officio City Clerk of the City of Tucson, Arizona hereby certify that this map was presented by the Mayor and Council of the City of Tucson at a meeting held on the 7th day of April 1930 and that a quorum was present thereat.

Witness my hand and the seal of my office this 7th day of April 1930.  
 Attest: S. O. Cowan  
 Recorder & Ex-officio City Clerk

Approved: J. C. P. Christian  
 County Engineer

We, the Board of Supervisors of Pima County, Arizona, hereby certify that this map was approved by the Board of Supervisors of Pima County, Arizona at a meeting held on the 7th day of April 1930 and that a quorum was present thereat.

J. F. Ryan  
 Chairman of the Board of Supervisors

Witness my hand and the seal of my office this 7th day of April 1930.  
 Attest: S. M. Matthews Jr.  
 Secretary

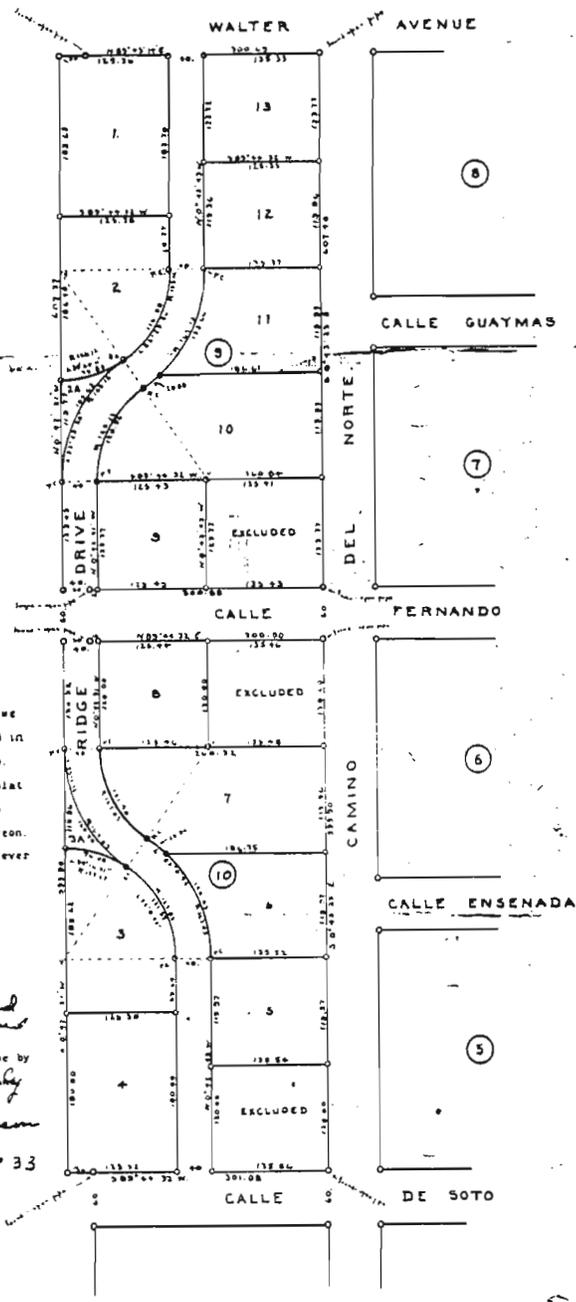
Witnessed by: J. C. P. Christian  
 Registered Professional Engineer

RANDOLPH PARK MUNICIPAL GOLF COURSE

Note: Section pins of all points indicated by circles except where marked found. All lot corners marked by 2" x 2" wooden pins.

EL MONTEVIDEO ESTATES  
 VIEW OF THE MOUNTAINS  
 A SUBDIVISION OF  
 PART OF THE E 1/2 OF THE SE 1/4 OF  
 SECTION 9 T. 14 S. R. 14 E. G & SR. B & M.  
 SCALE 1" = 160' - APRIL, 1930.

COPIED FROM RECORDS @ AZ. HISTORICAL SOCIETY. 3/14/89



We, the undersigned, hereby certify that we are the sole owners of the land contained in RIDGELAND RE-SUBDIVISION OF BLOCKS 9 & 10, EL MONTEVIDEO ESTATES, as shown on this plat (less exclusions) and we hereby agree to the subdivision of said land as shown hereon, and dedicate to the use of the public forever the thoroughfares shown hereon.

*P. N. Williams*  
*for S. H. Williams*  
*Paul V. Sutherland*  
*Kathryn B. Sutherland*  
 This instrument was acknowledged before me by the above signatories this 5th day of July 1930.  
*Justine E. Mason*  
 Notary Public  
 My commission expires July 16-19 33

Approved *Geo. T. Brown*  
 City Engineer.

I, L. O. Cowan, Recorder and Ex-Officio Clerk of the City of Tucson, hereby certify that this plat was approved by the Mayor and Common Council of the City of Tucson, at a meeting held on the 10th day of June, 1930.

Signed *L. O. Cowan*  
 Recorder and Ex-Officio City Clerk.

Approved *W. Massey*  
 Chairman of the Board of Supervisors

Approved \_\_\_\_\_  
 County Engineer.

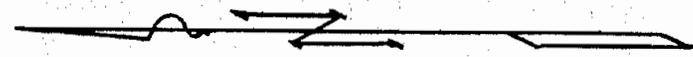
I, J. F. Ryan, Clerk of the Board of Supervisors of Pima County, Arizona, hereby certify that this plat was approved by the Board of Supervisors at a meeting held on the 7 day of July, 1930.  
 Signed *J. F. Ryan*  
 Clerk of the Board of Supervisors.

*De P. N. Williams*  
 April 6 31  
 3:26 P.  
 6 Maps  
 18

**RIDGELAND**  
 Re-Subdivision of Blocks 9 & 10  
 EL MONTEVIDEO ESTATES  
 Situate in the N.E. 1/4 of Sec. 9, T14S, R14E,  
 PIMA COUNTY, ARIZONA.  
 Scale of Plat - 1 inch = 80 feet.  
 Surveyed - June 1930 by *Paul E. Fernald*  
 Registered Engineer.

All corners, except original block corners, are marked by 1 inch capped pipe, 18 inches long, set 12 inches or more in the ground.

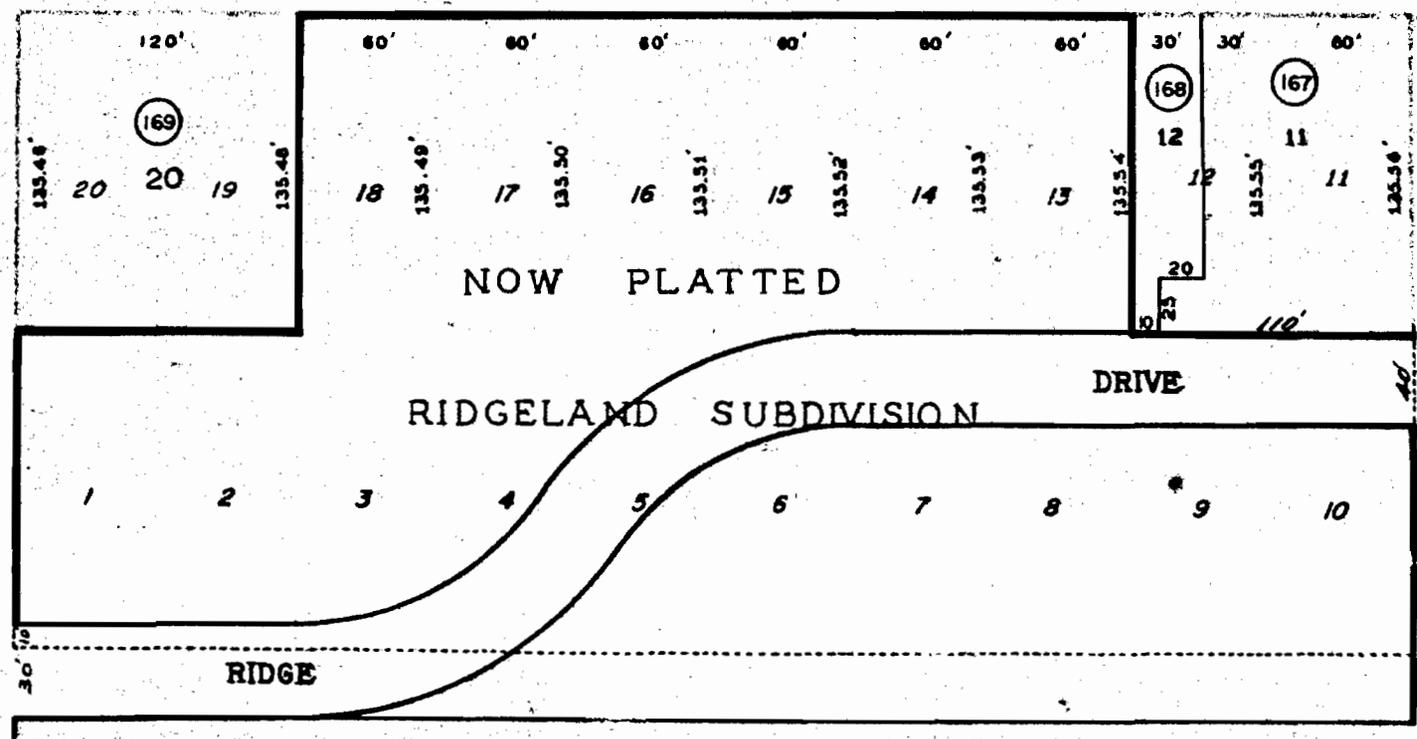
125-17-



### EL CAMINO DEL NORTE

CALLE FERNANDO

CALLE DE SOTO



SCALE - 1" = 60'

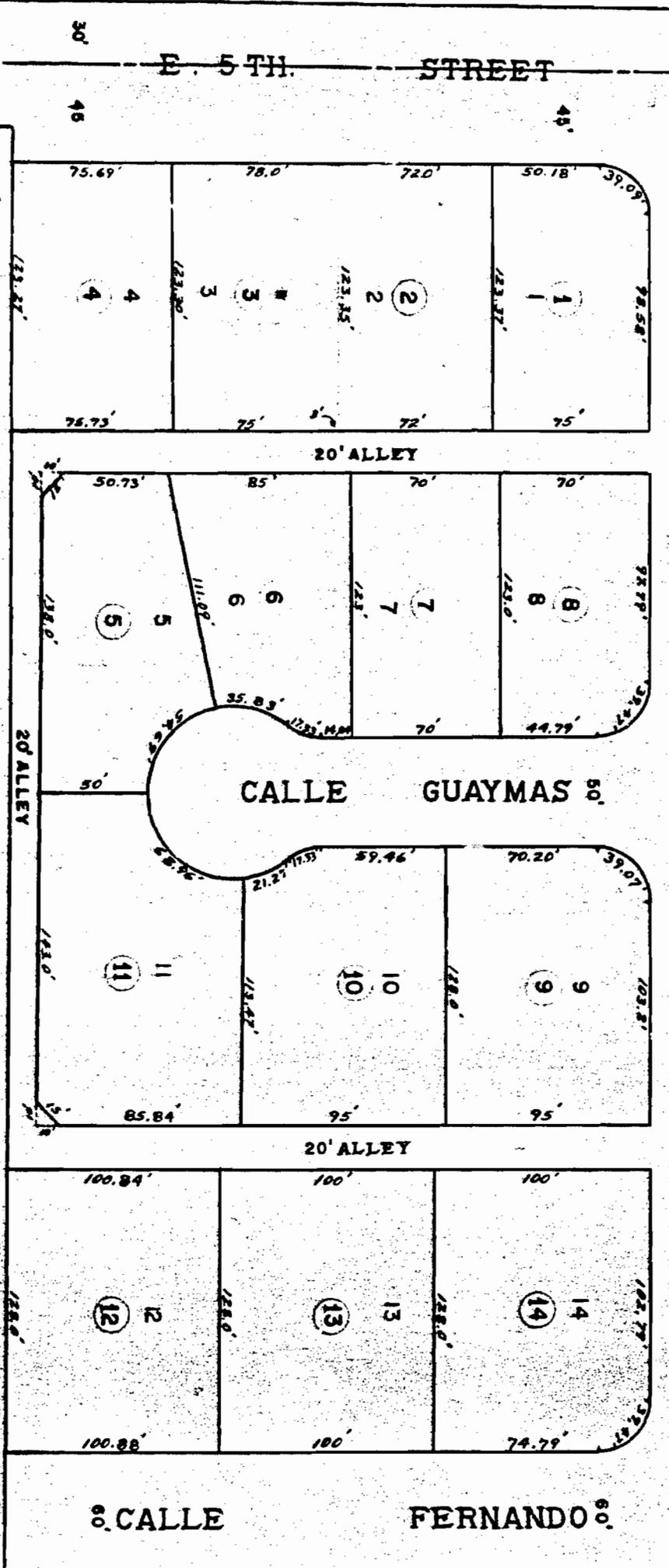
SEE BOOK 5, PAGE 75 M & P.

# RIDGE SUBDIVISION

EL MONTEVIDEO  
BLK. 8

ESTATES  
BLK. 7

EL CAMINO DEL NORTE



SEC. 9, T14S, R14E



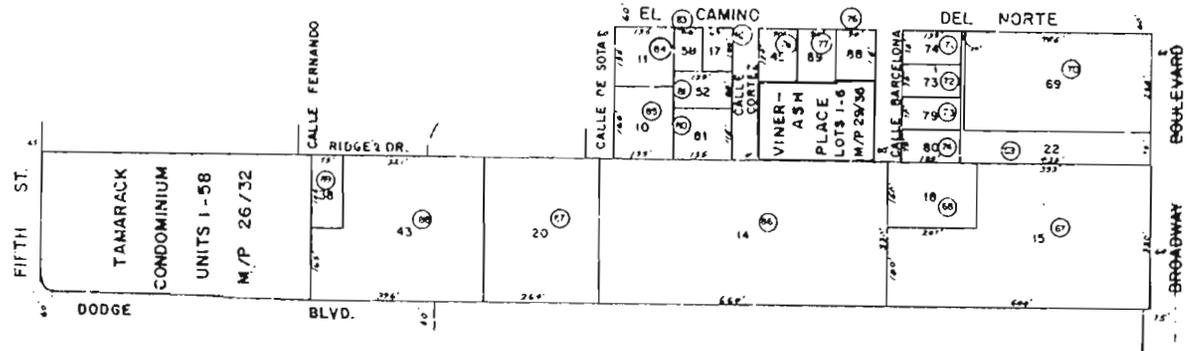
180 81

# ASSESSOR'S RECORD MAP

125-10  
3/5

## SECTION 9, TOWNSHIP 14 SOUTH, RANGE 14 EAST

### DETAIL 5



DETAIL NO. 5

SCALE-1"=200'  
1979



The first big old-fashioned dance event in the city will be given the first part of May by the Tennessee club. Under the skillful tutelage of the 11 British women and men who have danced with great spontaneous fervor in some colonial mansion, big brick house on the hill, and picturesque in a daisy's cabin on the creek.

The "having" of the fiddlers is being broadcast, too, something the most ardent enthusiast of the Virginia reel and square dance never dreamed would happen. A Tucson broadcasting station and others in the west have old-fiddler orchestras under contract.

"Everything is washed" means now, via Griffith regia. "Where young men and women dance now for formal or business reasons, we are treated about for the pure fun that we could have."

"We used to talk about the dances among the neighbors, find out when they could come, and then everyone would gather in some community center. It might be nothing more than a barn floor, or a schoolhouse, or in the home of some neighbor who had more worldly goods than most of us."

Old fiddler James Berk. There usually would be two fiddlers with their violins, or one violinist and one banjoist. The crowd

we used to call a wading breakfast an "infar."

Would "Yare Your Partner"

"We all wore our 'Sunday best' clothes which weren't so very good. The men had hand-me-down store clothes, we didn't know what a tailored suit was, because you know tailors were big folks, like Andy Johnson and we would have laughed at anybody in one. The women wore real dresses—not these slips and light clothes they have today."

"The square dance was a good one. Four couples would stand opposite each other in a square, and there would be a caller, somebody who could keep things moving along and who had a good voice. We would shout out 'Bring your partner' and call all the other movements until the girls were tired, and then there would be a great deal of chattering as everyone rested."

"The schottische was an imitation waltz, or rather the waltz was an imitation of it, and the Virginia reel was a lively dance and the minstrel dance of grace and beauty. Things did move rather slow but then no one was in a hurry to get away for some business engagement. Everybody took time to live and whole families would come for miles and dance all night. An old-time fiddler was well paid and just as important a man in the community as the shoemaker or blacksmith."

"The pairs also was similar to the waltz. The Virginia Reel was where the partners lined up opposite each other and paced through certain graceful steps."

"We had fun in those days at the dances, but even though we have traveled over quite a few years since we are having a great time again in going through the old steps."

It's here! What? EL MONTEVIDEO — Where? Adjoining El Conquistador Hotel.—Adv.

**WATCH JACOME'S**  
Surprise Coming In  
Imported Stamboul Reversible Rugs

**YOUR HOME**

- Designed and planned to suit your needs.
- Built of the finest materials money can buy.
- Fully financed on an easy monthly payment plan with no bonuses or brokerage fees.
- All by one responsible organization.

**Lincoln Mortgage Co.**  
618 Consolidated National Bank Bldg.  
Time in an EGAR, Wednesday from 6:00 to 6:30

ing will be devoted to the Utah which Mrs. Vail hopes to complete before Tuesday. Among those representing their intention of entering the regular competition are: Winifred Ross, Inez Ledy, Margaret Taylor, Winifred Dunspeare, Ashby Leber, Gordon Randolph, Martha Foss, Vera Anderson, Douglas Smith, Frances Douglas, Martha McKay, Robert Rhoads and Bill Campbell.

The winner of the latter matches will go to Tombstone on Saturday, April 19, to decide the southern conference winner, who will speak against students from other portions of the State University West. The state winner in the regular contest will have no further music to enter, Mrs. Vail stated, although the non-optional contest winning at Phoenix, April 18, will represent Arizona in the Pacific Coast contest in May.

**Army Flyers Drill For Big 'War' Week**

(Over from Page One)

ing leaps, takeups, and other stunts for the visitors.

The first work of the cadettes was devoted to airplane discipline and short missions to familiarize the pilots with the surrounding country.

It culminated in three of the largest scale movements of airplanes ever staged by the air force, under command of Brigadier General William E. Gillmore, commander of the provisional wing.

The first of these movements was a general inspection in which 120 planes, flying first in a column of groups and later in close formation, passed in review before General Gillmore.

The review was repeated Friday in honor of Major General Hines, commander of the 8th corps area and again today for Governor Young of California.

Governor Young also consented to take his first trip in the air in a 11-motored Ford transport plane piloted by Lt. W. O. Kingsbury, of San Diego.

Next week's activities will be "far more realistic in its battle tempo," that which just passed, General Gillmore said.

**ALTITUDE FLYING INJURES ARMY FLYER AT GAMES**

**MATHER FIELD, Sacramento, Cal., April 8.**—(UP)—Mather Field activities claimed a second victim today when Arthur E. Morrison, transport officer of the 91st observation division was found suffering from pulmonary hemorrhage. He was rushed in a passenger plane to Letterman hospital at the presidio, San Francisco.

According to field physicians, Morrison's illness was caused by altitude

Jack Taylor, James H. Heaton, Stephen Child, George Damon, Nelson Brown and Harrington, Inc., Paul Brothel's Bakery, Dr. I. R. Wagner, Southwest Motors, Inc.

Governor Wright, Georgia, Montezuma Caddy, Bee Line Transfer Co., R. T. Cusick, Madam Wilbur, Hubert M. d'Autremont, Lincoln Mortgage Co., Roland M. James, Field Parlor Co., C. R. Wade.

M. L. Gorton, Wm. Troughton, Montgomery Ward and Co., James W. McDonald, I. Rosenzweig and Sons, A. C. Jacobson and Son, Ruth, Elmer Root Home, Rancho Curson, Bowman Sign Co.

Don Martin Apt., Realty Investment and Mortgage Co., White House Cafe, M. M. Suedt, Western States Grocery Co., Deert School of Business, Tucson Clinical Laboratory, Robert E. McKee, James D. Barry.

In addition to the above, the following retired business men who have always been active in Chamber of Commerce work while in business have renewed their membership: George T. Fisher, R. A. Fisher and George K. Smith.

**Governor Named In Julian Query**

(Over from Page One)

a suit was received from the two Julian flagleaders by William J. Carr, treasurer for the Los Angeles campaign.

"MALICIOUS FALSEHOOD," SAYS GOVERNOR YOUNG  
SACRAMENTO, April 8.—(UP)—"An absolute and malicious falsehood, politically inspired and without the slightest foundation in fact."

Thus did Governor Young brand the statement of Jake Berman [that the Julian petroleum interests contributed \$200,000 to his campaign in 1934 and had "fixed" the appointment of Jack Friedlander as corporation commissioner, in a scorching statement issued tonight.

The governor declared, "I had heard some two or three weeks ago that a plot was being made to induce this man, a self-confessed jury briber and now sentenced to the Federal penitentiary for fraud, to make an allegation of this kind."

lying and overwork. He had been in charge of transporting equipment to Mather Field.

Last week, Carlos W. Atkins, an enlisted man, had his arm torn away when the transport truck which he was driving, overturned.

**EL MONTEVIDEO**—What? For all—see page 3 for particulars.—Adv.

TRADE IN YOUR OLD RUG

The discontinuance of the patterns are dis unquestionably fi

**Room**  
The prices on these money do double values.

**9x12 Axm**  
Good quality Axm and colors.

Regularly Now

**9x12**  
Very high-grade ru price, they are extra

Regularly Now

McLaughlin's OPEN EVENING

Your Credit Is Good

**Tucson's White Spot**

In The "Spotlight" Tucson's newest, most highly restricted and fastest-growing residential district.

Tucson Citizen April 6 1930 p. 2

General 1936  
Vol. 9 No. 1  
p. 10

# TUCSON

## :-: El Montevideo Estates :-:

**E**L Montevideo Estates is located just east of the El Conquistador Hotel and opposite the Municipal Golf Links. Entrance to the estates is at El Camino del Norte. The elevation of 2550 feet commands a view of the complete circle of mountains and every important land mark within 50 miles of Tucson.

El Montevideo Estates, comprising 53 acres between East Broadway and East Fifth street was just opened in 1930. All during the years of depression this subdivision continued to develop with new homes and at present 12 houses have been constructed and many more are to

be built on beautiful home sites already purchased.

Among those who have already built homes in El Montevideo are Fred Winn, Supt. Coronado National Forest; Prof. O. H. Wedel of University of Arizona; Dr. B. A. Glennie, of Thomas-Davis Clinic; E. T. Dukes, business manager, Thomas-Davis Clinic; Mrs. Louise Raney of Arizona Studio; P. B. Quinsler of Tidmarsh Engineering Co.; D. J. Lyons, John Woolfolk, Miss Margaret Knight and G. B. Kelley of Kelley's Prescription Shop.

El Montevideo maintains a modern water system to supply water for the

subdivision. Their well is of the deep well type, 240 feet in depth, and taps the Rincon water strata of soft, pure water. Their plant is entirely enclosed beneath ground where is housed pressure tanks and latest improved Pomona deep well turbine pump.

The home sites in this tract unsold are in large or small plots and about half of this subdivision is available as unsold plots.

The restrictions are in keeping with the other high class subdivisions of this area, being restricted solely for residential purposes.


The above homes all follow the general Spanish style of architecture with a few variations. The upper left is the home of G. B. Kelly; upper right Dr. Blair A. Glennie; lower left belongs to E. T. Dukes, and Dr. O. H. Wedel is the owner of the lower right hand house.

### Extra Copies of This Edition

If you wish to place a copy of this issue in the hands of someone whom you feel will be interested in a suburban home or home site, call on any one of the subdividers mentioned in this Suburban Home Number and they will gladly furnish you with a copy as long as the limited supply holds out.

presents does bargain, sell, grant, convey, alien, remise, release and confirms unto the said parties of the second part, their successors and assigns, in fee simple, all that certain lot, piece or parcel of land described as follows, viz:

All that part and portion of Lots Nos. Two (2) and Three (3), in Block No. Two (2), Osborn's Addition to the City of Tucson, Arizona, as appears in Book 2, Maps and Plats, at Page 2, in the office of the County Recorder of Pima County, Arizona, lying and situate eastward of a line drawn parallel to and one hundred (100) feet distant eastward from the center line of the El Paso and Southwestern Railroad, Tucson Extension, as now surveyed and staked upon the ground.

TO HAVE AND TO HOLD the above described premises together with all and singular the appurtenances and privileges thereto belonging, or in anywise appertaining, unto the said parties of the second part, their successors and assigns forever.

IN WITNESS WHEREOF, said party of the first part has hereunto set her hand the day and year first above written.

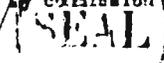
Anna Osborn.

TERRITORY OF ARIZONA, }  
County of Pima, }

Before me, O. T. Richey, a Notary Public in and for the County of Pima, Territory of Arizona, on this day personally appeared ANNIE OSBORN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 10th day of October, 1911.

My commission expires Aug. 20th, 1913.



O. T. Richey, Notary Public.

Filed and recorded at request of John Zellweger, Oct. 23, A. D. 1911 at 11:45 A. M.

Ben Hany County Recorder.

By Ben Hany Deputy.

T.  
PHOENIX 03433.

THE UNITED STATES OF AMERICA, TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING: WHEREAS a Certificate of the Register of the Land Office at PHOENIX, ARIZONA, has been deposited in the General Land Office, whereby it appears that pursuant to the Act of Congress of May 20, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of JAMES A. GORDON has been established and duly consummated, in conformity to law, for the SOUTHEAST QUARTER OF SECTION NINE IN TOWNSHIP FOURTEEN SOUTH OF RANGE FOURTEEN EAST OF THE GILA AND SALT RIVER MERIDIAN, ARIZONA, CONTAINING ONE HUNDRED SIXTY ACRES, according to the official plat of the Survey of the said Land, returned to the GENERAL LAND OFFICE by the Surveyor-General;

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES unto the said claimant the tract of land above described; TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereof, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local custom, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

IN TESTIMONY WHEREOF, I, WILLIAM H. TAFT, President of the United States of America, have caused these letters to be signed Patent, and the seal of the General Land Office to be

hereto affixed.

GIVEN under my hand, at the City of Washington, the THIRTEENTH day of OCTOBER in the year of our Lord one thousand nine hundred and ELEVEN and of the Independence of the United States the one hundred and THIRTY-SIXTH.



By the President: Wm. H. Taft,  
By M. P. LeRoy, Secretary.  
H. W. Sanford,  
Recorder of the General Land Office.

RECORDED: Patent Number 227719.

Filed and recorded at request of Rogers, McBride Realty Co., Oct. 24, A. D. 1911 at 10:15 A.M.

Ben Hersey County Recorder,  
By W. H. Brown Deputy

QUIT CLAIM DEED. THIS INSTRUMENT, Made the 28th day of September in the year of our Lord One Thousand Nine hundred and eleven, between B. M. Jacobs of Tucson Arizona, the party of the first part, and Edith Legarra and J. A. Legarra and James H. Williams, the party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration of the United States of America, to him in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has renised, released and quit-claimed, and by these presents does convey, remise, release and quit claim unto the said parties of the second part, and to their heirs and assigns forever, all the right, title, interest, claim and claims which the said party of the first part has in and to the following described real estate and property situated in the County of Pima, and Territory of Arizona, to-wit:

All of Lot Twelve (12) Block One Hundred and Seventeen (117) of the City of Tucson, according to the official maps and plats of Survey of said City. It being the intention hereof to fully release and discharge the above described property from all lien of a certain mortgage bearing date October 30th, 1908, executed by Edith Legarra and J. A. Legarra to B. M. Jacobs in the office of the County Recorder of Pima County, Arizona, and recorded in Book 74 of Mortgages of Real Estate, Page 746, et seq.

TO HAVE AND TO HOLD the same, together with all and singular, the appurtenances and privileges thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever, of the said party of the first part, either in law or equity, in possession or expectancy, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever.

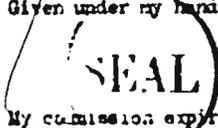
IN WITNESS WHEREOF, the said party of the first part has hereto set his hand and seal the day and year first above written.

Signed and delivered in the presence of Edward A. Eaton, B. M. Jacobs, (SEAL)

STATE OF NEW YORK, )  
County of New York, ) ss

Before me, Edward A. Eaton, a Notary Public in and for the County of New York, State of New York, on this day personally appeared B. M. Jacobs, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this third day of October, A. D. 1911  
Edward A. Eaton,  
Notary Public, New York County, No. 8- No. 2019.



My commission expires March 30th, 1912.

# Bargain and Sale Deed

THIS INDENTURE Made the 2nd day of April in the year of our Lord, One Thousand Nine Hundred and Thirty between OLD PUEBLO REALTY COMPANY, a corporation, and J. H. MATHEWS and WINIFRED B. MATHEWS, his wife,

part 1st of the first part, and MOUNTAIN VIEW HOMESITES, INC., a corporation,

the part 2 of the second part,

WITNESSETH: That the said part 1st of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS SOLD of the United States of America, to them in hand paid by the said part 2 of the second part, the receipt whereof is hereby acknowledged, do by these presents, bargain, sell, convey and confirm unto the said part 2 of the second part, and to its SUCCESSORS and assigns forever, all those certain lot 2, piece 2 or parcel 2 of land, situate, lying and being in the County of Pima, State of Arizona, and bounded and described as follows, to-wit:

The East Half (E $\frac{1}{2}$ ) of the East Half (E $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 9, and the East Half (E $\frac{1}{2}$ ) of the West Half (W $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 9, all in Township 14 South, Range 14 East, G. & S. R. E. & M., Pima County, Arizona, containing fifty (50) acres, more or less.

Book  
145  
346

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertain- ing, and the rents, issues and profits thereof, and also, all the estate, right, title, interest, claim of homestead, property, pos- session, claim and demand whatsoever, as well in law as in equity, of the said party... of the first part, of ... to the said premises, and every part and parcel thereof, with the appurtenances.

This conveyance is subject to city, county and state taxes for the year 1930 and subsequent years.

TO HAVE AND TO HOLD, all and singular, the above described premises, together with the appurtenances and privileges thereunto incident, unto the said party... of the second part... its <sup>SUCCESSORS</sup> and assigns, forever.

IN WITNESS WHEREOF, the said parties of the first part have herunto set their hand... and seal... the day and year first above written.

(CORPORATE SEAL)  
Attest: G. I. Lewis Secretary

OLD PUBLIC REALTY COMPANY  
By Ben B. Mathews President  
S. H. Mathews  
Winifred B. Mathews

STATE OF ARIZONA }  
County of Pima } ss.

This instrument was acknowledged before me this Fifth day of April A.D. 1930, by BEN B. MATHEWS and G. I. LEWIS, as President and Secretary, respectively of OLD PUBLIC REALTY COMPANY, a corporation, and by S. H. MATHEWS and WINIFRED B. MATHEWS, his wife.

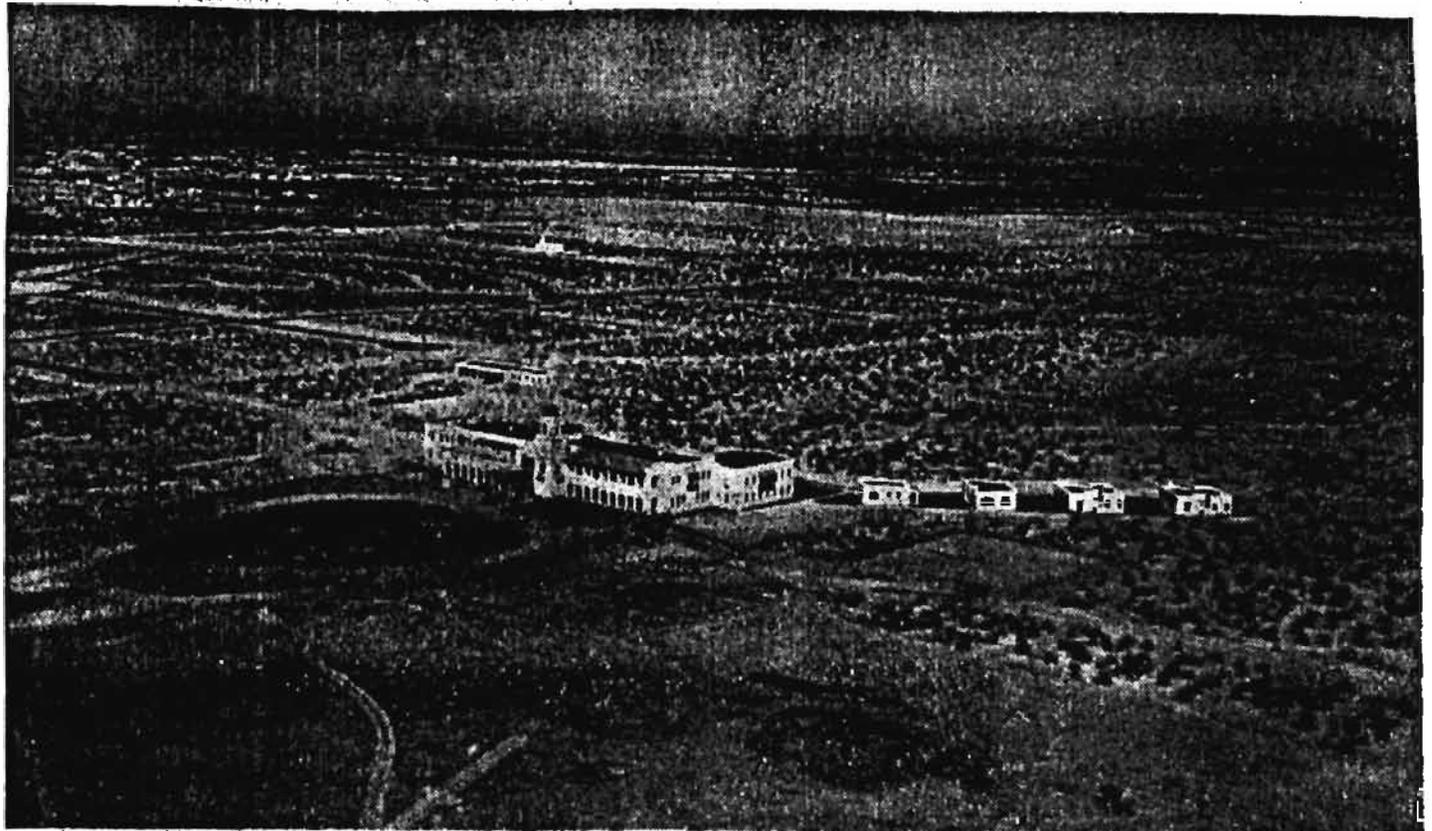
(NOTARY SEAL) Grover C. Linn, Notary Public  
My commission expires Jan. 28-1934.

Filed and recorded at request of Mathews & Bilby, Apr. 5 2-36 PM 1930.

#3841

Kabel B. Cooper, County Recorder,  
By C. Neustetter Deputy

Tucson  
Daily  
Citizen  
Dec. 10, 1954



EL CONQUISTADOR HOTEL RISES FROM THE DESERT 25 YEARS AGO

## Photos Show 25-Year Growth Of Old Pueblo

El Conquistador hotel was six years old when the first of these photographs was taken in 1929 — and it sat all by itself in the middle of the desert east of Tucson. It was built in 1923 by a group of Tucsonians among its

stockholders, and was taken over by the United Hotel Co. in 1929. Today, the hotel's extensive grounds are surrounded by some of Tucson's finest homes, such as those of El Encanto Estates (left foreground). The hotel itself shows

the benefits of 25 years of growth in elaborate gardens and a swimming pool. And once again, the hotel is owned by a group of Tucsonians who purchased it from the United Hotel Co. Both photographs were taken looking northwest. The

25-year-old photo is from the prized collection of Mrs. Kirke T. Moore. It was selected by Albert R. Buehman, editor of the Citizen's "Arizona Album," for comparative reproduction. Others in the historical series will appear weekly.

Date  
Incorrect

OVER

# BROADWAY BOULEV'D. HOTEL SITE DONATED AS PLACE FOR PLANT

## One Hundred and Twenty-Acre Gift, of Estimated Value of \$36,000, Makes Stock Worth 12 Per Cent at the Outset

The stock-selling campaign for the Phoenix Tourist Hotel was given a boost yesterday by the announcement that a large tract of land had been donated as a site for the hotel. Chairman L. H. Manning and members of the Executive Board have expressed this morning.

The site has not been definitely fixed, it was related out, but the actual location of the land in trust, makes a tract of 120 acres worth \$36,000 at the present time. The location of the site is not yet decided, unless a donation is made. Chairman Manning said that this makes a donation of 120 acres worth \$36,000. The land is 120 acres, and W. M. Pryce as Chairman of the Phoenix Tourist Hotel has offered the land to the stock-selling campaign only that it be used as a site. The land was donated by the Urban Realty Co., and Mrs. J. M. Roberts.

The three sites of ground which were recommended by the committee as a place for the hotel. The committee has recommended a site for the hotel, and the Board of Directors of the Hotel Corporation accept it unless said Board receives as a donation a site of better value.

### NO LEGAL AUTHORITY

The stock-selling campaign executive committee does not have the legal authority to select any site, it was pointed out at the meeting, but the committee does have the right to make recommendations to the directors who will be elected by the stockholders as soon as convenient after the stock now being sold to raise the \$300,000 building fund, has been disposed of to local business men and

residents. Mr. Pryce as chairman of the site committee of the stock-selling campaign executive committee, was appointed by the board of directors of the Chamber of Commerce to that capacity largely because of his being chairman of the chamber of commerce Hotel committee, and because of his undisputed qualifications to serve in that capacity. To secure options on all available pieces of property considered as suitable as a hotel site, Mr. Pryce has been working for a month in getting options, and in considering the site matter from every angle.

Other Locations. His report to the committee specified a number of locations. The first site considered was a plot of 40 acres of ground directly north of the Country club just across Broadway boulevard. Thirty acres of this land represented three 10-acre plots bordering Broadway and adjoining each other, and owned respectively by S. W. D. Williams, Margaret Williams and Margaret Williams. The price for each of these three plots of ground if prices could be secured, but one, that of Margaret Williams, whose price asked was \$1,000. The other two owners refused to make a price but asked for bids. To make this 40-acre site available it would have been necessary to get at least 40 acres more to the north of this land. This acreage is known as the Edmondson tract, for which \$1,000 per acre was asked.

The next site secured was the 150 acres of ground lying diagonally across Broadway boulevard from the Country club. This land is owned by the Urban Realty Company and the price per acre quoted was \$150.00 any or all of the ground being available at that price.

The next site was a quarter section owned by Mr. and Mrs. J. M. Roberts one mile east of the Country club and one the north side of Broadway boulevard. The option price of this land was \$8,000 or \$50.00 per acre.

Among the many other sites considered was the 100 acre plot of ground offered by Chairman L. H. Manning south of the city, near the Aviation

field; a portion of 40 acres owned by Frank H. Hereford lying west and adjoining the Country Club on the south side of Broadway boulevard. Phillip Countzer offered a site for consideration on the Phoenix Highway twenty miles from Tucson, but set no price and did not state the amount of land available; A. I. Winsett offered to deed outright 240 acres of land located in the center of section 25, township 14 south, range 14, provided the land was used exclusively as a hotel building site for the tourist hotel. The last property mentioned is located about six miles east of the city limits on Broadway boulevard.

Should Be Close In Generalizing on the subject of the hotel site, Chairman Manning reported the reasons he options have been secured on outlying property far away from the city is that the consensus of opinion as reported to this committee has been that the hotel should be contiguous to the city and probably within a radius of two or three miles, in considering options and a considerable amount of time was spent in the following which is considered an advantage to the hotel property.

Best view of mountains and surrounding country, as seen from the club golf course, proximity to the city making for convenience of hotel guests desiring to trade with the Tucson merchants, bankers and other city business houses; also for convenience of Tucson residents desiring to use the hotel occasionally for social purposes, contiguity to the city's light and telephone lines; because of the benefit to be derived from the early paving of Broadway boulevard to the hotel site; necessity of securing a tract of land large enough for future development of a golf course on the hotel grounds whenever necessary; on account of the opportunity in connection with the city's water supply; on account of getting large enough site to allow for proper landscape design in the vicinity of the hotel building and to provide for recreational features necessary in connection with a tourist hotel; and finally, the securing of a site of ground large enough and high enough in

# El Conquistador, Tourist Hotel, Was Built To Fill Pressing Need In Tucson

(Citizen?)

Feb 20 1929

In 1925 some of the leading public spirited citizens of Tucson saw the need of a first class resort hotel in this vicinity. The outcome of this was the stock selling campaign in a company known as the Tucson Tourist Hotel Company. Certain funds were raised and the hotel was started on 120 acres of land on East Broadway, about two miles from the city limits.

In the early part of 1928, the United Hotels Company became interested in the project and it was taken into their chain at that time. The construction of the building was completed, also the garage and employees' quarters. Several three- and four-room bungalows were built and a definite plan of expansion was laid out. The hotel was redecorated, furnished and opened for business Nov. 10, 1928. The hotel received the benefits of the international advertising of the United Hotels Company, each one of the sixty hotels carrying an announcement of the hotel and its opening. A formal dinner and dance was given on Nov. 22. This was to celebrate the opening of Tucson's newest and only resort hotel.

Reservations began to pour in and before Christmas there was sufficient reservations to fill the hotel for the month of February. People began coming in without reservation during the month of January and for the last six weeks the hotel has been occupied to capacity, and is so at the present time, and according to reservations the hotel will run to capacity until the latter part of March.

## Utilities Convention

The Public Utilities Association is having a convention at the hotel during the first week of April and then it will close for the season.

The hotel is situated toward the southwesterly corner of the 120 acre

tract and there is a large double driveway leading to the front from Broadway, from this runs a beautiful landscaped area. To the west of it, the desert remains in its natural condition and is thickly covered with greasewood. To the east of it is a large grass plot which is being converted into a nine-hole golf course. This is something new in Tucson, as most of the greens will be in grass and the course is decorated by very attractive cactus beds. In the center of the tract is a very old and characteristic Mexican corral. Here the guests may find a horse to suit their desire, and cowboys are in charge.

To the east of the hotel and in the midst of the greasewood, two fine tennis courts have been constructed. Here the guests may play whenever they desire, at the same time getting the benefit of the Arizona sunshine.

Behind the hotel is a very formal patio, and facing on this area are the four bungalows, which now are completed. When the twenty bungalows, which are proposed, are completed, they will form a hexagonal patio which will be planted in native plants and shrubs. Half of these bungalows will be completed before the season of 1929-30. Toward the northern end of the park there has been built a little lake, and this will be beautified with palms and other shrubbery so as to represent a desert oasis.

A roadway has been put around the outside of the property, and another circular roadway, varying from 250 feet to 450 feet from this. The land between the two roadways has been divided into 48 lots, which are for sale. Those who purchase these lots will have the full advantage of the hotel facilities. In other words, they will have the advantages of a private club and the use of all the grounds.

# CONTRACTS FOR WORK ON HOTEL NOW BEING LET

## Cottages To Be Built and Landscaping Begun at Once

Rapid progress in the matter of signing contracts for the completion of El Conquistador, Tucson's tourist hotel, now a link of the United Hotels of America chain, is being made by J. Litchfield Damon and A. L. McLean, officials of the United Hotels company, who are in the city for this purpose.

Immediately following the ratification of the board of sale of the company by the stockholders, Frank A. Dudley, president of the United Hotels company, sold \$22,000 worth of bonds to a Buffalo concern. This money is to be used to erect a group of cottages adjacent to the main building.

Mr. Damon returned to the city last night from a business trip to the coast, where he made tentative agreements for supplying the hotel plant with furniture, kitchen equipment, etc.

Bids are now being received for the completion of the building operations, these including eight cottages. Arrangements have been made for landscaping of the ground, and a number of plants will be placed there this spring, so that they will be in good condition by fall.

The visiting hotel officials expect to have all arrangements for the completion of the hotel plant made within ten days, so that they can leave the city for other work.

It is their intention to have the hotel ready for occupancy by October. No date for the season's opening has been set. Mr. Dudley, president of the company, is feeling the pulse of the tourists, through his vast hotel chain, and the opening date will depend largely upon the response he secures. It is their desire, Mr. McLean said this morning to open the hotel as early as possible in the fall, and still be assured of adequate patronage.

One of the features of the hotel grounds will be an artificial lake to be located just north of the main building, which is already constructed. There will also be tennis courts, bowling greens, horseshoe courts, and other games in a recreation center to be located east of the main building.

# El Conquistador: Grandeur of old

The Arizona Daily Star <sup>SEP</sup> 23 1987

This is the place. If Cinderella were alive and well and living in Tucson on Nov. 22, 1928, here is where she would have made her debut.

Catch this breathy prose that appeared the morning after in The Arizona Daily Star's society column: "Fall's smartest frocks and the latest dictates of style gowned the women at El Conquistador last night.

"Rich velvets, glistening synthetic jewels, colorful dancing slippers . . . enhanced by the charm of the wearer greeted the eyes of the 250 guests who gathered for the brilliant opening dinner-dance of the new hotel."

Cowboys may have ridden their horses through the lobbies of other Tucson hotels, but not at El Conquistador. Here, all was "snowy napery" and "gleaming silver," grand pianos and rose gardens, painted tapestries and caged songbirds.

The voice of the songbird has long been stilled. Replaced by the roar of the traffic and the footsteps of the masses, tromping through the western reaches of El Con Mall.

Egads! How egalitarian. If hotels could spin in their graves, this grand old girl would be boring right through the caliche. For in her time, my dear, only the creme de la creme rose to the occasions at El Conquistador.

That's just the way the town fathers envisioned it back in April of 1925 when they launched a campaign to construct a hotel worthy of the wealthy tourist. Six weeks later, \$300,000 had been raised from more than 800 local businesses and individuals.

Next came the site. Out of several offered, the hotel committee settled on 120 donated acres located off then-unpaved East Broadway Boulevard, near North Country Club Road. Henry Jaastad was chosen as architect and landscape designer of the resort — whose name, by the way, came out of a name-that-hotel contest.

Designed in the Spanish mission mode, the resort



Bonnie Henry

featured arches, a copper-domed tower and an elaborate porte-cochere entry festooned with intricate carvings and sculptures.

Interior frescoes, tapestries and color schemes, however, were dismissed as "grotesque," according to a story that appeared in the Star on April 25, 1927: "The murals in the great lobby of the hotel were declared by Corene Cowdery, artist of New York and Chicago, to look like the back of a saloon. . . ."

Others likened the decorations to "molasses candy" and "Neapolitan ice cream."

The hotel was also smarting from what would become a chronic condition over the years: money problems. In February 1928, United Hotel Company of America took over and gave Catalina Foothills developer John Murphey the task of finishing the main building and its four cottages. Murphey's wife, Helen, furnished it all — on \$40,000.

John Murphey also took charge of the hotel's landscaping, which included lawns back and front, palms, trees, flowers, 350 varieties of roses, and an elaborate cactus garden.

When the new resort opened later that year, it offered 70 rooms, all with private baths and some with sun rooms. Room rates began at \$9 a day for a single, meals included.

Opening night guests mingled with John Phillips, Arizona's governor-elect, watched Yaqui dancers perform during dinner and danced afterward to the strains of an orchestra that played from a balcony off the dining room.

A grand piano stood just inside the hotel lobby. From the lobby, French doors opened onto a veranda on the south and a solarium on the north. Afternoon tea was served on a terrace overlooking the main patio.

During the '30s, a stable with 50 horses was added. The swimming pool came in 1941. By then, the resort also contained tennis and shuffleboard courts, beauty and barbershops, and a cocktail lounge.

The rich and the famous flocked to El Conquistador: Gen. John J. Pershing, author John Galsworthy, actors Wallace Beery and Pat O'Brien, movie producer Louis B. Mayer, New York Gov. Thomas E. Dewey (recovering from his 1948 presidential defeat), and numerous counts and countesses.

"After you'd been there, you came away feeling

"After you'd been there, you came away feeling that you had been part of the Old World. A world of ladies and gentlemen. There was a dignity about the place. It was very warm, very elegant."

Cele Peterson  
fashion retailer

that you had been part of the Old World. A world of ladies and gentlemen," remembers Cele Peterson, who used to host fashion shows around El Conquistador's pool. "There was a dignity about the place. It was very warm, very elegant. It had that old Spanish Colonial look."

Peterson also carries fond memories of the hotel's more bucolic offerings: "We used to take our kids horseback riding from El Conquistador stables. There was a whole lot of area to ride around there, lots of trails."

Elegant though it may have been, the resort consistently suffered a genteel sort of poverty. Over the years it endured the Depression, a bankruptcy, an employee walkout, and — during the '50s — a succession of new owners.

In 1959, ground was broken for the town's first shopping mall, just east of El Conquistador. Outlining plans for westward expansion, the mall's developer said the hotel would be "integrated" with the center. He did not elaborate.

Four years later, the hotel was closed. Four years after that, it was rubble.

Before the walls came tumbling down, they held an auction. Everything from bathroom fixtures to the rafters from the veranda went on the block. Two of the more notable sales were the hotel's copper dome and its fabled porte-cochere.

Today, the copper dome squats above a drugstore. The porte-cochere has become the entrance way to a housing development in the Catalina Foothills.

Only El Conquistador's old water tower remains inviolate. Designed by Josias T. Joesier, it stands next to what was once a lonely country road — across the way from what will never be again.

TUCSON, FRIDAY, JUNE 22, 1973

*Arizona Daily Star*

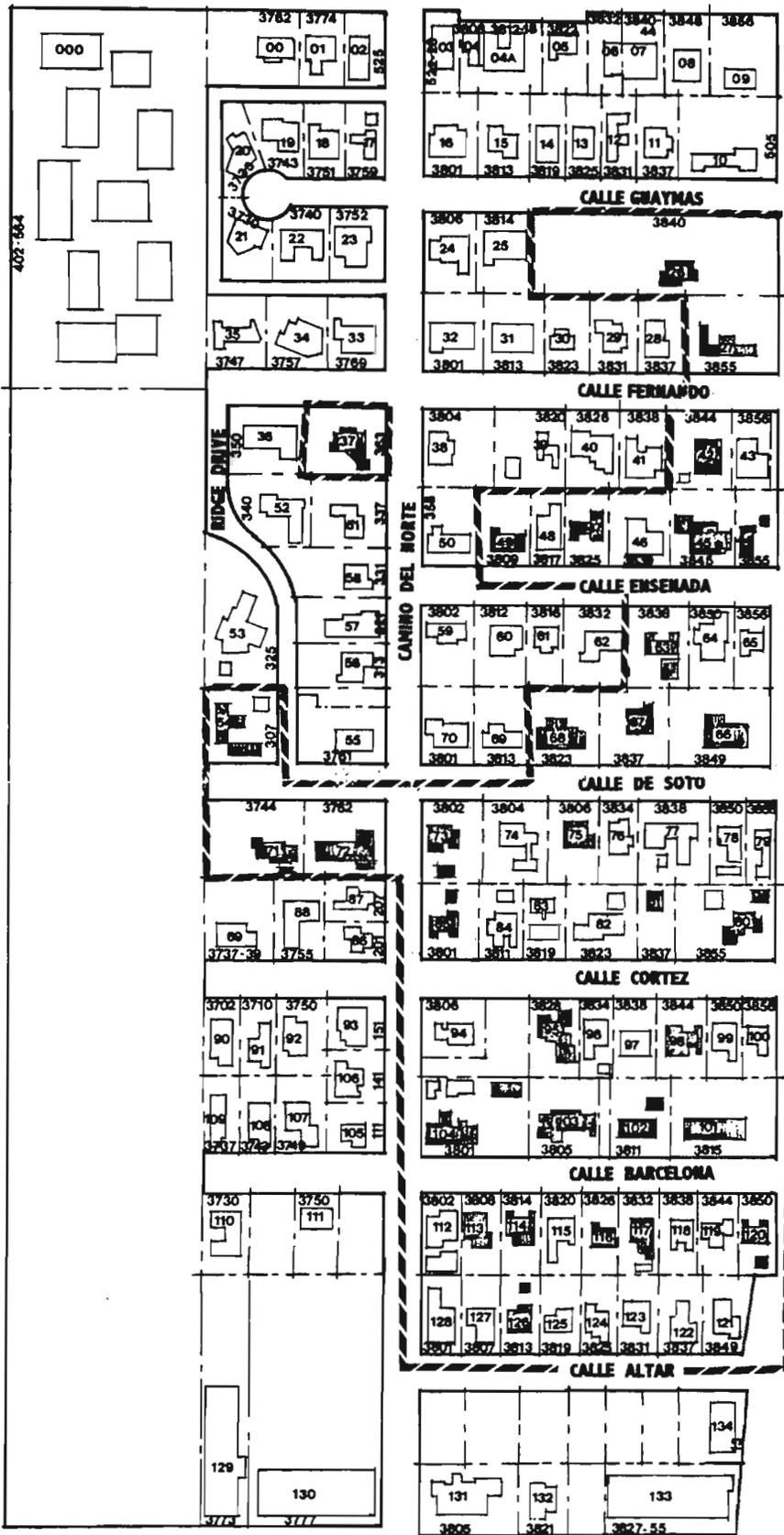


## Its Day Draws Nigh

These crumbling walls are all that remain of the Lighthouse YMCA, which is being demolished to make way for condominiums on the five-acre site at East Fifth Street and North Dodge Boulevard. Formerly a large, fashionable residence, it was given to the YMCA in 1956 by the late Dr. Charles Newcomb. Plans to relocate the Lighthouse YMCA are in progress.

FIFTH STREET

DODGE BLVD.



DISTRICT BOUNDARIES



BROADWAY BOULEVARD

EL MONTEVIDEO



 CONTRIBUTORS  
 NON-CONTRIBUTORS

DISTRICT BOUNDARIES 1995

# 1  
Calle  
Pinal  
Street scene  
Emx 7/7a



✓

# 2  
Calle  
Boulevard  
Street scene  
Emx 7/7b



✓

# 3  
Emx  
2/20



✓

#4

EMX 201  
270



✓

#5

EMX 201  
270



✓

#6

EMX 18/16a



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# 1



510 X 10  
1976

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# 2  
510 X 10  
1976



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# 3  
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✓

# 8  
EMX 10156



# 11  
EMX 10157

