

## NATIONAL REGISTER NOMINATION SUMMARY SHEET

**Property:** Menlo Park Neighborhood MPDF

**Location:** Southwest Tucson, Pima County, Arizona .

**Ownership:** Private

**Nomination Prepared By:** Janet Strittmatter of Johns & Strittmatter, Inc.

**Description:** The Menlo Park neighborhood consists of twenty-two city blocks, and lies directly west of Tucson's Central Business District. In 1912, Henry E. Schwalen and Manuel King formed the Pima Realty Company and subdivided the neighborhood which was to become Menlo Park. The neighborhood has three properties which were constructed of an indigenous lava stone which was quarried from nearby Sentinel Peak. Properties constructed entirely of this stone are very rare in the city of Tucson. The neighborhood is dominated by residences built between 1920 and the end of the historic period in the Spanish Colonial Revival style of architecture. A few Prairie style residences can also be found in the district.

**Significance:** The Menlo Park neighborhood is a part of Tucson's oldest continually inhabited region. After the turn of the century many of its many noteworthy pioneers owned property in the neighborhood. Menlo Park's significance is increased by its ability to represent a pattern of Tucson's early residential development. The district is also important because it contains an excellent collection of buildings that convey the dominant residential architectural styles of the period from 1905 to 1942. The neighborhood embodies the physical developmental characteristics of Tucson's first period of growth, the urban political trends of that era, and the evolution of the local residential architectural styles.

**Suggested Level of Significance:** Local, for its collection of residential architecture, and its ability to represent the early urban development of Tucson.

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This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900A). Type all entries.

A. Name of Multiple Property Listing

HISTORIC AND ARCHITECTURAL PROPERTIES IN THE MENLO PARK NEIGHBORHOOD SURVEY AREA, TUCSON, ARIZONA

B. Associated Historic Contexts

- (1) SUBDIVISION DEVELOPMENT IN TUCSON FROM 1905-1941
- (2) ARCHITECTURAL DEVELOPMENT IN TUCSON FROM 1905-1941

C. Geographical Data

The Menlo Park Neighborhood Survey Area 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. It is set on a low-lying sedimentary soil terrace west of the Santa Cruz River, a stream no longer flowing year round, separating Tucson's westside from its eastside. The

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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

\_\_\_\_\_  
Signature of the Keeper of the National Register

\_\_\_\_\_  
Date

*see this part*

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## E. Statement of Historic Contexts

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Discuss each historic context listed in Section B

### **HISTORIC CONTEXTS**

The Menlo Park Neighborhood Multiple Property Area relates to two historic contexts: (Criterion A): Subdivision Development in Tucson from 1905 to 1941 and (Criterion C): Architectural Development in Tucson from 1905 to 1941.

#### **SUBDIVISION DEVELOPMENT IN TUCSON FROM 1905 TO 1941**

Menlo Park was platted and subdivided during a period ranging from 1905 until 1982 with most of the subdivision activity occurring during the second half of the first decade, and in the twenties. However, owing to factors which shall be explained, at least two thirds of the lots in the platted, subdivided area remained vacant until after World War II which was when the major spurts of growth began in the Menlo Park Neighborhood. Thus, approximately two thirds of the properties in the Survey Area do not relate to the historic era. In fact, subdivision development in Tucson from 1905-1941 was considerably less intense west of the Santa Cruz River. Tucson was a city whose growth pattern, spreading from the original hub, was oriented predominantly to the east at the time the Menlo Park Neighborhood was being established. The eastside had certain advantages such as the University, streetcar transport and easy access to the central business district, and was being marketed much more vigorously than the westside.

In contrast to expansion which occurred after World War II, economic development and population growth in Tucson was relative slow prior to the War. With less than 4000 inhabitants in the 1870's, Tucson had a population of nearly 60,000 by 1940. Several factors are considered to be major determinants of Tucson's community development up to 1940:

- (1) The 17th and 18th century presence of a significant Piman Indian population on the fertile flood plain of the west and east banks of the Santa Cruz River, fostering Spanish colonial expansionism
- (2) The establishment by the Spaniards in 1776 of a military outpost (presidio) east of the Santa Cruz River forming the "hub" from which the municipality gradually sprang

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F. Associated Property Types

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I. Name of Property Type: Lava Stone Masonry Buildings in the Menlo Park Neighborhood Survey Area

II. Description

Owing to the abundance of an igneous lava stone, used for making metates (grindstones) during the Spanish Colonial days, which was quarried from Sentinel Peak from the late 19th century to the 1930's, many Tucson buildings employed this material structurally for foundations, fences and porch pillars. Relatively few buildings, however, were constructed entirely of such stone. Of the six or so surviving Tucson structures of comparable antiquity using this regionally significant material, three are located in the Menlo Park Survey Area in close proximity to the quarry. They are among the earliest resources built in the Area, probably all begun in the first decade of this century. Two of the resources can be considered

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III. Significance

The three lava stone masonry buildings in the Menlo Park Survey Area are locally significant under National Register Criterion C as excellent examples of a rare property type sharing a common method of construction; using a regionally significant structural material. Leon Boudreaux was a locally prominent contractor who had 101 N. Bella Vista Avenue built as his residence and 25 N. Westmoreland Ave. built as a rest home. He hired locally prominent architect, Henry O. Jaastad, to design the Westmoreland building. The origins of 1408 W. Congress Street are uncertain. The three lava stone masonry buildings are associated with Architectural Development in Tucson from 1905-1941 and are unique because they are neither stylistically nor structurally typical of the majority of buildings constructed during this era.

IV. Registration Requirements

The Menlo Park lava stone properties should qualify for National Register listing based on their integrity of location, design, workmanship, materials and association.

Association: The three properties have been part of the present Menlo Park Survey Area in its historic period between 1905 and 1941 and are associated with the historical and architectural development of the Menlo Park Neighborhood.

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G. Summary of Identification and Evaluation Methods

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Discuss the methods used in developing the multiple property listing

METHODOLOGY

To conduct the Menlo Park Neighborhood Historic Architectural Survey and the accompanying National Register nomination, Johns & Strittmatter, Inc. provided a team consisting of an architectural historian, an architect, an architect-in-training and a computer programmer to work closely with the Menlo Park Neighborhood Association through the Volunteer Coordinator. A close working arrangement was also established with a historian from Pima College who, owing to an applied history project conducted the previous Spring, was very familiar with the neighborhood and survey process and whose students had already photographically recorded and gathered data on properties in several blocks of the Survey Area.

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H. Major Bibliographical References

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The Arizona Daily Star, 1910-Present.

Bennett, Ringrose, Wolsfeld, Jarvis Gardner Inc. "West University Historic District Plan." Prepared for the West University Neighborhood Association, Tucson, 1981.

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

General Land Use Plan Tucson & Environs. City-County Planning Department, Tucson, 1960.

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Primary location of additional documentation:

State Historic Preservation office  
Other State Agency  
Federal agency

Local government  
University  
Other

Specify repository: Arizona State Historic Society Library

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I. Form Prepared By

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Survey Area includes the major portion of the Menlo Park Neighborhood which lies directly west of the Central Business District at the base of the Tucson Mountains. It is located in Township 14S, Range 13E of Sections 14 and 11.

Consisting of twenty-two city blocks, the Survey Area is roughly bounded by Congress Street and Cedar Street to the south; Silverbell Avenue and Westmoreland Avenue to the west; Fresno Street and both sides of Alameda Street to the north; both sides of Melwood Avenue and Bonita Avenue to the east. Two properties, slightly outside of the Survey Area boundaries have been included in the survey because of their relationship to Menlo Park and their significance. These are 101 N. Bella Vista Drive and 25 N. Westmoreland Avenue.

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- (3) The completion of the Southern Pacific Railroad's east-west link in 1881, northeast of "town"
- (4) The establishment of the University of Arizona in 1885, east of "town"
- (5) Physiographical features such as the Tucson Mountains, the Santa Cruz River with its flood plain, the easy slope of land towards the north and east influencing residential development either positively or negatively

In 1699, Padre Eusebio Francisco Kino, in company with his superior, Padre Antonio Leal, discovered a chain of Piman Indian settlements, rancherias and irrigated fields along the Santa Cruz River in the vicinity of Sentinel Peak in the Tucson Mountains. The fertile flood plain and strategic advantage of the mountain had proven favorable to support human habitation for generations. The Spaniards established a cabecera (head mission) at San Xavier del Bac and a visita (a visiting station without a resident priest) eight miles north in a settlement whose place name eventually was known as San Agustin del Tucson on the river's west bank. Another large village was located further north on the river's east bank. Through missionary efforts, the process of transculturation was torturous for the Spaniards owing to frequent attacks by Apaches and uprisings by the Piman Indians. The presence of the military was deemed necessary for stabilization.

In 1776, to protect the missions and settlements in the Santa Cruz Valley and to maintain an overland supply base, the Spaniards constructed a walled presidio (garrison) east of the river; roughly bounded by today's Pennington, Church, Washington and Main Streets. Around this hub, Tucson's present Central Business District and government offices sprang. As military control passed from Spain to Mexico and finally to the United States after 1846, the presidio had lost its original shape. New entrances to streets were cut through the walls; adobe houses and shops began to extend to the west and south. The streets did not extend for any distance

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in a continuous line and grew with little public control. The early business district of Tucson was established between Broadway and Alameda, Main and Church Streets. It became surrounded by residential blocks with Chinese shanties to the north and "El Barrio Libre," with Spanish speaking residents, to the south.

Growth continued to occur gradually as mining, the cattle business and trade attracted settlers. In 1871, the Town Council, under the provision of the Townsite Act of 1867, petitioned Congress to grant Tucson patent to a square mile and one half parcel which included the site of the original Presidio. In 1872 the sections in this parcel were surveyed by S. W. Foreman into blocks and lots; the city limits then being bounded on the north by what is now Speedway, on the south by Twenty-Second Street, on the east by First Avenue and on the west approximately by Twelfth Avenue. The patent was issued in 1874 and in 1877 the City of Tucson was formally incorporated with an engineered plat. The town authorities then sold a number of these lots and blocks, and this was probably the first large real estate movement in Tucson. Additions to the original town site were made almost entirely by private land subdivisions. Development and growth was stimulated largely by the 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 out health. Tucson had been known for some time as a superior winter climate for consumptives. The railroad provided a

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comfortable journey for the physically disabled. Interestingly enough, location of the tracks northeast of town at that time presented a barrier to eastern expansion and avenues were numbered west across the townsite. It was believed that the plains to the east were suitable only for cattle grazing. It was the decision to locate the University to the east of town that oriented the pattern of growth in that direction.

In 1885 the University of Arizona was established in Tucson as an accredited, state supported institution. The University sparked the development of land in its surrounding area. At this time, real estate speculation and consequent subdividing became the most consistent traditions in Tucson's growth pattern. Spurred on by a vigorous local and national marketing campaign, subdivisions adjacent to the downtown hub and the University grew very successfully. Gradually thousands of newcomers settled in Tucson attracted by the climate and economic prospects bringing with them ideas from other sections of the country and creating a demand for larger and more modern houses.

In 1899 the city subdivided and sold the Military Plaza, a large rectangle of land (which had served the U.S. army from 1862-1872) to the southeast of the city in what became the Armory Park subdivision, one of the early additions near the downtown hub. At about this time the first large subdivision, the Buell's Addition, was put on the market, on the east side of the city. The Goldschmidt Addition was also one of the city's first additions lying just to the west of the old Presidio. In 1900 there were practically no residences between the Southern Pacific tracks, north Sixth Avenue and the University. However, it soon began to develop rapidly with fine homes becoming a first class residential section. Feldmans Addition, Reichers Addition, University Heights, Rincon Heights and today's West University Neighborhood all developed during this early era. Subdivisions such as University Heights, reflecting Tucson's preference for eastward growth, marketed such amenities as "the State University, the only High School in the city (Tucson High)...Electric Street Car Service" and improved

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access to the Central Business District through the subway constructed beneath the Southern Pacific Railroad tracks. Developments to the east of the University, such as El Encanto and Colonia Solana catered to the desire of many newcomers to live in the "outdoors" by providing wealthier residents fine large homes in a non-grid layout.

West of the Santa Cruz River, the El Rio subdivision, considered to be an early example of good land planning with lots around the El Rio Country Club golf course, and the Menlo Park Neighborhood were forming. Clearly reflecting the competition between eastside and westside promotion, Menlo Park was being marketed as a remarkable investment opportunity lying "in the direct path of the city's most favored western growth." Unfortunately, the location and the difficulty of access across the flood prone Santa Cruz River, the fact that there was never a street car service and that most Tucson realtors were reputed to have been unwilling to push the westside, prevented the rapid development of these two subdivisions during the historic era. Also, certain types of land uses such as brickyards and land fills did in the past tend to offset the advantages of westside residential improvement. More substantial westside growth occurred after the 1940's largely due to improvements of access at St. Mary's Road, Speedway and Grant Road.

Naturally, several physiographical factors influenced Tucson's growth. Most significantly, the Santa Cruz River, having cut its modern channel through flood and erosion, became a barrier to development, and especially to expansion westward from the downtown hub, due to frequent flooding and destruction of bridges which connected east to west. After a severe flood in the Spring of 1916 destroyed the old Congress Street bridge, a Menlo Park ad assured prospective investors that prices would soar in the subdivision as soon as the new \$45,000 Congress Street bridge was under construction. Unfortunately, the bridge was not completed for two years. The Tucson Mountains, with their difficult, rough terrain, formed a western barrier to grid plan subdivision development while the plains to

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the north and east of the downtown hub provided easy terrain for residential construction. Therefore, development eastward was favored by physiological as well as economic factors during the historic era.

## **HISTORIC OVERVIEW OF THE MENLO PARK NEIGHBORHOOD**

### **WESTSIDE CONTEXT**

Many residents of the Menlo Park Neighborhood are keenly aware of the fact that they reside in a part of Tucson's oldest continually inhabited region; the historic westside which includes significant human and natural history dating back for centuries (see Kimmelman, Historic Overview, Index). The Menlo Park Neighborhood is bounded on the south and west by areas known to contain significant archaeological sites. The Convento San Agustin site, due south of the Survey Area, Sentinel Peak and Tumamoc Hill areas nearby lead one to assume that the Neighborhood area was also a site of human activity well into the pre-historic era. According to a report written by archaeologist Jack Williams entitled "In the Shadow of Sentinel Peak," the portion of the Neighborhood south of Congress Street is identified as a part of "la isla," an area surrounded by canals associated with the Convento site. Many of the streets and property lines follow the lines of these early canals. Within the Neighborhood itself, no specific archaeological sites have been identified and its built-up nature has precluded investigative study.

The neighborhood is situated at the base of conical Sentinel Peak, the black mountain from which the place name "Tucson" has been derived from the present Tohono O'odham dialect, which formed millenia ago as a shield volcano in the center of the Tucson Mountain range. Called "Sentinel Peak" because the Indians used it as a look-out, or "A" Mountain because of the whitewashed rock "A" at its peak, first placed there by University of Arizona students, Sentinel Peak is considered to be more than a mere mountain; it is rather a guardian of Tucson's history. Menlo Park lies in

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what were once irrigated fields serving as the breadbasket for the mission of San Agustin del Tucson, popularly referred to as the "Convento," the visita of the head mission of San Xavier del Bac. In this region, the basic Piman pueblo (community) consisting of settlements along the banks of the Santa Cruz River grew through a series of ethnic changes: Sobaipuri refugees, Papago farmers, peaceful Apaches, Spanish soldiers, Mexican settlers, Anglo settlers and at present, an ethnically varied population of primarily native American, hispanic and anglo origins.

Due south of the Menlo Park Neighborhood, in a landfill, lies the site of the once magnificent two-story mission building and its complex which tragically, citizens failed to investigate and preserve. Run by the Franciscans, the Convento was among other things, possibly the first manual training school founded in what is now the United States. No formal records have yet been found giving an indication of the date of construction. It is surmised that Father Juan Bautist Llorenz completed its construction between 1797 and 1810. Its formal name is unknown. To support the needs of a growing population, the fertile land to the north of the Convento was cultivated with traditional crops of the area and grains, fruit trees, vegetables and herbs introduced by the Spaniards. The area upon which Menlo Park Neighborhood now stands once produced wheat, chickpeas, lentils, cabbage, peppers, sugarcane, melons, apples, peaches, pomegranates, figs and many other nutritional and valuable crops greatly improving the lifestyle of inhabitants and unfortunately, providing booty for Apache raiders.

These fields passed from the hands of the Church as Spain lost its foothold in the New World. During the relatively brief era of Mexican control, Arizona missions deteriorated, warfare with the Apaches escalated and increasing contact with citizens of the United States occurred. With the rising tide of war for Mexican independence from Spain, in the first decade of the 19th Century, a strong anti-clerical movement forced Franciscans to secularize, and church lands were distributed to Indians and Mexicans.

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This distribution of mission land on the west bank of the Santa Cruz River took place during the mid-1830's and resulted in a patchwork of irregular parcels; the ownership and title of which remained in question. Other than the actual Presidio and directly adjacent property, very little land was granted by authorized Spanish or Mexican officials. The land question among the indigenous population was resolved with the Congressional passage of a bill in 1875 granting title to those of Mexican birth who had occupied the land for a period of twenty years.

As a result of the Gadsden Purchase, an acquisition necessary for the construction of an ice free transcontinental railroad line, southern Arizona became part of the United States in 1856. At this time citizens of Anglo/European descent began to settle in the Tucson area in greater numbers finding ample economic opportunity. These citizens gradually bought up most of the parcels of land. Many of these early immigrants married local women and adopted hispanic customs and the language creating a truly bi-cultural society. At this time Solomon Warner arrived in Tucson and built an hacienda at the foot of Sentinel Peak, a short distance south of the decaying Convento. He constructed a dam across the west branch of the Santa Cruz River, creating a shallow lake and powering a mill. Solomon Warner became one of Tucson's prominent citizens.

The arrival of the Southern Pacific Railroad in the 1880's also had its impact on Tucson's westside. As railroad employees incurred all types of injuries, these resulted in the need for a hospital. Under the direction of the Sisters of Saint Joseph of Carondelet, Saint Mary's Hospital, just north and west of today's Menlo Park Neighborhood, was founded. Soon a sanitorium was added and health seekers pitched tents and built cottages on unused land east of the hospital. Health seekers tended to be people disabled with pulmonary diseases; most commonly, tuberculosis. Wealthier health seekers had better facilities, such as St. Mary's Hospital, but most of the "lungers" in the early days were poor, if not destitute. They all hoped for a cure in the dry desert air but most lost the heroic

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gamble. Health seekers eventually played a role in the development of the Menlo Park Neighborhood, as shall be explained.

### THE FOUNDATION OF MENLO PARK NEIGHBORHOOD

"1912 Birth of Menlo Park: In 1912 Father (Henry E. Schwalen) organized the Pima Realty Co. for the purpose of making a subdivision. Father was Manager and Salesman; Manuel King, President; Joe Roberts, Treasurer; John Nelson and F. O. Benedict, Members. Father and King put in their land, the others provided the money to lay out the streets and lots, put in the water mains, grade and gravel the streets and on some streets build curbs, side walks and plant native ash trees. The Tucson Gas & Light brought in lights and gas and Mt. States made telephones available. Father named the subdivision...Menlo Park. The north and south streets: Westmoreland, Melrose, Palomas, Grande and Melwood; the east and west streets Alameda, Franklin and Fresno.

To get things started Father & Mr. King each built a house on his own. These were sold before completed. The Company built many nice homes and used amortized mortgages to pay them off- a new idea in real estate...Then Father and Mr. King made South Menlo Park, a 2 by 4 block development south of Congress Street..."

(From an annotated photo album of the Schwalen family history by the late Irma Henkel, daughter of Henry E. Schwalen. Printed by permission of her sister, Alice Babby.)

After the turn of the century several of Tucson's most noteworthy pioneers owned land in the area which was to become the Menlo Park Neighborhood. One of these settlers, Henry E. Schwalen (1863-1932), originally from Wisconsin, can be considered to be the founder of Menlo Park. Himself a healthseeker, stricken with tuberculosis, Henry E. Schwalen brought his wife and four young children to Tucson in 1904 in hopes of restoring his health. Mr. Schwalen became a patient at the St. Mary's Hospital tent house. While recovering and still residing at St. Mary's, he purchased fourteen acres of land upon which stood a three room, adobe farm house and which became the "Home Place" or Schwalen family residence at 217 N. Melwood Ave. His wife, Elizabeth Anne Bonnes Schwalen (1861-1931) and his four children, Harold Christy, Irma Marian (Henkel), Walter Henry and Alice (Babby) ran a farm where Elizabeth raised chickens with electric incubators, hatching up to one hundred chicks at a

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time and providing the family with their livelihood. When Mr. Schwalen fully recovered, he began to invest in real estate, eventually purchasing twenty six acres of land. His close friend, Manuel King, owned another twenty six acre parcel. The two donated their land to initiate the development of the Menlo Park Neighborhood.

Manuel King (?-1954) was a pioneer rancher originally from San Leandro, California, who homesteaded the Redondo Ranch near the Boboquivaris, southwest of Tucson. Acquiring other ranches and properties, his holdings expanded vastly until he possessed more than 100,000 acres of ranchland, cattle holdings and extensive real estate. In 1895, he married a school teacher, Margaret Corra, and became the father of five children. In 1909, he was one of the founders of the Tucson Iron Works, and around 1912 he and Henry Schwalen joined forces to found a corporation known as Pima Realty Company.

Another pioneer landowner who had property in the Menlo area was Cirilio S. Leon who homesteaded the Silverbell Ranch where the El Rio Golf Course lies today. Born in Tucson in 1845, Cirilio Leon was the son of Francisco Solano Leon (1819-1891), also a native of Tucson and one of the very first settlers in Pima County. Cirilio Leon had a varied career as a rancher, cattle owner, landowner, public official and also an employee of The Tucson Daily Citizen. He once ran a shop adjacent to the old Presidio. He and his wife, Eloisa, had three sons; Antonio, Francisco and Luis. A quit claim deed of 1913 between Cirilio and Eloisa Leon, other Leon relatives and Henry E. Schwalen was drawn up to clarify the boundaries between the Leon property and block 2 of the Menlo Park Subdivision.

Although not a pioneer, Leon J. Boudreaux, (? - 1950), originally from Franklin, Louisiana, came to Tucson in the first decade of this century. Mr. Boudreaux homesteaded in the Tanque Verde area and owned property in the western portion of the present Menlo Park Survey Area. The lots were in the McKee Addition, which was subdivided around 1905, and on a hill just

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to the west of the McKee Addition. Little information can be found about Frank G. McKee, the gentleman after whom the addition was named. Leon Boudreaux became a builder and contractor and around 1908 he constructed two significant buildings, 101 N. Bella Vista Drive and 25 N. Westmoreland Avenue, entirely of lava stone quarried from nearby Sentinel Peak. The Bella Vista address was his family residence and 25 N. Westmoreland, eventually known as Las Piedras Rest Home, was operated by Mr. Boudreaux and became his residence the last ten years of his life. He was married and had six children; Mrs. J. A. Williamson, Mrs. Robert Dutiel, and Sam, Robert, William and Francis Boudreaux. Mr. Boudreaux was a member of the City Council and in 1935, a mayoralty candidate.

According to Mr. Schwalen's daughter, Alice Babby, Menlo Park was named after Menlo Park, California, which Mr. Schwalen had read about and felt was the sort of community he would like to promote. He had never visited the community since he was restricted by his disability and did not travel but he was an avid reader. Mr. Schwalen had originally intended to buy the property up on the Tumamoc Hill, to the north of Sentinel Peak, and build large homes, but decided instead to build his first homes for people of an average income. The homes were built for around \$2,500 to \$3,000 in those days.

Subdivision activity of the land now included in the Menlo Park Neighborhood Survey Area began in 1906 with the McKee Addition which consisted of Congress Terrace and the Westside Addition. Subdivision of the Schwalen and King properties was recorded in 1913 and included Menlo Park and the West Congress Street Addition (amended in 1920). In 1920, South Menlo Park and Menlo Park Annex were subdivided. The August 13, 1921 Amended and Supplemental Map of Menlo Park-Menlo Park Annex and South Menlo Park contains the complete description of the subdivision boundaries. Subsequent activity in the survey zone included numerous Menlo Park Amendments, the Devila Addition in 1948, the resubdivision of part of the Menlo Park Addition in 1954 and the Rio Nuevo-Alameda subdivision in 1982.

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Irma Henkel, Henry Schwalen's daughter, wrote that Tucson realtors in general were unwilling to promote Menlo Park and "brainwashed" prospective buyers from purchasing property there. As previously mentioned, property east of the Santa Cruz River was in greater demand during those years. She believed that this tendency, plus the destruction of the Congress Street Bridge in (1916), and the fact that real estate was at a standstill during the war years prevented Menlo Park from growing very successfully at that time. Little information can be found about the firms which did sell real estate in Menlo Park during the historic era. Pima Realty Company operated from its office at 64 N. Stone Avenue, in the Central Business District and by 1916 had an office in the Y.M.C.A. building on West Congress Street. Apparently, owing to some difficulties among the original founding members, early in the 1920's Henry E. Schwalen and Manuel King dissolved the Pima Realty Company which continued under the same name with Nelson Roberts, Ferrand O. Benedict and another salesman in charge. An ad in The Arizona Daily Star of June 7, 1921, mentions an exclusive listing by Benedict Realty Company operating from 136 W. Congress; an indication that the firm had either changed its name or that Mr. Benedict had separated from the other partners. Another firm, Hurlbut Realty Co., also worked the Menlo Park area.

Menlo Park became the first subdivision in Tucson with cast iron water lines. Mr. Schwalen's oldest son, Harold Christy Schwalen (1895-1987), who later resided at 63 N. Melwood, was responsible for the layout of all the drainage and water lines. He graduated from the University of Arizona as a civil engineer, specializing in water and soil studies. He eventually became head of the University's Agricultural Engineering Department and conducted pioneering studies on the problems of water supply and usage in Arizona. As professor emeritus, he won many citations and received the Agriculturist of the Year Award from the Tucson Kiwanis Club in 1961; the Tucson Trade Bureau Award in 1968; outstanding civil engineer, 1969 and the UA Alumni Association Distinguished Citizen Award, 1975.

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Menlo Park was considered to be the first subdivision in Tucson with carefully controlled building restrictions. As the city of Tucson did not adopt a zoning code until 1930, the founders of the Menlo Park subdivision controlled the development with deed restrictions on the properties. An early resident has commented that there were "too many restrictions" and this may have been one of the reasons Menlo Park did not grow rapidly. A Bargain and Sale Deed of November 1916, which granted to William Brey, the architect and owner of 203 N. Grande Street, all of lot 17 in block 3 in the Menlo Park Subdivision, obligated him or his heirs to construct a building of not less than \$2,000, set back not less than thirty feet from the front property line and from selling said premises to people of negro descent. Mexican Americans could own property in South Menlo Park but not in Menlo Park at that time, according to Irma Henkel. These minimum property value, setback and race restrictions, designed to assure owners that their property values would be maintained, probably governed in the neighborhood at least until the city of Tucson adopted its zoning code.

By 1930, municipalities across the United States were adopting zoning codes. The city of Tucson's Ordinance 647 divided the city into districts and imposed regulations, restrictions and prohibitions for the "promotion of the public health, safety, morals, and general welfare." The ordinance governed the erection and use of buildings as well as their alteration, limited their height, bulk and percent of lot occupancy; established yards and side clearance and set back lines and created a Board of Adjustment to monitor this. The City of Tucson no longer uses the same historic designations as were set out in the first zoning code. One such residential class, CR, was used for sanitorium districts for residents with communicable diseases such as tuberculosis which afflicted many of the early health seekers who came to Tucson. These districts were zoned for sanitoriums, home sanitoriums and other residential uses. Part of the McKee Addition and Menlo Park Annex was zoned as a sanitorium district (see zoning map of 1930). Other designations assigned for the Survey Area were BR which allowed for apartment houses, and CB which allowed for retail business.

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The Menlo Park Neighborhood attracted a mix of primarily middle and working class owners during the historic era. Marketed as "The Pride of Tucson" in an ad of April 16, 1916, in the Arizona Daily Star, Menlo Park was considered "a residence park for refined people" which had "every practical improvement...an atmosphere all its own, and yet (was) in no sense too exclusive." Menlo Park also offered "(l)arge lots; charming landscape view, prices within the reach of all." Property owners in the historic era filled a wide spectrum of professions. Among those researched from early city directories and other sources were found to be several contractors, one architect, one assistant superintendent of the Tucson Schools, one appliance store owner, several teachers, one wholesale merchant, one fire chief and assistant firechief, one member of the City Council, one University professor, one minister, one butcher, one pharmacist, several owners of small markets, several owners of small cafes, one service station owner, one rest home owner, numerous landlords with rental properties, one mechanic, one locomotive engineer and several realtors. There were also several residents directly related to Tucson's noteworthy pioneers and one colorful character among the early inhabitants of the Menlo Park Neighborhood (see Index). There were numerous residents who ran businesses, such as laundries, from their homes. This was often a necessity during hard times, especially the Depression. Many residents also took in boarders, even infectious health seekers, to supplement their incomes. Others rented out second dwelling units or multiple units as the Survey Area has always had multiple property use. It is also very likely that health seekers resided in some of the cottage courts in the Survey Area.

Menlo Park's institutions also made their historic contribution to the neighborhood. Called the Methodist Episcopal Church in the 1925 city directory, no information has been found about any pastor until 1933 when Reverend L. P. Bloodworth (see Index) is mentioned. Nor is it known what the early church building was like. Residents recall the warmth and interest this pastor of the Menlo Park Methodist Church (Iglesia Metodoista), 1232 W. Alameda, took in parishioners and all the

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neighborhood children and how worshipers from other faiths were also welcome to attend services. At Christmas time there would be taffy pulls for the children. According to The Arizona Daily Star, Reverend Lloyd P. Bloodworth first preached in the Menlo Park Church when he had an audience of eight and the membership could not be exactly determined. His church membership grew to 170 by 1938 and during that time the new church building and the parsonage had been provided. Most of the work on the new buildings was done by volunteer labor. Reverend Bloodworth left the church to found a gospel mission downtown, along non-sectarian lines, in order to serve workers facing difficulties because of the Depression. He was succeeded by Reverend D.G. Decherd, former superintendent of the Southern Methodist hospital.

Early residents recall attending Menlo Park Elementary School, which is located just north of the survey area, at 1100 W. Fresno Street, when it was only a two room school serving probably thirty to fifty students. Before it was built in 1918, students attended Davis Elementary School. According to Alice Babby, land for the school was donated by H. E. Schwalen who knew that in order to have such amenities in a subdivision, a donation was often necessary. Menlo Park School served the entire westside community, drawing an ethnically mixed student body, though the neighborhood itself was predominantly Anglo until after the war. One resident recalls that when she attended in the late 1930's, Mr. Kessler, who lived on the mountain, was the principal and her teacher's name was Miss Dobry. At that time, female teachers were referred to as "Miss" out of respect. These same students attended Safford Junior High and Tucson High, which was the only high school at that time.

The building at 940 W. Alameda Street, today serving as the District Office, was the Menlo Park Fire Station (see Index), constructed in 1929, by which time it was deemed that Menlo Park, the nearby Arizona School for the Deaf and Blind and St. Mary's Hospital needed fire protection. The site for the lot was donated by Mr. Schwalen. The fire station housed the

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fire engine which was relocated from the Northside Station and had living quarters for six men. Early residents recall tours of the Fire Station while they were students at the Menlo Park School.

Recreational activities in the historic era occurred mostly outdoors. Residents recall the pleasure of picnicking with their families among the cottonwoods along the Santa Cruz River where children could play in the clean water. Children also enjoyed jumping in the sand pits from the near-by quarry on Sentinel Peak known as Tucson Rock and Sand. Residents fondly recall the old Clearwater pool which was located south of Congress Street on Grande Avenue and which, according to The Arizona Daily Star, June 28, 1989, was just across from the old rock crusher at the base of Sentinel Peak. It was in use from the teens to the 1930's. The Clearwater Pool was carved out of land farmed by the Austad family, was oval shaped, about 70 feet long and 40 feet wide with a spring diving board and a tower. The pool lacked a filter system so it was frequently drained and filled allowing the runoff to irrigate the Austad family's watermelon fields. Water tanks were constructed on the south side of the pool to be warmed by the sun. The pool was surrounded by cottonwood trees, picnic places, changing stalls and a concession stand. There was also a dance floor where dance marathons were held. This floor eventually burned down.

The early Congress Street commercial strip had several markets, a butcher's shop, a pharmacy and a service station all close to the Congress Street and Grande Avenue intersection. On the north corner of Congress and Grande was a market run by a woman named Isabel Hunter, who was also a minister. 1000 W. Congress Street, at present a liquor store, was also a grocery store with the residential quarters located behind. This might have been known as Curl's Supermarket. There was once a pharmacy, known as Sloan's Drug Store, located at 945 W. Congress Street, (now a print shop). The pharmacy had a fountain with tulip glasses for sundaes and a pop-up straw container. The two story house, 25 S. Grande Avenue, once had a cafe on the ground floor.

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Two industrial operations adjacent to the survey area in the historic era provided building materials used not only in Menlo Park but all over the city of Tucson. The DeVry Brick Company, at 1001 W. St. Mary's Road, was founded on the west bank of the Santa Cruz around the turn of the century by Lewis DeVry. The company made bricks and also had a contracting business. In the early days, bricks were made by hand, three at a time, and delivered in horse-drawn wagons. At one time, the 90 X 33 foot kiln could hold half a million bricks when fully loaded. Work was primarily residential until the mid 1930's, then the firm concentrated more on commercial and institutional jobs. A good part of the University of Arizona was built with DeVry bricks. Lewis DeVry's son, Irving, took over the business which finally closed around the 1970's.

The stone quarry on Sentinel Peak provided structural material for many Tucson homes during the historic era. Very little information has been found about this quarry and other quarries on the mountain. The stone was volcanic, called "malopai" in the archival Building Record Cards, and of regional historic significance as a building material. Of a somewhat purplish cast, stone from this quarry was used extensively for foundations, fences and porch pillars from the late 19th century until the quarry was closed (by the 1930's). In a few select cases, the volcanic stone was also used as the structural material for entire buildings. This use can be found in three significant residences included in the Survey: 1408 W. Congress Street, 25 N. Westmoreland Avenue and 101 N. Bella Vista Drive (See Architectural Context). This quarry was reputed to have caused structural cracks in houses throughout Menlo Park owing to blasting operations. Residents claim that there were no warning whistles before dynamite blasts. According to Alice Bobby, Henry E. Schwalen was opposed to the quarry operations on Sentinel Peak. He was likely to have been part of a city-wide movement to secure the Peak as a city park in the mid-1920's.

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## ARCHITECTURAL DEVELOPMENT IN TUCSON FROM 1905-1941

Tucson's architectural history relates to the distinct cultures that constructed permanent structures throughout its history and can be divided into two distinct phases; the Sonoran which refers to the Spanish/Mexican (and to a limited extent, Native American) traditions from 1776 to the 1840's and the Anglo which refers to the Anglo/European traditions brought with the influx of such settlers after the 1840's. The Menlo Park Neighborhood Survey Area, developing mostly after 1905 relates to the Anglo Phase and contains no existing properties pertaining to the Sonoran phase.

After the Presidio was established in 1776, Spanish colonists lived in crude, low, 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 small squarish form. The Sonoran Phase was partially a regional response in that indigenous materials and isolation from other external influences dictated its characteristics. There was also some indication of the influence of native mud roofing technology. However, it also depended heavily upon Spanish adobe technology and forms and was therefore a borrowed tradition. Owing to an absence of Anglo influences and the use of regional materials, the Sonoran Phase is often considered the true desert response and the architectural form which most clearly reflects Tucson.

Between the Sonoran Phase and the Anglo Phase were two transitional stages which reflected the overlaying of Anglo values and technology on the Sonoran tradition. The Transitional Phase occurred when settlers from the east brought American manufactured goods such as glass and employed them in adobe structures. The later Anglo Territorial Phase occurred when the basic adobe of Sonoran structure was superimposed with pitched roofs

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and Greek Revival architectural detailing. The pitched roof introduced Anglo lightweight building technology, a product of using dimensioned lumber which was a marked contrast from the heavy Sonoran vigas. The process from Sonoran to Transitional to Anglo Territorial was one of utilizing current technology and trade goods in an adobe structure. In the Menlo Park Survey Area, there is one property classified as Anglo Territorial at 24 N. Grande Avenue.

The arrival of the Southern Pacific railroad in the 1880's brought about the most profound change to architectural development and introduced the second major phase known as the Anglo. The basic characteristics of Tucson architecture shifted from hispanic forms and regional materials to American mainstream traditions and imported materials. The railroad brought settlers from the east and California and with them much in the way of manufactured goods. Generally labeled "Victorian," this era consisted of a mix of period revivals which imitated styles from the past and from the Old World. These styles were current in the east, midwest and California and they symbolized for the newcomer a way of life left behind; hence security. Buildings of this era were freed from dependence upon adobe due to the availability of fired brick and dimensioned lumber. Walls became thinner with more imaginative configurations. More complex roof forms were also possible. During this era, it was believed that buildings needed to be decorated in order to be beautiful. There was also a conscious desire to express the "new" Tucson and separate from the Sonoran past.

After the turn of the century, several very distinct styles, greatly utilized in Tucson, were introduced: the Bungalow style and the Southwestern Revivals. The Bungalow style (roughly 1905-1940) was developed and popularized in California. The Bungalow pertains to the Late 19th and Early 20th Century American Movements in the United States which included such styles as the Prairie, the Commercial and the skyscraper. Being the first residential style to be siezed upon by contractor builders, the

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Bungalow spread all across the country. It was a mass-producible version of California architects, Greene & Greene's Western Stick Style. The word Bungalow came originally from Great Britain where it had been derived from an East Indian word meaning a house in the Bengal tradition; a gable roofed structure with a wide veranda. The Bungalow combined influences from Craftsman houses and Japanese architecture to create an elaborate hand-crafted structure. One reason the style was so popular was that it allowed for a tremendous variety of details. Pattern books, such as The Wilson Bungalow Book, which was published in Chicago in 1910, came out and helped promulgate the style. Wilson sold his plans and specifications for \$10 and construction costs for most houses were approximately \$5,000. The Home Beautiful section of The Arizona Daily Star used to advertise bungalow designs, some of them by noteworthy local architects such as H. O. Jaastad. Bungalows can be found in all of Tucson's historic neighborhoods. It was during this time that the Menlo Park Neighborhood began to develop and the Bungalow was by far the most common style employed comprising approximately 49% of the historic properties.

A return to the Hispanic tradition and a desire to reflect regional consciousness occurred in the acceptance of styles with a Spanish flair; namely the Southwestern Revivals from roughly 1900-1940. These were part of the Late 19th and 20th Century Revival Movements in the United States which included Classical Revival, Colonial Revival, Italian Renaissance and others as well as the Southwestern Revivals. The Southwestern Revivals were most popular in the southwest and in Florida where a strong Hispanic tradition already existed. These included such styles as the Mission Revival, the Spanish Colonial Revival and the Pueblo Revival. Residential buildings of Spanish influence built in the United States during the first two decades of this century were largely adaptations of the Mission Style or direct descendents of Spanish Colonial architecture or the Sonoran style. However, after the 1915 Panama-California Exposition which had publicized more elaborate Spanish Colonial prototypes found throughout Latin America, the Spanish Colonial Revival became an important style, reached its apex during the 1920's and

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1930's, but largely fell from favor during the 1940's. Also adapted to contractor designed and built housing, Spanish Colonial Revival was the second most popular style constructed in the Menlo Park Neighborhood comprising approximately 34% of the historic properties.

There are a number of other styles which can be found in Tucson's historic neighborhoods though certainly not as heavily represented as either the Bungalow or the Spanish Colonial Revival. One example is the Prairie style, popular from 1900-1920. The Prairie style was one of the few indigenous American styles, originating in Chicago and made famous by Frank Lloyd Wright, who was the acknowledged master of the Prairie house. The Prairie is considered one of the Late 19th and Early 20th Century American Movements in the United States. Numerous local architects produced Prairie houses throughout the midwestern states and, less frequently, in other regions. This style in its vernacular form was also spread throughout the country by pattern books. The Menlo Park Survey Area has one example of a Prairie style house, designed by an architect. Select styles such as the Minimal Traditional, from the 1930's to 1950, and combinations of other traditions, such as Bungalow with Pueblo influence, can also be found in the Menlo Park Survey Area. The Minimal Traditional was a compromise style which reflected the form of traditional eclectic houses but lacked their decorative detailing. They were built in great numbers following World War II.

Also, less popular in number, but evident during the historic era were a proliferation of buildings without any discernable architectural "style" which can be labeled as Vernacular. Some of these vernacular buildings were originally farmhouses, often of adobe construction. Others were residences or institutions which were unified by their simplicity and functionalism. A very small number of these vernacular buildings were constructed entirely of volcanic stone quarried from "A" Mountain. There are probably no more than six surviving structures of comparable antiquity employing "A"-Mountain volcanic stone exclusively in the city of Tucson.

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They are part of a property type which can be labeled Lava Stone Masonry Buildings in Tucson. The greatest concentration of these are vernacular examples near the quarry. Other examples were constructed in historic styles, such as bungalows. The Menlo Park Neighborhood Survey Area has a small number of vernacular properties but contains perhaps half of Tucson's volcanic stone structures, all of which are significant architecturally. Of these, two are buildings with no discernable style and one can be considered an example of Craftsman technology.

After the historic era, 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 Ranch and the contemporary Modern style. The Ranch, with its several variations, was popular from around 1935-1975. It originated in California and became the dominant style throughout the country during the 1950's and 1960's. The style was loosely based on early Spanish Colonial precedents modified by Bungalow and Prairie style influence. The Modern style, popular from around 1940-1980, with its lack of ornamental detailing was strongly influenced by the earlier International Style which took off in 1925 primarily in Europe because Americans tended to prefer period houses at that time. 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 can also be seen as a step away from the Spanish Colonial Revival. With similar forms and massing, they are merely stripped of Hispanic details and materials such as tiles. Examples of the Ranch and Modern styles can be found throughout Tucson and there are a considerable number of them in the Menlo Park Neighborhood Survey Area. The Ranch comprises approximately 31% and Modern, 38% of the non historic properties.

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(II. Description cont.)

*No individual  
Name for this  
building*

to be Vernacular, or buildings with no discernable architectural style, which are simply functional or technical responses to the material of construction and the owners' needs. These two residences are located at 1408 W. Congress Street (The Lochner/Mariscal House) and 101 N. Bella Vista Drive (The Boudreaux/Robison House). One, at 25 N. Westmoreland Avenue (Las Piedras Rest Home/Copper Bell Bed & Breakfast) can be considered to be Craftsman Eclectic, an example of the same careful detailing employed in Craftsman wooden structures, applied to masonry, with some Spanish Colonial influences.

The Lochner/Mariscal House and the Boudreaux/Robison House are residences; the first having one story and the second, two levels; the third is a two story rest home type facility currently functioning as a Bed & Breakfast establishment. With massive walls, 18" or so thick, they are all constructed of uncoursed, rubble masonry and composed of unsquared pieces of stone without continuous horizontal joint lines. Stones are laid in the traditional pattern with the grain running horizontally due to the greater strength and weather resistance of the material in this orientation. True stone masonry arches have been employed in two of the resources. Windows are wood, double hung or fixed sash.

(IV. Registration Requirements cont.)

Location, Design, Workmanship and Materials: The properties retain the essential features that identify them as examples of Lava Stone Masonry Buildings, in their original locations. They remain sufficiently unaltered so that their massing, materials and workmanship reflect the original architectural qualities for which the properties are considered significant.

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I. Name of Property Type: Residences Associated with Individuals Important to the Development of the Menlo Park Neighborhood

II. Description

Menlo Park Neighborhood was developed primarily by individuals who owned land and resided in the Area; not by absentee speculators. Those responsible for the subdivision of the land, construction of architecturally significant houses as well as some of the realtors who worked the area tended to live right in Menlo Park. Henry E. Schwalen, considered to be the Father of Menlo Park, resided at 217 N. Melwood Avenue. Some of his children, including Harold C. Schwalen, who designed the water and drainage system for Menlo Park, also resided in the neighborhood. Farrand O. Benedict, Mr. Schwalen's original associate and later business rival, resided on W. Alameda Street. A locally prominent architect, William Bray, designed and built the architecturally significant, elaborate Prairie Style residence at 203 N. Grande Ave. Leon J. Boudreaux was responsible for the two properties, significant because of their lava stone technology, at 25 N. Westmoreland Avenue and 101 N. Bella Vista Avenue. James R. Dodson, owner of a tract of land which included Sentinel Peak and its mineral and timber rights, built 1004 W. Alameda Street, a significant example of Spanish Colonial Revival Style in the neighborhood. A locally prominent contractor, Charles Blixt, built the elaborate, formal Spanish Colonial Revival Style residence at 830 W. Alameda Street.

III. Significance

Most of the above mentioned residences, associated with individuals important to the development of Menlo Park, are of architectural significance in the context of Architectural Development in Tucson from 1905-1941. Several are not, however, and the property at 217 N. Melwood Avenue, known as the "Home Place" of Henry E. Schwalen and his family, has been singled out for its association with the founder of Menlo Park, and hence with Subdivision Development in Tucson from 1905-1941.

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IV. Registration Requirements

The Menlo Park residence, significant for its association with an individual important to the development of the subdivision should qualify for National Register listing based on its integrity of location, design and association.

The Schwalen/Gomez House, 217 N. Melwood Avenue, retains the essential features that identify it as the home of Henry E. Schwalen, the founder of Menlo Park, in its original location. It remains sufficiently unaltered in its massing and materials so that it looks much as it did in a family photograph of 1911 showing the newly remodelled residence.

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I. Name of Property Type: Late 19th and 20th Century Revival Style houses in the Menlo Park Neighborhood Survey Area.

II. Description

After the turn of the century in Tucson, period revival architecture based on Hispanic precedents, namely the Mission Revival, Spanish Colonial Revival and Pueblo Revival was widely built throughout the city. Nearly all houses relating to this Southwest Revival movement in the Menlo Park Neighborhood Survey Area were of the Spanish Colonial Revival style. The Survey Area has approximately fifty Spanish Colonial Style residences which were constructed roughly from 1920 to after 1941.

The typical Spanish Colonial Revival residence is characterized by a low pitched roof, 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. The style uses decorative details borrowed from the entire history of Spanish architecture, with Moorish, Byzantine, Gothic and Renaissance inspiration. Thus, this expressions is also referred to as Spanish Eclectic.

Modest examples of Spanish Colonial Revival, such as those found in the Menlo Park Neighborhood, are one story brick wall residences with simple, compact floor plans; wood frame floors built above crawl spaces; one, two and three bed rooms, one bathroom, with small, well equipped kitchens. Floors tend to be of hardwood (oak or maple) in the living area of the house and pine or fir in the bedrooms, kitchen and bath.

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The two most elaborate examples of Spanish Colonial Revival in the Menlo Park Neighborhood Survey Area are located at 830 W. Alameda Street (the Blixt/Avitia House) and 1004 N. Grande Avenue (the Dodson/Esquivel House). They are stuccoed, parapet walled examples of the style without the characteristic low pitched, Spanish tile roof. While the Dodson/Esquivel House has the characteristic asymmetrical main facade, the more formal Blixt/Avitia House has a perfectly symmetrical facade. Both properties have touches of Spanish tile in pents over windows and doors as well as caps for the parapet walls. The "tiles" on the Dodson/Esquivel House are constructed of pressed metal resembling Spanish tile. The properties are larger than other Spanish Colonial Revival style residences in the Menlo Park Survey Area and exhibit more complex massing. Moorish derived plaster ornamentation frames the living room window of the Dodson/Esquivel House. While the Blixt/Avitia House is essentially unornamented, it has an elaborate massive arched porte cochere at its entry. Both properties have notable fireplaces, wood sash windows, wood floors and built-in features.

### III. Significance

The two more elaborate Late 19th and 20th Century Revival Style houses in the Menlo Park Survey area are locally significant under National Register Criterion C as excellent examples of the Spanish Colonial Revival Style. The Spanish Colonial Revival Style played an important role in the Architectural Development of Tucson from 1905-1941 where a strong Hispanic tradition had existed for several centuries. The two houses clearly convey the dominant design characteristics of the Spanish Colonial Revival Style and, owing to relatively few exterior or interior alterations, convey a high level of architectural integrity.

### IV. Registration Requirements

The two Menlo Park Late 19th and 20th Century Revival Style houses should qualify for National Register listing based on their integrity of location, design, workmanship and association.

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Association: The two properties have been part of the Menlo Park Survey Area in its historic period (1905 - 1941) and are associated with the historical and architectural development of the Menlo Park Neighborhood.

Location, Design, Workmanship and Materials: The Blixt/Avitia House and the Dodson/Esquivel House retain the essential features that identify them as excellent examples of the Spanish Colonial Revival Style, in their original locations. They remain sufficiently unaltered so that their massing, materials and workmanship reflect the original architectural qualities for which the properties are considered significant.

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I. Name of Property Type: Houses of the Late 19th and Early 20th Century  
American Movements in the Menlo Park Neighborhood Survey Area

During the late 19th and early 20th centuries in the United States, several stylistic movements in architecture developed which no longer imitated foreign precedents. These included such expressions as the Bungalow Style, the Prairie Style, the Commercial Style and the Skyscraper. In Tucson, a proliferation of houses of the Bungalow Style were built throughout the city. The Bungalow Style was developed and popularized in California, spreading throughout the country as the first mass producible style to be seized upon by contractor-builders. The typical bungalow is a one story residence with a low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhangs with exposed rafters. A lower gable roof usually covers a deep front porch which may be either full or partial width. Decorative braces are often added under the gables. Porch roofs are usually supported by tapered, square columns which often extend to the ground level. The Prairie Style, originating in Chicago and made famous by Frank Lloyd Wright, was another of the few indigenous American styles that spread in its vernacular form across the country from 1900-1920. Very few of these style houses can be found in Tucson.

The typical Prairie style house is two storeys with one story wings or porches and is covered with a low pitched, hipped roof. Eaves, cornice and facade details emphasize horizontality. Horizontal decorative emphasis is achieved by contrasting the cornices; including window boxes or pedestal urns for flowers; geometric patterns of small pane window glazing in windows placed side by side and by the use of decorative friezes of bands of carved geometric or stylized ornamentation.

In the Menlo Park Neighborhood, there is one example of a modified Prairie house and it is architecturally significant. Built in 1917 at 203 N. Grande Avenue, the Bray/Valenzuela House is the most impressive of all the buildings in the Survey Area. Unlike the typical midwestern Prairie house,

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the Bray/Valenzuela House is one story and has parapeted walls, lacking the characteristic low pitched, hip roof. Designed by locally prominent architect and owner, William Bray, the house displays characteristics of the "Sullivan-esque" Chicago School and of early Frank Lloyd Wright with respect to its ornamentation, overhangs and terrace urns. The typical horizontality of the Prairie house is emphasized by the use of a frieze, projecting "visor roof" and window treatment.

### III. Significance

Of all the residences in the Menlo Park Neighborhood Survey Area representing the late 19th Century and early 20th Century American Movement, only the Prairie Style house at 203 N. Grande Avenue is considered significant. Significant under National Register Criterion C as an excellent, regionally modified example of the Prairie architectural style, the Bray/Valenzuela House is the only example of this style in the Menlo Park Neighborhood Survey Area, and a rare example regionally. With minor facade alterations, and a sensitive new addition to the rear, the house reflects a high degree of architectural integrity. Considered one of the finest residences of its day in Tucson, the Bray/Valenzuela House has made a significant contribution to the Architectural Development in Tucson From 1905-1941. Although architect William Bray has been referred to as locally prominent, no information has been discovered about the man or his practice. Therefore, the Bray/Valenzuela House is not being considered as significant under National Register Criterion B.

### IV. Registration Requirements

The one example of a Late 19th and Early 20th Century American Movement house in the Menlo Park Neighborhood Survey Area, 203 N. Grande Avenue, should qualify for National Register listing based on its integrity of location, design, materials, workmanship and association.

Association: The Bray/Valenzuela House was part of the Menlo Park Survey Area during its historic period (1905 - 1941) and was associated

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with the historical and architectural development of the Menlo Park Neighborhood.

Location, Design, Workmanship and Materials: The Bray/Valenzuela House retains the essential features that identify it as a regional example of the Prairie Style, in its original location. It remains sufficiently unaltered so that its massing, materials and workmanship reflect the original artistry of architecture for which the property is considered significant.

See Continuation Sheet

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number G Page 2

The scope of the project was twofold: (1) the survey of all properties in the designated Multiple Property Area and (2) the nomination of individual properties to the National Register of Historic Places. The final product consisted of state level inventory forms for individual properties plus documentary photographs; a report; a base map and the National Register nomination.

The project was conducted through four phases as follows:

- (1) Research and Field Survey
- (2) Preparation of State Inventory Forms
- (3) National Register Nomination
- (4) Final Report

In Phase 1 the team met with the Menlo Park Neighborhood Association volunteers to define the scope of the project and initiate the process, having already undertaken a reconnaissance survey of the designated Survey Area. At this point an effort was made to inform the entire neighborhood of the project by newsletter. The Project Coordinator in conjunction with the Volunteer Coordinator conducted several training sessions for the volunteers providing them with instructional sheets and slide presentations to assist them in filling out the survey forms, visually surveying the properties and conducting oral history interviews. The historian from Pima College also assisted with the training process. Training sessions also took place at the Assessor's Office, the Arizona State Historical Society Library and in the field.

Volunteers gathering data from the Pima County Assessor's Office were fortunate to have a nearly complete set of archival Building Record Cards for all properties in the Survey Area up to the 1960's. Thus they were able to obtain reliable information regarding structural systems, window types, roofing, dimensions, changes to properties, etc. Volunteers researched some of these properties at the Arizona State Historical Society Library to establish a chain of occupancy from early city directories. Biographical information about these early residents was

X See Continuation Sheet

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number G Page 3

obtained from the Library's Hayden Biographical Files. Other historic information about real estate speculation, institutions, recreational facilities etc. was gathered by scanning The Arizona Daily Star and The Tucson Daily Citizen on microfilm from 1910 to the 1920's. The team and volunteers also relied on research from numerous historical periodicals and books. A "Historic Survey Party" was held at one of the significant homes in the Survey Area to which the entire community, with some interest in the Menlo Park Neighborhood, was invited. The bibliographical and other information gathered at this party was used later in oral history interviews, etc.

Oral history interviews were conducted at this time and some very valuable insights and information were collected from early residents of the Menlo Park Neighborhood by tape recording. "Donation of Gift" releases granting to the Menlo Park Neighborhood Association the tapes and transcriptions for historical research purposes were obtained from the interviewees.

The architectural historian, the architect and the architect-in-training visited and photographed all the properties to be included in the National Register nomination. Owners were interviewed by tape recorder regarding any information they wished to share about these properties. The team and the volunteers researched these properties in greater depth at the Recorder's Office and Ticor Title Insurance, and where possible, copies of the original deeds, etc. were obtained. Building Record Cards were also xeroxed for these properties and information regarding the chain of occupancy, architects (where applicable), builders etc. was obtained from the Arizona State Historical Society Library.

Once all draft survey forms were filled out and the photography complete and attached to the individual forms, the architectural historian interpreted entries on the forms with respect to architectural style and other information. The computer programmer created a data base and

X See Continuation Sheet

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number G Page 4

survey form program on MicroSoftWorks to be used with the Macintosh computer. The team, with the assistance of the historian from Pima College, then undertook to analyze and interpret the data, write the report, prepare the base map and all maps to be included in the report and prepare the Nomination.

The historic contexts, Subdivision Development in Tucson from 1905-1941 and Architectural Development in Tucson from 1905-1941 were determined by the team based upon the initial reconnaissance surveys after the Survey Area boundaries were defined. Once identified, research activities were oriented towards the development of these two themes. The initial date was determined after researching the history of subdivision development in Menlo Park and completing the draft, individual, state level inventory forms.

The typology of significant property types was based upon an initial visual analysis of architecturally interesting examples and more thorough research thereof. Through historic research and visual analysis, information found about the use of locally significant materials, such as "A" Mountain lava stone, helped generate a building type. It was through historic research that information was gathered for properties deemed significant for historic association.

The requirements of integrity for the listing of related properties were derived from historic research, interviews with owners and visual analysis. Old photographs and historic information verified alterations made during the historic era.

See Continuation Sheet

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number H Page 2

Cooper, James F. The First Hundred Years, The History of Tucson School District 1, Tucson, Arizona 1867-1967.

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Dobyns, Henry F. Spanish Colonial Tucson. Tucson: University of Arizona Press, 1976.

College of Architecture, Robert C. Glebner ed. Tucson Preservation Primer.

Greenleaf, Cameron & Andrew Wallace, "Tucson: Pueblo, Presidio and American city," Arizoniana: The Journal of Arizona History, Vol. 3 No. 2, Summer 1962, pp. 18-27.

Hall, Dick, "Ointment of Love. Oliver E. Comstock and Tucson's Tent City," The Journal of Arizona History, Vol.19 No. 2, Summer 1978, pp. 111-117.

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McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1989.

Don W. Ryden, AIA/Architects, Inc. "F. Q. Story Historic District Survey Report." Prepared for the Story Preservation Association, Phoenix, 1987.

Sheridan, Thomas E. Los Tucsonenses. Tucson: University of Arizona Press, 1986.

Sonnichsen, C. L. Tucson The Life and Times of an American City. Norman, Oklahoma: The University of Oklahoma Press, 1982.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number H Page 3

The Tucson Citizen (formerly the Arizona Citizen), 1910-Present.

Tucson City Directories, 1920's.

Williams, Jack. "In the Shadow of Sentinel Peak." An Archaeological and Historical Survey for the Tucson/Pima County Historical Commission. Fall, 1989.

Williams, Judith, ed. Plaza of the Pioneers. Tucson: Tucson Museum of Art, 1932.

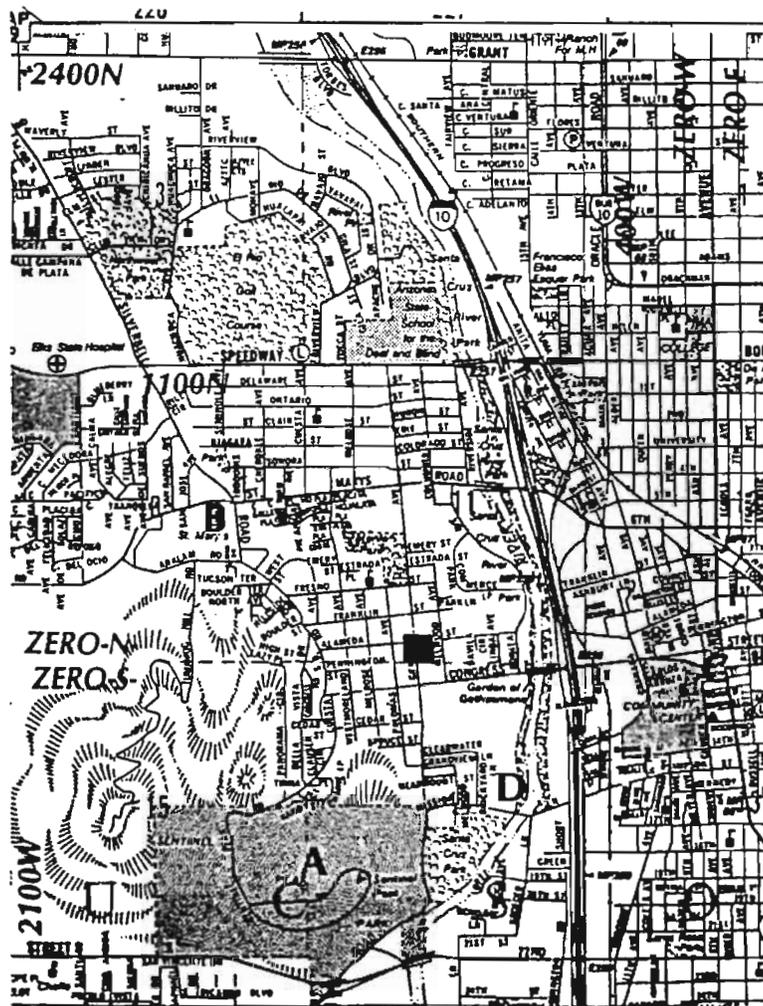
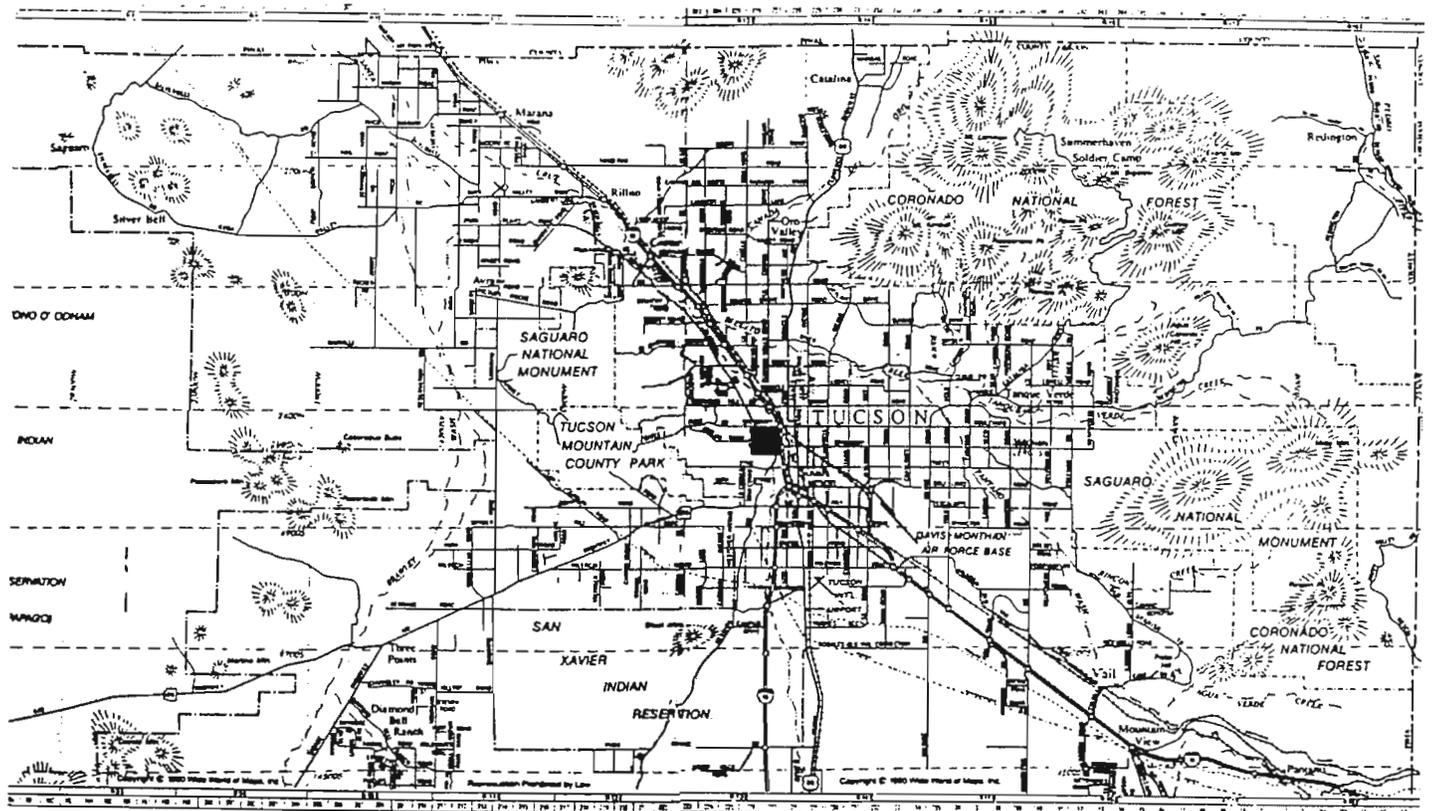
ORAL HISTORY SURVEYS

Dona Beatriz Warner, Menlo Park resident since the historic era, Summer 1990

Alice Babby, one of the original Menlo Park residents, Summer 1990

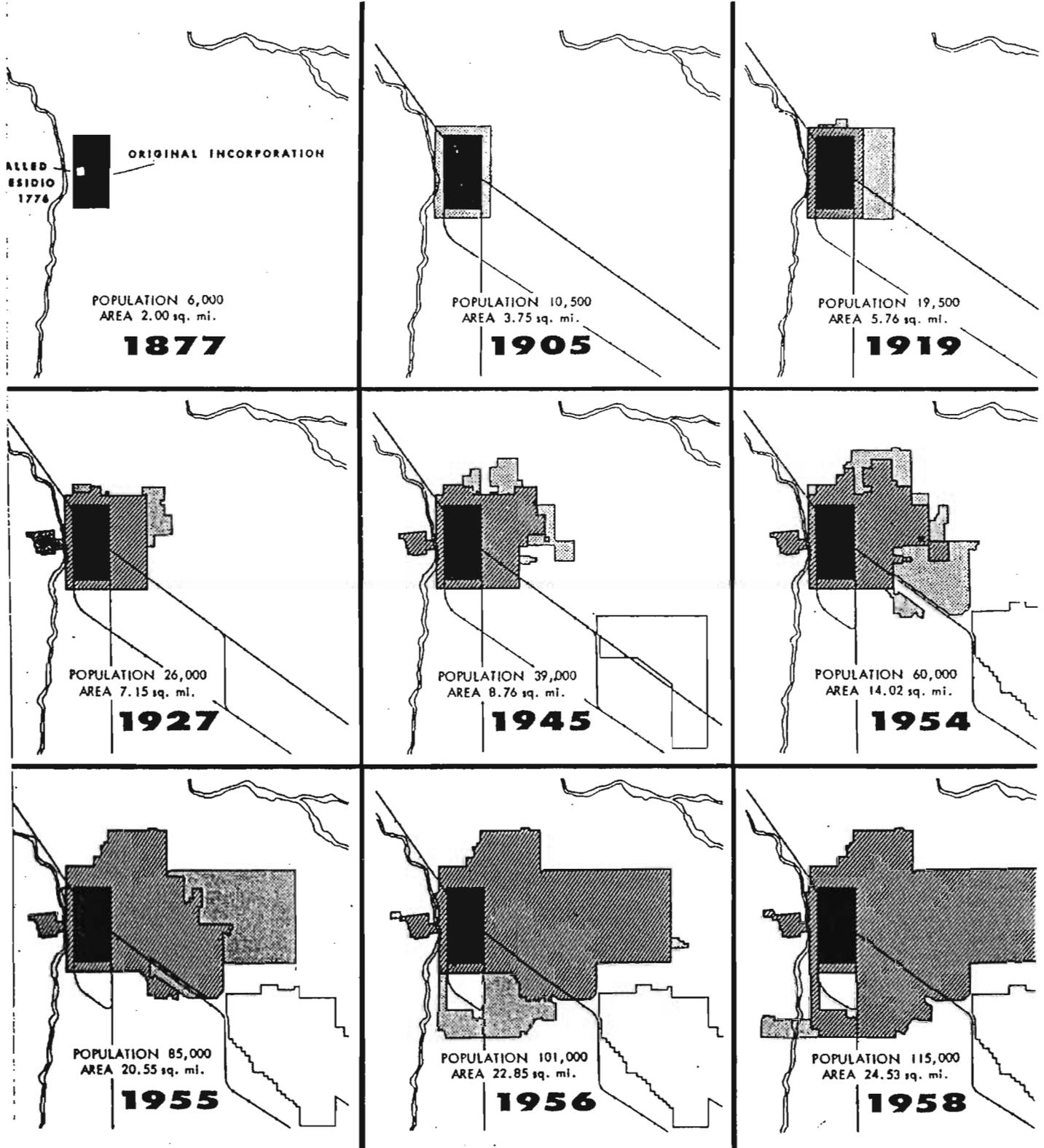
Alice Gallardo, Menlo Park resident since the 1930's, Summer 1990

Gladys Westgate Greer, Menlo Park resident during the historic era, Summer 1990

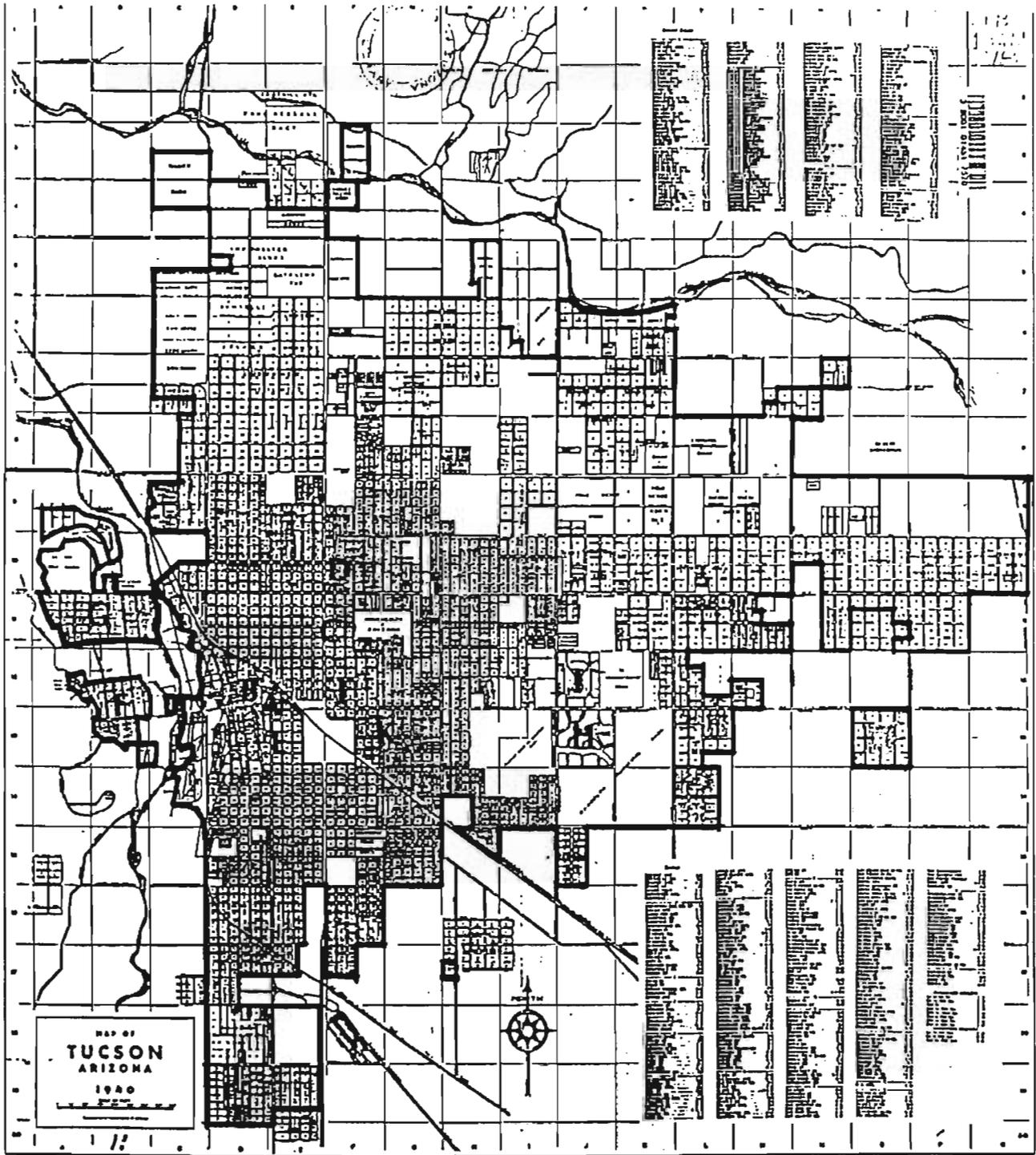


- Menlo Park Neighborhood
- A Sentinel Peak
- B St. Mary's Hospital
- C CBD
- D Convento Site

# GROWTH OF THE CITY OF TUCSON

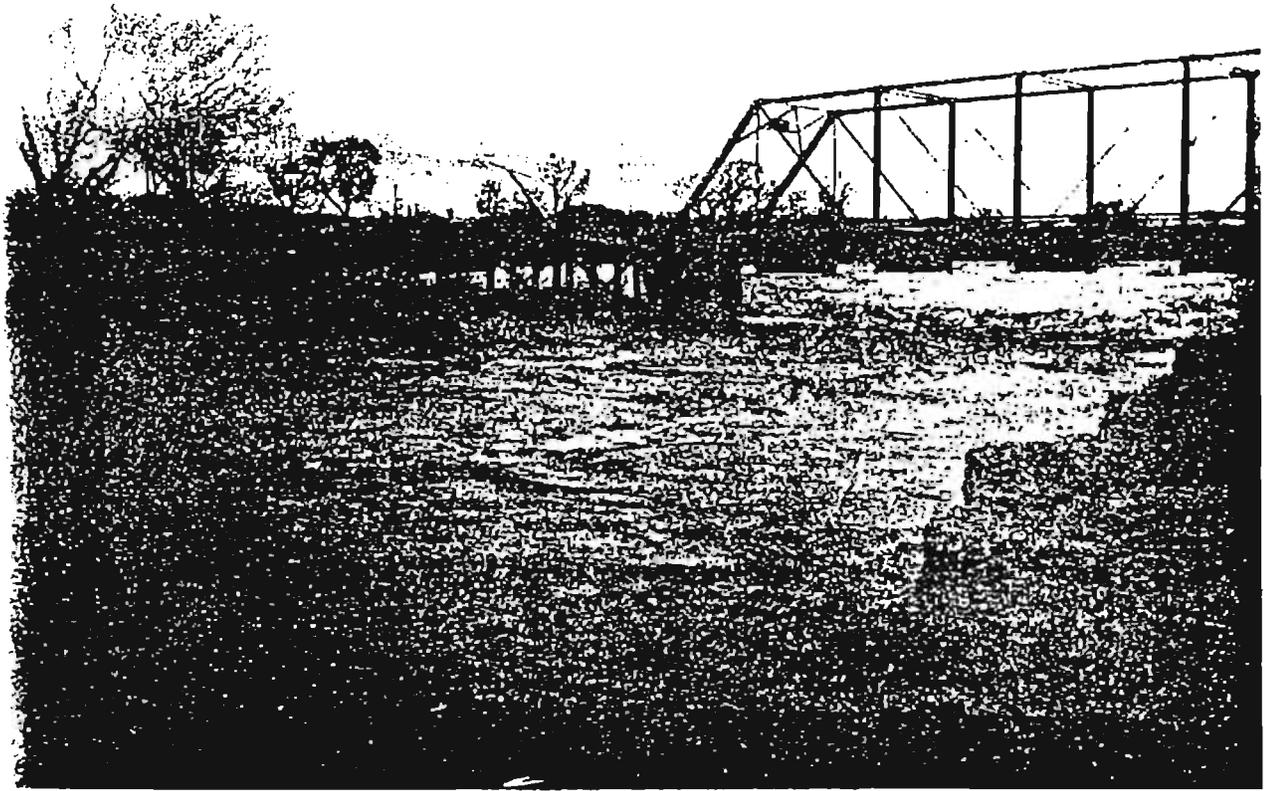


Eastward Expansion, the Preferred Orientation of Growth  
in Tucson

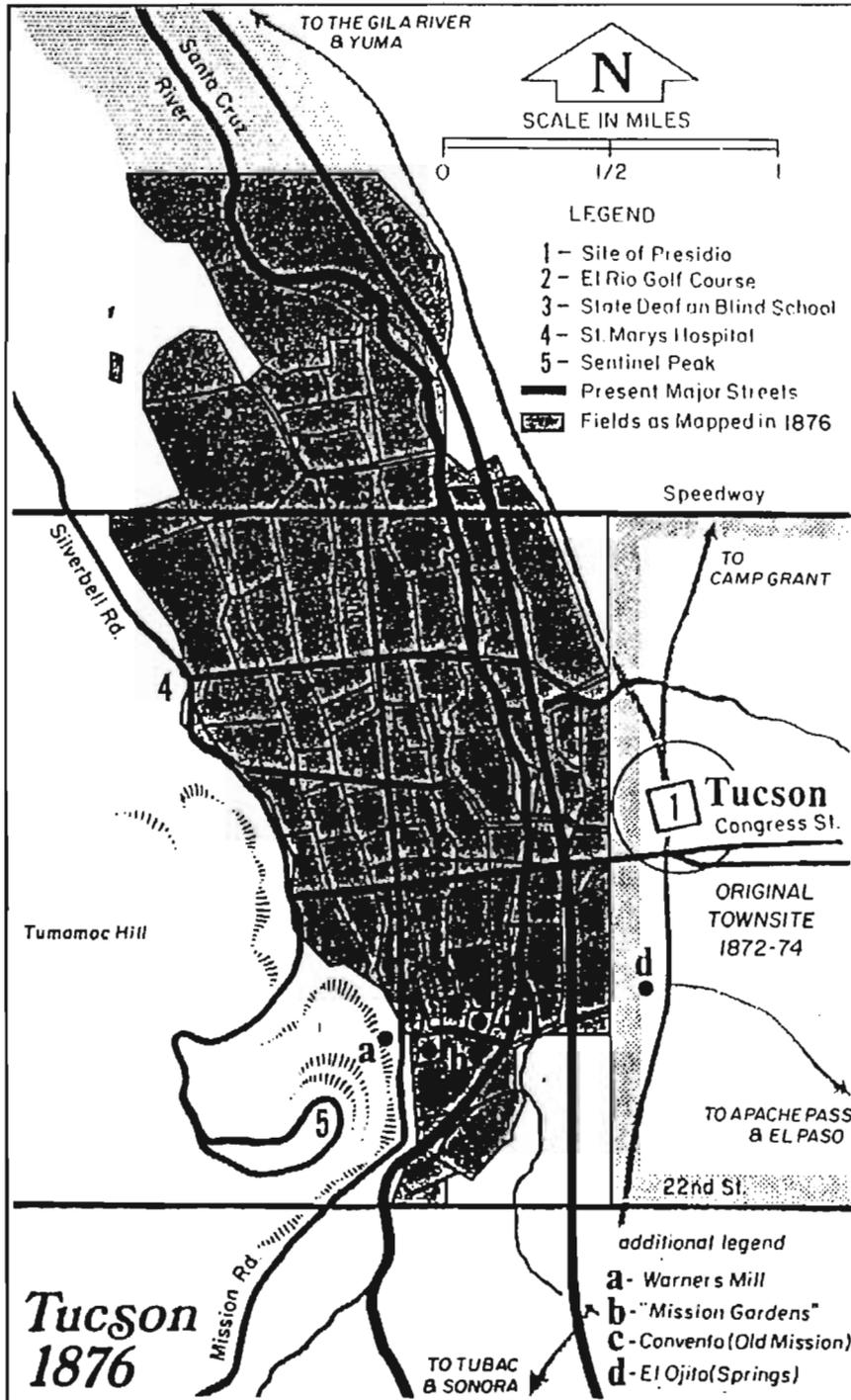


DISTRIBUTED BY  
**TUCSON CHAMBER OF COMMERCE**

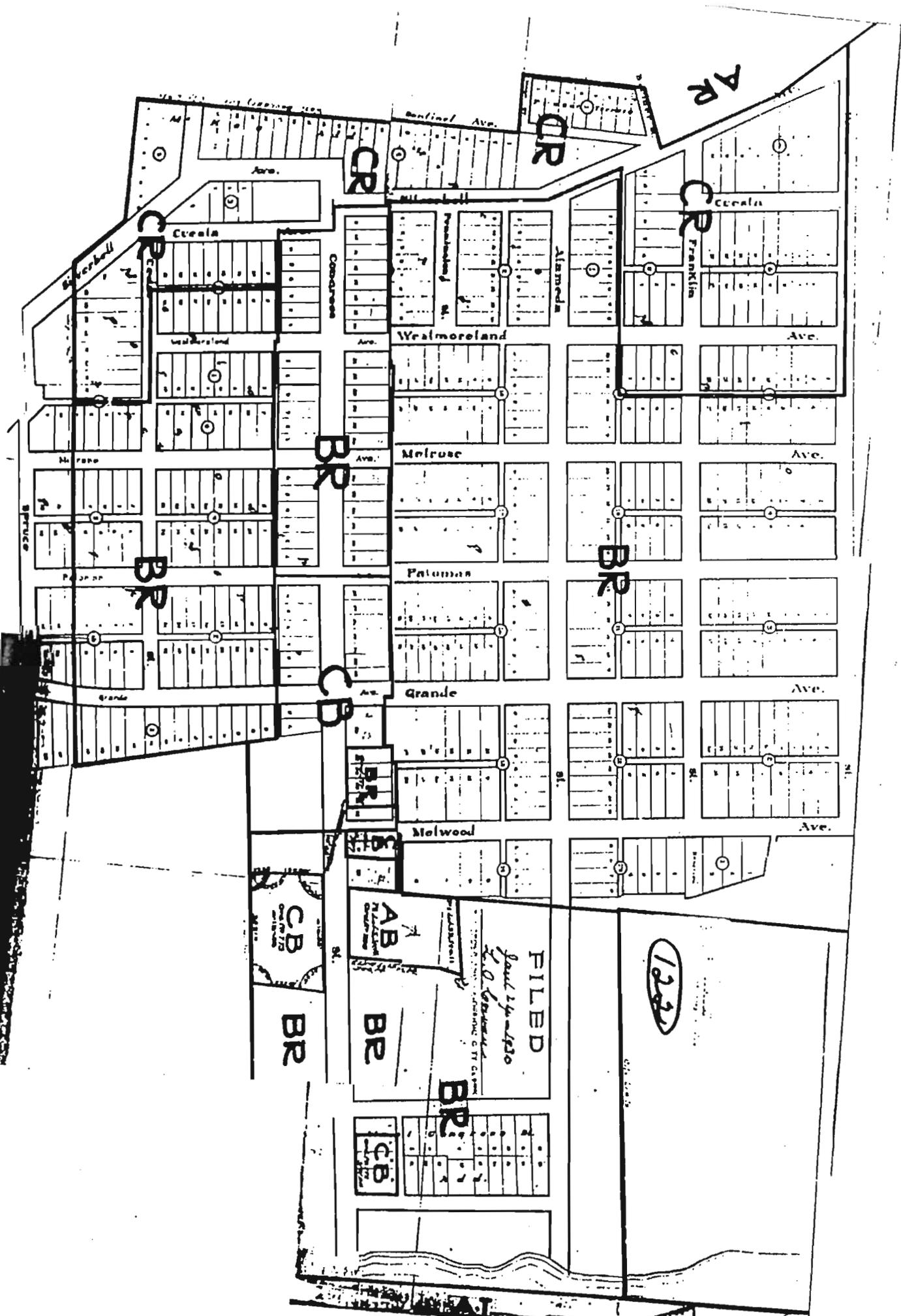
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|-----------------------------|-----------------------------|-----------------------------|
| <b>A</b> CBD                | <b>E</b> Armory Park        | <b>I</b> El Encanto         |
| <b>B</b> Goldschmidt's Add. | <b>F</b> Menlo Park         | <b>J</b> Reicher's Addition |
| <b>C</b> Buell's Addition   | <b>G</b> El Rio Subdivision | <b>K</b> University Heights |
| <b>D</b> Feldman's Addition | <b>H</b> Colonia Solana     |                             |



The Flood of 1916 Showing the Destroyed Congress Street Bridge



4.3 Tucson's Fields in 1876



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Jan 24 1930

L. O. Lawrence

1222

San Diego City Planning Map

Benjamin Ave.

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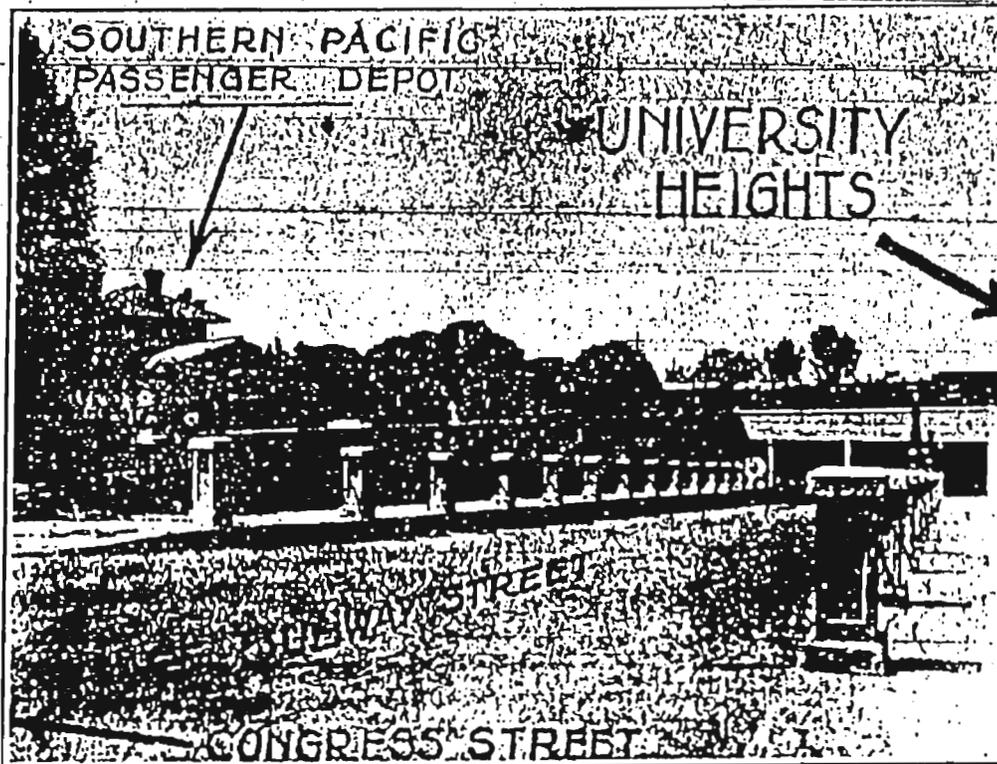
Melrose

# UNIVERSITY HEIGHTS

## Is Now Half Mile Nearer Congress Street

### As a Result of the Opening of

# THE NEW SUBWAY



**WE ALREADY HAVE:** The State University, the only High School in the City, Playground, City Park, Broadway Boulevard Leading to the New Country Club, Electric Street Car Service and Now the **NEW SUBWAY.**

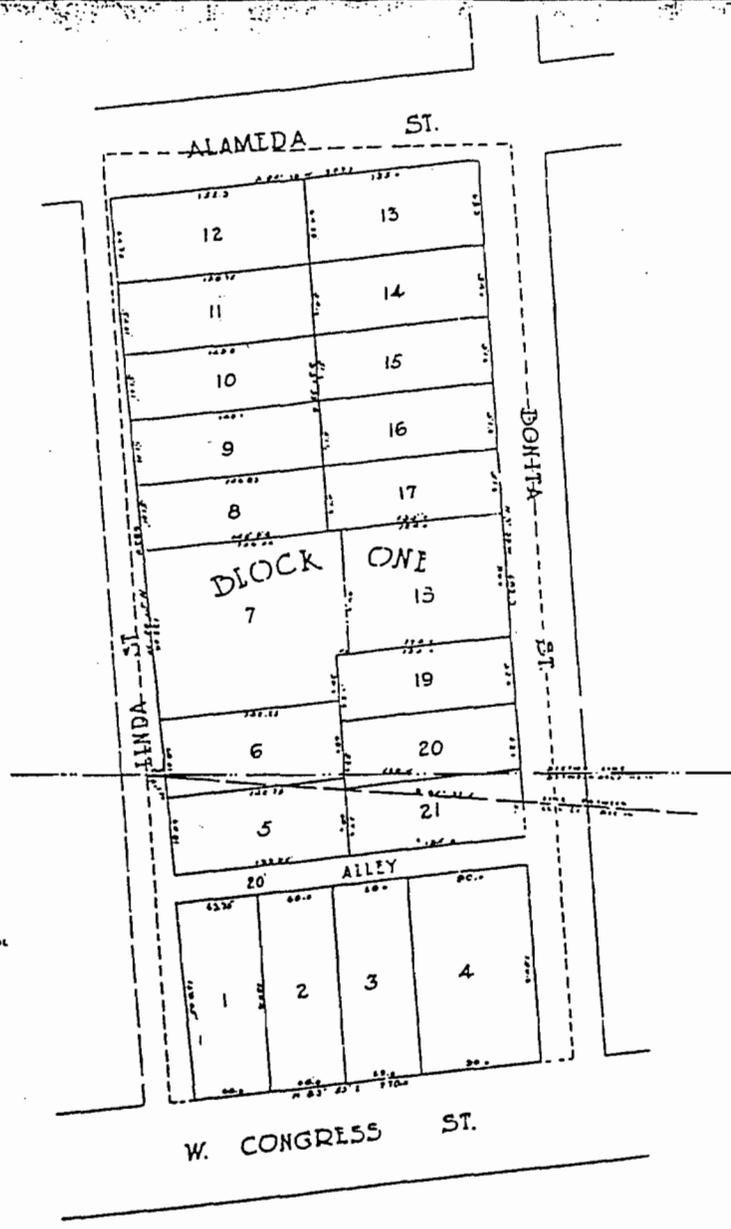
# W. E. MURPHEY, Sole Agt.

55 West Congress St. Real Estate, Insurance, Mines and Loans

Phone 84

## How a Machine Does Our Bookkeeping





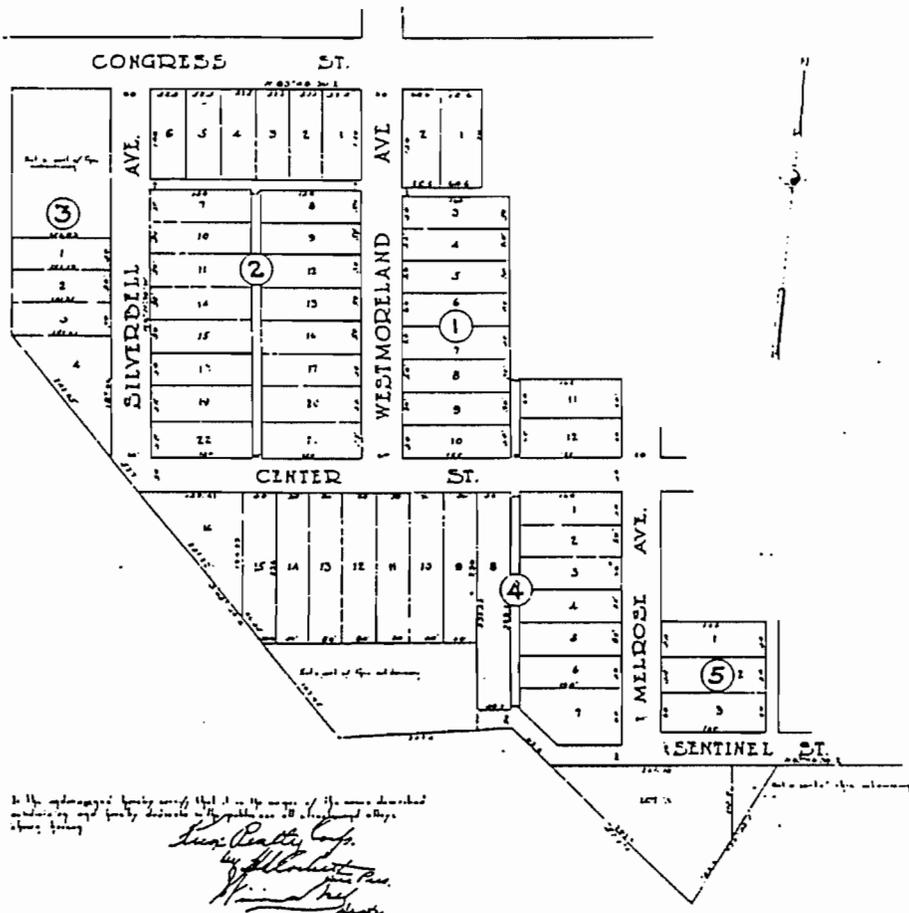
Shows portions of M 77 City of Tucson, P.S. Sec. 14, T 15 S, R 10 E, BDL  
 owned by C. B. Wagoner & Co. Inc.

C. H. Wagoner 13  
 7th St.  
 10 St. N.  
 3 Maple & Park  
 36

J. E. Small

MAP OF BLOCK ONE OF THE  
**W. CONGRESS ST. ADD**  
 TO THE CITY OF TUCSON, ARIZ.  
 L. C. WILKINSON, C.E. MAY 1913  
 SCALE 1" = 20'



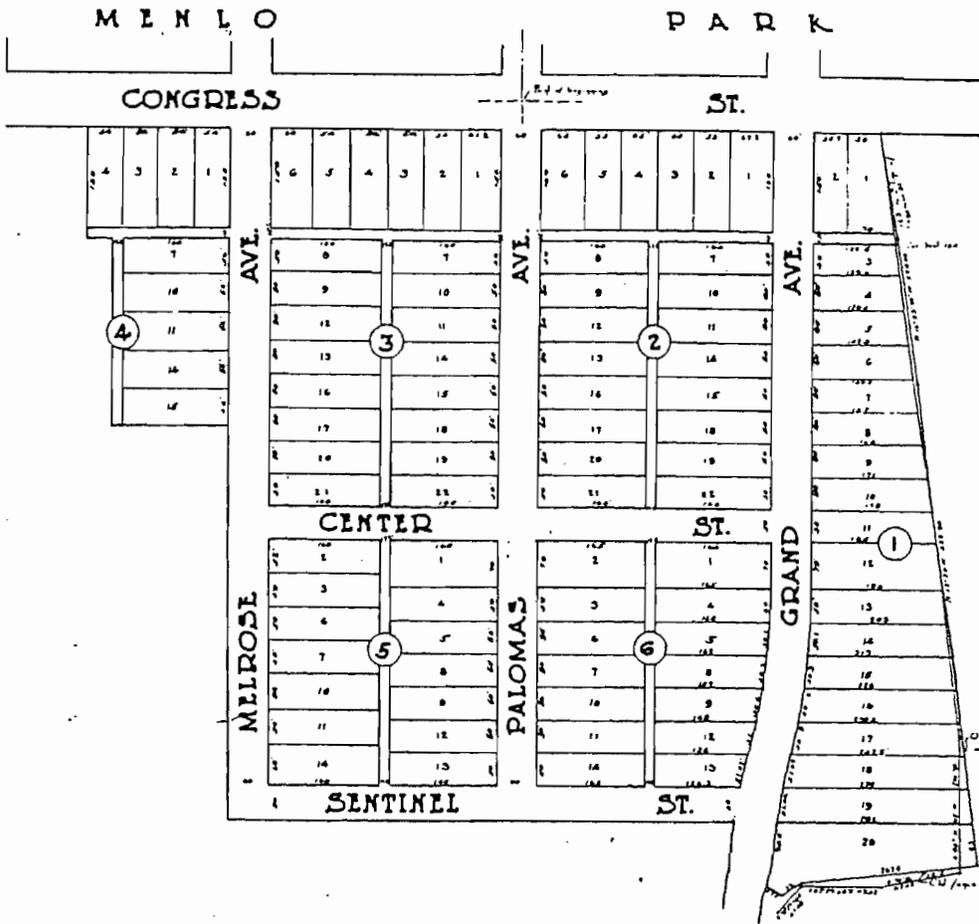


In the aforementioned property survey that it is the owner of the same described  
 including and hereby described to the public as follows:  
 Luis Reilly Corp.  
 by J. J. ...  
 W. J. ...

Quadrat Realty Co  
 Oct 4 20  
 3:48 P  
 3 Maps + Plat  
 116

R.B. Quinn

**MENLO PARK ANNEX** - PLMA CO. ARIZ.  
 BEING A SUBDIVISION OF A PART OF THE ...  
 AMOUNTING TO ...



H.E. Schwaner  
 July 16 20  
 11:40 A  
 3 Maps - Plat

R.B. Quinn

**ACTS:**

1. All streets are 200' wide and parallel to West Congress St.
  2. All Avenues are 100' wide and all right angles to West Congress St.
  3. The point of beginning of this survey is the corner of the corner line of Menlo Park and West Congress Street.
- The streets and alleys shown on this map are hereby dedicated to the use of the public, subject to the various local ordinances relating to the use of said streets and alleys for electric light and power lines, telephone lines, water lines and other public lines, streets and connecting streets.

First Realty Corporation of M. Pacheco  
 by Robert G. Pacheco & Pacheco  
 Henry & Schwaner  
 atty

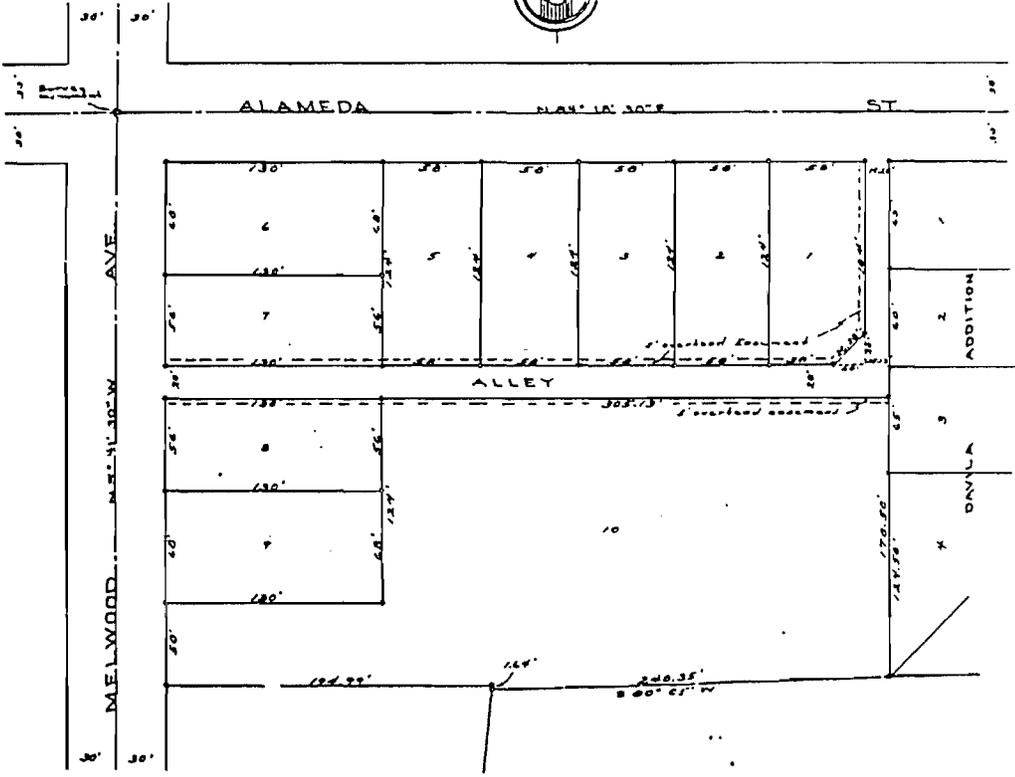
**STATE OF ARIZONA -  
 COUNTY OF PIMA**

The plat hereon was acknowledged before me, the 16th day of July, 1920, by J.M. Pacheco and Catherine G. Pacheco his wife and by R.C. Carlett as true grantors and as Attorney in Fact for the First Realty Corporation a corporation organized under the laws of the State of Arizona and by Henry E. Schwaner as atty.

My Commission expires March 6, 1924.  
 H. J. Myers  
 Notary Public

**SOUTH MENLO PARK**

PIMA COUNTY, ARIZONA  
 BEING A SUBDIVISION OF LAND IN THE 1/4 SECTION 16 T. 15 N. R. 15 E. S. 16  
 SHOWING A 100' AVENUE AND 200' STREETS, 10' ALLEYS, 10' SIDEWALKS AND 10' CURBS  
 BEING A PLAT OF THE FIRST REALTY CORPORATION



DEDICATION

We, the undersigned, hereby certify that we are the sole owners of the land contained in this subdivision, and that we agree to said subdivision in the manner shown herein. We hereby dedicate to the use of the public forever all streets and alleys shown herein, not heretofore dedicated.

Harold C. Schmalen  
Hazel W. Schmalen

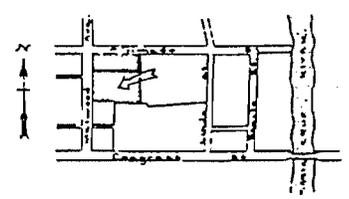
STATE OF ARIZONA )  
COUNTY OF PIMA )

The foregoing instrument was acknowledged before me on the 27th day of December 1924 by Harold C. Schmalen and Hazel W. Schmalen, husband and wife.

Notary Public  
My Commission expires: 8-2-25

No. 1028  
STATE OF ARIZONA )  
COUNTY OF PIMA )  
Filed at the request of Harold C. Schmalen  
Date: December 13, 1924  
Time: 1:26 P.M.  
Book 12 Page 88  
Witness my hand and official seal on the day and year above written.  
Anna Williams  
PIMA COUNTY RECORDER  
By: [Signature]  
COUNTY RECORDER

LOCATION MAP



Approved by the City and County Planning and Zoning Commission.  
M.H. [Signature] DATE: Dec. 30/24  
CARTER  
Approved: [Signature]  
CITY ENGINEER

I, Ivan P. Hawkins, Clerk of the City of Tucson, hereby certify that this Plat was approved by the Mayor and Council on the 27th day of December 1924.  
Ivan P. Hawkins  
CITY CLERK

I certify that this Plat is drawn and based on a survey made by me in December 1924.  
[Signature]  
REGISTERED LAND SURVEYOR



MAP OF RESUBDIVISION OF PART OF BLK. MENLO PARK ADD'N. BEING A RESUBDIVISION OF LOTS 1-2-3-4-5-6 & RE-ALIGNMENT OF THE NORTH 1/2 OF BLK. 14 OF MENLO PARK AS RECORDED IN BK. 3 OF MAPS & PLATS, PG. 131, AND THE SUBDIVISION OF THAT PART OF LOTS 3 & 4 SEC. 11, T. 15 N. R. 16 E. S. 33 & 34 P. M. P. M. COUNTY, ARIZ. LYING SOUTH OF ALAMEDA ST. AND WEST OF DAVILA ADDITION

SCALE: 1" = 40' DECEMBER, 1924



**AUTHORITY FOR SUBDIVISION AND DEDICATION:**

THE CITY OF TORONTO, A MUNICIPAL CORPORATION, HEREBY WARRANTS THAT IT IS THE ONLY PARTY HAVING ANY RIGHTS OR INTEREST IN THE LAND SHOWN ON THIS PLAN, AND WELLS THAT AND CAN BE SUBDIVIDED IN THE MANNER SHOWN HEREON.

*[Signature]*  
CITY ENGINEER  
CITY OF TORONTO

BY THIS PLAN AND THE ORDINANCES THEREON, THE CITY OF TORONTO HEREBY WARRANTS THAT THE LOTS, ALLEYS, STREETS AND HIGHWAYS SHOWN ON THIS PLAN ARE LEGALLY CREATED AND DEDICATED TO THE PUBLIC USE AND THAT THE CITY OF TORONTO WILL MAINTAIN AND IMPROVE THE SAME IN ACCORDANCE WITH THE MUNICIPAL CORPORATIONS ACT.

DATE OF PLAN: 1958  
BY: [Signature]  
CITY ENGINEER

**AGENCY APPROVALS:**

THE CITY ENGINEER HAS REVIEWED THE PLAN AND IS SATISFIED THAT THE LOTS, ALLEYS, STREETS AND HIGHWAYS SHOWN ON THIS PLAN ARE LEGALLY CREATED AND DEDICATED TO THE PUBLIC USE AND THAT THE CITY OF TORONTO WILL MAINTAIN AND IMPROVE THE SAME IN ACCORDANCE WITH THE MUNICIPAL CORPORATIONS ACT.

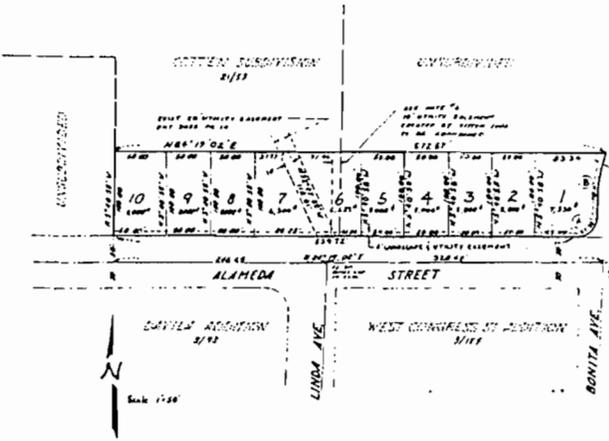
*[Signature]*  
CITY ENGINEER  
CITY OF TORONTO

**LEGEND**

- 1. LOT 10 - 100' x 100'
- 2. LOT 11 - 100' x 100'

**CURVE DATA**

- 1. 85° 15' 00" 120' 00" 120' 00" 120' 00"
- 2. 10° 14' 59" 136.41' 78.11' 33.61' 78.61'



**LOCATION PLAN**

**GENERAL NOTES:**

- 1. All lots shown on this plan are to be subdivided in accordance with the provisions of the Municipal Corporations Act, R.S.O. 1957, Chapter 243.
- 2. The lots shown on this plan are to be subdivided in accordance with the provisions of the Municipal Corporations Act, R.S.O. 1957, Chapter 243.
- 3. The lots shown on this plan are to be subdivided in accordance with the provisions of the Municipal Corporations Act, R.S.O. 1957, Chapter 243.
- 4. The lots shown on this plan are to be subdivided in accordance with the provisions of the Municipal Corporations Act, R.S.O. 1957, Chapter 243.
- 5. The lots shown on this plan are to be subdivided in accordance with the provisions of the Municipal Corporations Act, R.S.O. 1957, Chapter 243.

**CERTIFICATION OF SURVEY:**

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE DIMENSIONS AND ANGLES SHOWN ON THIS PLAN ARE TRUE AND CORRECT AND THAT THE LOTS, ALLEYS, STREETS AND HIGHWAYS SHOWN ON THIS PLAN ARE LEGALLY CREATED AND DEDICATED TO THE PUBLIC USE.

*[Signature]*  
CITY ENGINEER  
CITY OF TORONTO

**APPROVAL:**

I HEREBY APPROVE THIS PLAN AND THE SUBDIVISION THEREON AND I HEREBY WARRANT THAT THE LOTS, ALLEYS, STREETS AND HIGHWAYS SHOWN ON THIS PLAN ARE LEGALLY CREATED AND DEDICATED TO THE PUBLIC USE.

*[Signature]*  
CITY ENGINEER  
CITY OF TORONTO

**RECORDING DATA:**

DATE OF PLAN: 1958  
BY: [Signature]  
CITY ENGINEER  
CITY OF TORONTO

**PREPARED FOR:**

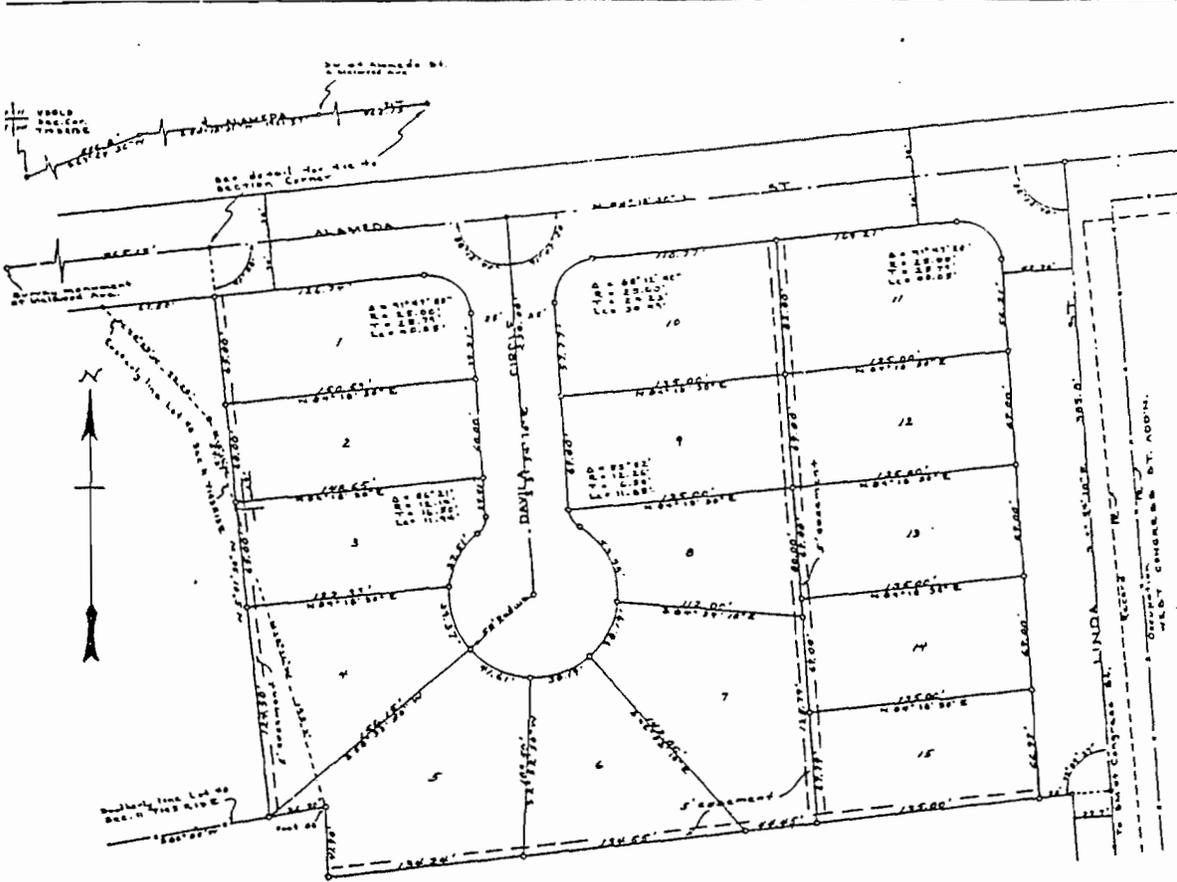
Devcon Development Corp.  
1111 BAYVIEW AVE.  
TORONTO, ONT. M2R 1G1

**PREPARED BY:**

Thompson-Murphy Engineering, Inc.  
1500 BAYVIEW AVE.  
TORONTO, ONT. M2R 1G1

**RIO NUEVO - ALAMEDA SUBDIVISION**  
LOTS 11 to 10

THIS PLAN IS A PART OF SECTION 11 OF R. 22, 1958, P.M. AND IS SUBJECT TO THE PROVISIONS OF THE MUNICIPAL CORPORATIONS ACT, R.S.O. 1957, CHAPTER 243.



**DEDICATION**

We, the undersigned, hereby certify that we are the sole owners of the land contained in DAVILA ADDITION as shown on this plat, and agree to the subdivision in the manner shown hereon, and dedicate to the use of the public forever all streets, circles, and utility easements shown hereon not heretofore dedicated.

Wanda Davila  
Wanda Davila

STATE OF ARIZONA }  
 COUNTY OF PIMA }

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 1948 by Wanda Davila and Mary Davila, his wife.

Wanda Davila  
 NOTARY PUBLIC

My commission expires: Feb 23, 1950

NO. 24354 FEE. 5.00

STATE OF ARIZONA }  
 COUNTY OF PIMA }

Filed at the request of Wanda Davila  
 Date: July 10 1948 1948  
 Time: \_\_\_\_\_  
 Book 8 Maps and Plats  
 Page 92

Witness my hand and official seal of the day and year above written.

ANNA DILLINGER  
 COUNTY RECORDER

BY: R. R. P...  
 COUNTY RECORDER

Approved by the City Planning and Zoning Commission.  
Will E. ...  
 CHAIRMAN

Approved: L. J. ...  
 CITY ENGINEER

Approved: ...  
 COUNTY ENGINEER

**CERTIFICATE**

I, Carl M. Mitt, City Clerk of Tucson, Arizona hereby certify that this map was approved by the Mayor and Council of said City at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 1948.

Carl M. Mitt  
 CITY CLERK

**CERTIFICATE**

I, Richard E. Kolb, Clerk of the Board of Supervisors of Pima County, Arizona, hereby certify that this map was approved by said Board on the \_\_\_\_\_ day of \_\_\_\_\_ 1948.

Richard E. Kolb  
 CLERK OF BOARD OF SUPERVISORS

**CERTIFICATE**

I certify that this plat is drawn and based on a survey made by me on May 18, 1948.

Richard A. ...  
 REGISTERED LAND SURVEYOR

**PLAT OF**  
**DAVILA ADDITION**

BEING A SUBDIVISION OF PART OF LOT 38 & 40 SEC. 11 T14N R15E C & P D & M PIMA COUNTY, ARIZONA

SURVEYED BY: CANTZEN & CANTZEN  
 REGISTERED LAND SURVEYORS

SCALE: 1" = 40'                      MAY 18, 1948

# Menlo Park

The *IDEAL* Location for Your New *HOME*

Where the Best City Advantages Combined With the Most Desirable Suburban Environment Offer Exceptional Opportunity for

## Investor

From the investor's viewpoint the present opportunity is remarkable. A personal inspection of the property will remove all doubt as to the inevitable future of *Menlo Park*, lying as it does in the direct path of the city's most favored Western growth.

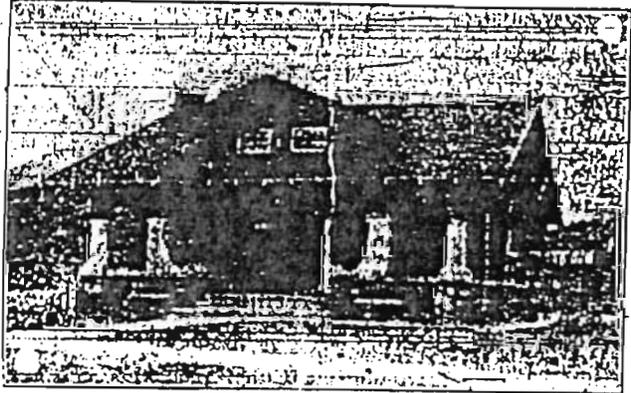
Remember, present purchasers are not required to pass through any pioneering period. Already a number of modern, down-to-the-minute bungalows have been erected and are occupied by a score of satisfied tenants. No interest is charged on deferred payments on lots sold on terms.



Every investor or prospective home builder owes it to himself to investigate the merit of *MENLO PARK* and its many advantages *TODAY*.

Large lots \$325 to \$550, easy terms—Beautiful new bungalows on terms like rent. Restrictions protective, but not prohibitive. Call or phone us at once for full particulars.

## Home Builder



Located in one of the best residential districts in the city, overlooking some of the most pretentious homes in Southern Arizona, *Menlo Park* offers the utmost in value to be found in any local city subdivision today.

Only a short distance from the center of the business district possessing among other city advantages electricity, phones, city water, etc., with a soil which for fertility is unexcelled anywhere in Tucson, *Menlo Park* is truly an ideal spot for *YOUR NEW HOME*. No city taxes or assessments to pay.

### TRUST DEPARTMENT

## Southern Arizona Bank & Trust Co.

Selling Agents

Telephone 460

# STOP

30 E. CONGRESS STREET

CHOCOLATE SPECTACLES

Chocolate Fudge, per pound. 25c

Fresh Strawberry Shortcake, per quart. 15c

(See the quart package)

# BUTTONLATH

### THE FACTS

Buttonlath is an improved lathing material in which the best features of Metal Lath, Wood Lath and Plasterboard construction are combined. It is made of metal mesh and the mesh is of a gauge so that it is eliminated. A more important fact is that the Buttonlath is made of the best material available.

and estimates of frame bungalows.

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WILLIAMS

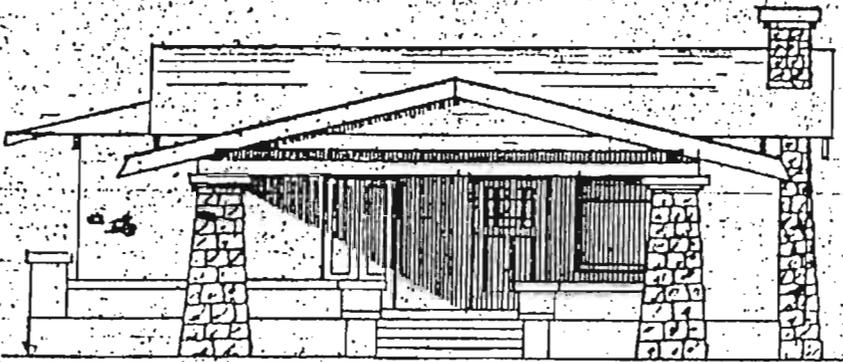
Real Estate, Lc

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State Avenue and Broadway.

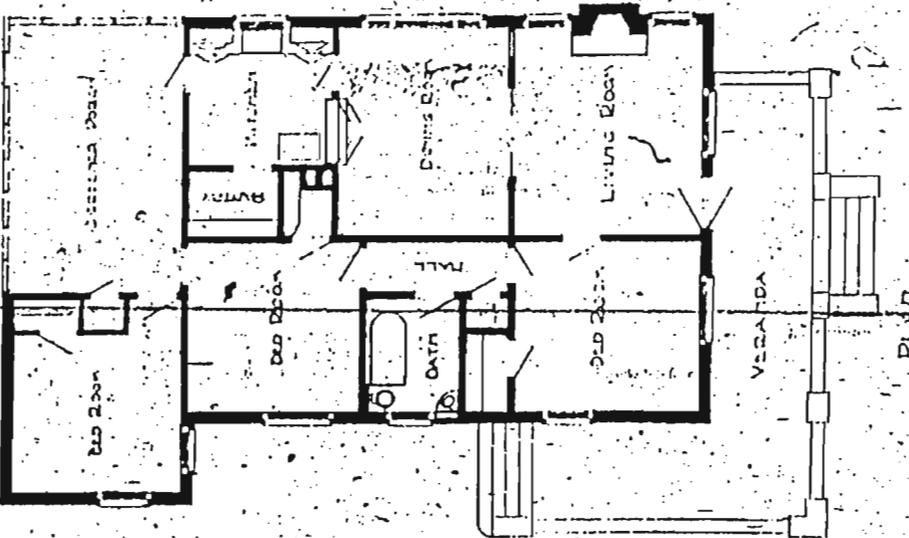
# HOME BEAUTIFUL



FRONT

H. O. JAASTAD

ARCHITECT



The large open porch and spacious rooms are an attractive feature of this bungalow, designed by Mr. H. O. Jaastad. The living and dining rooms join through a wide sliding door, forming one large room with buffet, rustic fireplace and many windows. Three large bedrooms and a sleeping porch furnish sleeping accommodations. Large closets are in each of the bedrooms and the hall contains a closet for linen. A large pantry opens from the kitchen.

Throughout the house is complete in every detail. The exterior is of plastered brick, and a low shingle roof supported in front by stone columns give a rustic simplicity to the whole, wherein lies its attractiveness.

For further information address: HOME BEAUTIFUL EDITOR STAR

# MENLO

Six Blocks From

Buy a lot and build in Tucson's lawns and shade trees, city water

LOTS SOLD ON LET US SHOW YOU

PIMA REAL

64 Nor

The Home Beautiful is Not Complete Unless It Is Furnished With

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The Tucson Gas, Elec

Attractive Grounds

of a

Our line of lawn and garden tools, spades, shovels, trowels, hoes,

# THE F. RO

Broadway and Sixth Avenue

# We Let In

See us for an and light fixture ment of fixture

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# MONEY FOR BUILDING

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# Your