

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 8

Page 27

N/A

Name of multiple property listing

By 1921 Menlo's developers had appended South Menlo Park and Menlo Park Annex where people of Mexican heritage were allowed to own property. During this decade, the Menlo Park subdivisions remained the major area of platted land west of the Santa Cruz River. However, by 1930 and 1931, the west-side scene changed when two large El Rio subdivisions appeared north of Menlo Park. Laid out by a different developer, El Rio was also intended for Euroamerican settlement. However, by the 1940s and after World War II, El Rio, Menlo Park and other west-side neighborhoods had evolved into thriving *barrios*.

The destruction of the historic, downtown *barrios* in the late 1960s and early 1970s for "urban renewal" resulted in even more Mexican settlement in Menlo Park. Although still predominantly occupied by Mexican Americans, the last twenty years has seen a diversification of the ethnic character of the neighborhood as people come in search of affordable and historic homes.

The expansive entity understood as "Menlo Park Neighborhood" grew by incorporating small subdivisions at its boundaries. Today's historic district combines thirteen subdivisions and some un-subdivided acreage. The largest remain those entitled "Menlo Park." In chronological order the following subdivisions now comprise the Menlo Park Historic District. Those that fall within the period of significance are McKee Addition (1906), West Congress Street Addition (1913), Menlo Park* (1913), P. S. Hughes (1914), South Menlo Park* (1920), Menlo Park Annex*(1920), Hill Side View Addition (1926), Clearwater Addition (1946), Dávila Addition (1948), Casas Estrada (1955), and Casas Estrada Annex (1956). (Map 1.) *These three subdivisions were amended in 1921.

Two subdivisions, Menlo Demonstration Townhouses (1978) and Rio Nuevo-Alameda Subdivision (1982), are too recently built to have contributing properties.

The smallest, early, west-side subdivisions that preceded or were contemporary with Menlo Park (1913) tended to be single plat developments of one or two "blocks", filed by a single Euroamerican or married couples of Euroamerican or Mexican descent. In 1906, just west the future Menlo Park, Frank G. McKee founded the McKee Addition to the City of Tucson (Map 3). It consisted of two very small subdivisions of U.S. patented fractional lots in Sections 11 and 14, called Congress Terrace and West Side Addition. Very little has been found about realtor/developer Frank G. McKee.

Near the Santa Cruz River, the single-block West Congress Street Addition was platted in 1913 (amended in 1921) (Map 4). Its developers were David and Pauline Paul, managers of the nearby Clearwater Swimming Pool.

In 1914, Philip S. Hughes, an early resident of Tucson from California, founded the P.S. Hughes addition (Map 5). This multi-talented individual apparently served Pima County as deputy treasurer and a member of the Board of Supervisors. His addition became known as "*Barrio Sin Nombre*" ("No-Name Neighborhood").

In 1915 third-generation Arizonan and Tucson pavement contractor Jesús María Pacheco and his wife, Gertrudes Bustamente Pacheco, platted Pacheco Addition (Maps 6 & 7). This small subdivision "disappeared" as it was re-platted when incorporated into South Menlo Park in 1920.

The Foundation of Menlo Park Neighborhood

Real estate developer Henry Schwalen (1863-1932) came in 1904 from Wisconsin to Tucson with his wife and children. Schwalen was suffering from tuberculosis and, like many people who came to the community during this time period, sought to regain his health in the dry climate. The nearby St. Mary's Hospital operated a tent house where people stayed while recuperating, and while there Schwalen purchased a piece of land upon which a three room adobe house stood. In 1862 the land was owned by Rafael Herreras (circa 1831-1891), who farmed on the property before selling it to John Sweeney. Schwalen and his family, wife Elizabeth Anne (Bonnes) Schwalen (1861-1931), and four children Harold, Irma, Walter, and Alice, operated a chicken farm with electric incubators. The original purchase of 21.38 acres was later augmented as Schwalen fully recovered from tuberculosis.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 8

Page 28

N/A

Name of multiple property listing

In 1910, the Schwalen family lived on Shady Lane, a street name that did not survive in the subsequent subdivision of Menlo Park. A nearby street name, Santa Cruz Ave., also did not survive. Neighbors included the Waggoner, Robbens, Lowe, Martinez, Valdez, Peyron, and Gradillas families. The heads of these families worked as brick makers, a butcher, a stenographer, and a plumber. Of nine families who lived in the Menlo Park area, five were Mexican-American and four were Euroamerican (U.S. Bureau of the Census 1910).

Schwalen's close friend, Manuel King, owned a nearby parcel and the two donated land for the initial Menlo Park development. King (1867-1954) was a pioneer rancher and businessman originally from San Leandro, California. He was married to Margaret Corra in 1895 and the couple had five children. In 1909 he was one of the founders of the Tucson Iron Works. He and Schwalen joined forces to found a corporation known as the Pima Realty Company in June 1913. Another businessman, F. O. Benedict (1871-?) was also instrumental in the initial development of the neighborhood. Benedict was a New York native who moved into the Menlo Park area prior to 1910 and worked as a real estate agent.

Cirilo Solano Leon (1845-1931) also owned property in the area, immediately to the east of Schwalen's land. Cirilo's father, Francisco Solano Leon (1819-1891), was a soldier in the Mexican military in Tucson and both of his grandfathers served at the Spanish Presidio. A quit claim deed from 1913 was drawn up between members of the Leon family and Henry Schwalen to clarify the boundaries between the Leon property and Block 2 of the Menlo Park subdivision.

Another early settler was Leon J. Boudreaux (1881-1950). Boudreaux was a native of Franklin, Louisiana, who arrived in Tucson prior to 1910. He worked as a builder and contractor and built two structures entirely from local stone at 101 N. Bella Vista Drive (Photo 33) and 25 N. Westmoreland (Photo 34). The latter home became the Las Piedras Rest Home and was Boudreaux's residence during the last years of his life. Leon Boudreaux was married and had six children. He was a member of the City Council and ran for mayor in 1935.

Menlo Park was named by Henry Schwalen after the town of Menlo Park, California. Schwalen had never visited this community, due to his poor health, but had read about it and believed it to be the sort of community he wished to promote. Schwalen had intended to purchase property on Tumamoc Hill, immediately to the west of the historic district, to build large homes but changed his mind and decided to build affordable homes for people of average incomes. The initial homes constructed in Menlo Park sold for about \$2,500 to \$3,000.

Recorded in 1913, "Menlo Park" was the name of the subdivision combining the Schwalen and King properties. Bordered on its north by Fresno St., the addition was laid out north of Congress St., between McKee and West Congress Street Additions. Among several signatures appearing on the map were those of Henry and Elizabeth Schwalen, Cirilio Leon and Manuel and Cleofa Leon.

For Menlo Park, Schwalen and King developed a set of controlled building restrictions. Besides such mundane details as requiring that homes cost at least \$2,000 when constructed and be set back at least thirty feet from the front property line, the restrictions also prevented "Negroes" and Mexicans from purchasing land in the platted area. These restrictions were designed to maintain property values in a time when many Euroamericans did not want to live next door to people of differing ethnicity or race.

In 1920 South Menlo Park, south of Congress St., was subdivided. Signing the plat map were representatives of Knox Realty Corporation (vice president H. S. Corbett and secretary William A. Bell), J. M. Pacheco and Gertrudes B. Pacheco and Henry E. Schwalen as Trustee. As mentioned, Pacheco's Addition was at this time re-platted and incorporated. People of Mexican heritage were allowed to own property in South Menlo Park. It would be interesting to know whether the Spanish-surnamed land owners like the Pachecos and Leones influenced this decision. Also in 1920, Menlo Park Annex was platted. This subdivision was owned by Knox Realty Corporation and located just west of South Menlo Park.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 8

Page 29

N/A

Name of multiple property listing

All subdivisions were then amended as shown on the Amended and Supplemental Map of Menlo Park-Menlo Park Annex and South Menlo Park, August 13, 1921 (Map 8). The numerous signatures on this map included representatives of the Benedict Realty Co., a successor to Schwalen's Pima Realty Co. (a corporation in itself), the Knox Realty Corporation, Manuel and Margaret King (grantees of the interest of Manuel and Cleofa Leon), H. E. and Elizabeth Schwalen, Jesús M. and Gertrudes B. Pacheco and Cirilio and Eloise Leon.

Although some oral traditions suggest that Menlo Park was strictly segregated early on, examination of census records and city directories suggests that segregation increased through time. In 1920, there were eighty-eight household heads listed in the census records for Menlo Park (unfortunately, the census does not provide street addresses for most households except for Melrose Ave.). Of these, sixty-six (75 percent) were Euroamerican households. Twenty-one (24 percent) were Mexican families. One household contained a single Chinese male, G. Leng, who worked as a grocery man (U.S. Bureau of the Census 1920).

Tucson City Directories provide a useful resource for identifying early occupants of the neighborhood and discovering when individual structures were built. In Tucson, the city directories are not indexed by address prior to 1918, making research difficult. Between 1918 and 1921, streets in the neighborhood are noted as Menlo Park without providing address listings. Tucson City Directories list Menlo Park residents by street address beginning in 1921.

After the initial survey of the area, Menlo Park became the first subdivision in Tucson with cast iron water lines. Harold Christy Schwalen (1895-1987), the son of Henry Schwalen, was a graduate of the University of Arizona with a degree in civil engineering, specializing in water and soil studies. He was responsible for the layout of all the drainage and water lines in the subdivision. He went on to become head of the University's Agricultural Engineering Department. He lived at 63 N. Melwood Ave. within the historic district. (Amenities like sidewalks, paved streets, and street lighting were not installed until the early 1970s.)

The first residents of Menlo Park were a mixture of middle and working class families. A 1916 newspaper advertisement proclaimed that Menlo Park was "The Pride of Tucson" and was considered "a residence park for refined people" which had "every practical improvement...and atmosphere all its own, and yet [was] in no sense too exclusive." Menlo Park offered residents "[l]arge lots; charming landscape view, prices within the reach of all." ("Menlo Park..." 1916.)

Homes built between 1910 and 1930 were predominately in the Bungalow and Spanish Colonial Revival styles. Following subdivision deed restrictions, homes were set back from the front of the lot, leaving front yard spaces where citrus and other trees were often planted. Backyard areas often contained small outbuildings where chickens were sometimes kept. Streets were unpaved and flooded during monsoon rains.

In 1926, the Hill Side View Addition to Menlo Park was platted (Map 9). Consisting of an irregular-shaped block of thirteen lots on the north side of Fresno St. between Cuesta Ave. and Silverbell Rd., it was developed by a married couple, Henry B. and Mozelle E. Langers, president and secretary of the Langers Seed and Floral Company. The Langers took out several loans from well-known realtor/builder John W. Murphey to build the unique, wood frame cottages found here.

The 1930 U.S. census lists 151 household heads in the Menlo Park neighborhood. Of these, 138 (91 percent) of the heads were Euroamerican. Only twelve household heads (8 percent) were Mexican-American and there was a single African-American family in the neighborhood (U.S. Bureau of the Census 1930). The racial discrimination codified by the Menlo Park deed restrictions was obviously effective in excluding Mexican-Americans and other non Euroamericans from living in Menlo Park.

In 1930 the City of Tucson adopted Ordinance 647, establishing a zoning code for the community. The ordinance 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, height, bulk, and percentage of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 8

Page 30

N/A

Name of multiple property listing

lot occupancy. It also established yard size, side clearance and set back lines plus created a Board of Adjustment to monitor regulation of the ordinance.

Today the City of Tucson does not use the same designations as those laid out by Ordinance 647. Nearly all of the Menlo Park historic district is zoned R-2, which allows for single- and multi-family residential use. The old designations included CR districts, a residential class for people with communicable diseases like tuberculosis where sanatoria could be built. Portions of the McKee Addition and Menlo Park Annex were zoned CR. Built before 1910 by Leon J. Boudreaux, today's Copper Bell Bed & Breakfast at 25 N. Westmoreland Ave. served as a sanatorium under the names of Las Piedras Rest Home and the Watkins Rest Home. Other original designations within the historic district were BR, which allowed for apartment houses, and CB, which allowed for retail business. (Strittmatter *The Menlo...*1992.)

Early Neighborhood Development

Most historic Tucson neighborhoods contained a mixture of property use and Menlo Park was no exception. Housing dominated the area, but a school, two churches, a handful of businesses, a park and a firehouse also appeared to serve the residents of early Menlo Park.

Businesses: As previously noted, the first business in the neighborhood was a grain mill located at the base of Sentinel Peak. Construction of the mill began prior to 1872, the year that Solomon Warner claimed water rights along the Santa Cruz in a ditch leading to the "old mill" (Pima County Land Claims 1:229).

Beginning in the 1920s, the West Congress St. commercial strip in the Menlo Park neighborhood had several markets, a butcher's shop, a pharmacy and a service station near the Congress St./Grande Ave. intersection. The 'A' Mountain Grocery Store on the southwest corner at 1000 W. Congress St. operates today as a drive-through liquor store. The store was at the front and the owner's residence was at the back. The original Sloan's Drug Store, 945 W. Congress St., had a soda fountain with tulip glasses for sundaes and a pop-up straw container.

Curl's Grocery and Service Station, 910 W. Congress St., was located on the southeast corner of Congress and Grande. Next door, at 25 S. Grande Ave., is a two-story house that once had a café on its first floor.

A large stone quarry operated on the north slope of Sentinel Peak from the late 19th century into the 1930s. Volcanic vesicular basalt, called "malapai" in the archival, assessor's building record cards, was used in the local Tucson area for foundations, fences, and porch pillars. In a few cases entire structures were made from the rock, including several homes in the Menlo Park neighborhood. The quarry eventually closed after the City of Tucson acquired Sentinel Peak as a city park. A second quarry, known as the Welch Quarry, was in operation for only a short period, closing because there was little demand for rock from two quarries (*Unknown* 1925).

Three brick factories were located immediately east of the historic district. The Louis DeVry Brick Company and the Grabe Brick Company were located north of Congress St. The DeVry Company was founded in 1904 and continued in operation into the 1970s. Prior to the 1930s the company made residential bricks, often firing a half million at one time in the 90 ft. by 33 ft. kiln. After the 1930s the company took on more commercial and institutional jobs, remaining in operation until the late 1950s. DeVry was also associated with Pima Brick and Tile, which was located on the north end of Bonita Ave. and in the 600 block of W. Alameda St. W. A. Grabe ran a brickyard located southeast of DeVry's operation, on the north side of Congress St. His Grabe Brick Company opened around 1917 and lasted until 1963. (Diehl and Diehl 1996.)

The Tucson Pressed Brick Company was located immediately east of the historic district, south of Congress St. This factory was opened in the 1890s by architect Quintus Monier, who needed bricks to construct the St. Augustine Cathedral. Afterward bricks

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 8

Page 31

N/A

Name of multiple property listing

manufactured at the plant were used to build many of the structures at the University of Arizona, as well as local homes in Menlo Park. It remained in operation until the 1960s, and many local Menlo Park residents or their family members worked there prior to its closing (Diehl and Diehl 1996). Archaeological investigations of the brickyard in 1995 and again in 2002 revealed scove kilns, a circular kiln, brick drying areas, a clay grinding and mixing area, and other structures, brick and molded tile samples, and portions of brick manufacturing equipment (Diehl and Diehl 1996; Diehl 2003).

Beginning in 1950, the City of Tucson began to deposit trash into the large clay and soil mining holes excavated by the Tucson Pressed Brick Company. These landfill areas, which included a portion of the San Agustín Mission site and much of the area south of Mission Lane, all to the east and south of the historic district, received refuse until about 1960 (Diehl et al. 1997). Today the City of Tucson is using innovative methods to make the organic material within the landfill decompose, reducing the hazard of methane buildup and making the areas suitable for the Rio Nuevo re-development project.

Also located along the south side of Congress St., immediately to the east of the historic district, were a number of businesses. The Carl Monthan Nursery and the Rossi Flower Shop opened in the 1930s. The 1940s saw the Callahan Hatchery, the Horbacher Pumps and Equipment Company, and the Austad Welding Shop, remembered by local residents as the “steel plant.” In 1947, a Sports Center opened on W. Congress St., east of the historic district near the Santa Cruz River. Menlo Park residents remember attending boxing and wrestling matches at this venue in the 1950s and 1960s.

School: Menlo Park Elementary School at 1100 W. Fresno St. was constructed in 1917 by E. L. Wilcox. It was a two-room school building with between thirty and fifty students. Before it was constructed, students went to the Homer Davis Elementary School, about one mile to the northeast on St. Mary’s Road. Alice (Schwalen) Babby recalled that the land for the Menlo Park school was donated by her father, who realized that a school would draw additional residents into the area. (Strittmatter *The Menlo...*1992.) The school served the Westside community and was racially diverse, although with a predominantly Euroamerican student body, until after World War II. Menlo’s students were also in the Safford Junior High and Tucson High School district.

The original building was a stucco-faced, rectangular-plan structure with a horizontal projecting band at the cornice level, exemplifying a simplified Italian Renaissance style (Photo 43). Over time, the school enrollment increased. There were a series of two-classroom additions built between 1921 and 1949, when the school was completely remodeled and two more classrooms and support facilities were built. Most likely, at this time the school exterior was redesigned in the Modern style. Also, four acres were added to the site. In 1955-1956 three classrooms and a library were added but in 1968 the library burned and was rebuilt. In 1972 a new library building was built and the old library became a small classroom with a lounge and workroom. In 1982 the school was remodeled for code compliance. (Menlo Park Elementary School Records.)

Park: Menlo Park, a grass-turfed, tree-bordered city park located at the north end of the neighborhood, just east of Menlo Park Elementary School, was an important, post-War addition. It developed in two eras. In 1956 the City purchased the initial 5.6-acre portion from William and Pauline Mitchell. This portion was developed immediately and today contains a pool, bath house and baseball diamond. The pool and bath house were constructed around 1970. Also around 1970 the City purchased 8.8 acres to complete the northern portion of the park which contains soccer fields and a parking lot. (Comacho 2008.)

Government Services: The current Ward I City Council Office, 940 W. Alameda St., was the Menlo Park Fire Station. The station was constructed in 1929 and provided protection for Menlo Park, St. Mary’s Hospital, and the nearby Arizona School for the Deaf and Blind. The site was also donated by Mr. Schwalen. A fire engine and six crew members were stationed there and local residents recall being taken for tours while they were students at Menlo Elementary.

Churches: Historically, churches were located in downtown Tucson. As the town spread out, new churches began in the subdivisions. The San Agustín Mission, located just to the east of the historic district, actually had the first Catholic chapel in Tucson,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 8

Page 32

N/A

Name of multiple property listing

constructed in 1770 to 1771 and in operation into the 1820s. It took almost 100 years before another church was constructed in the neighborhood.

The Menlo Park Methodist Episcopal Church (later called the Menlo Park Methodist Church/*Iglesia Metodista*), 1232 W. Alameda, was organized November 11, 1923 with nine charter members. A small building was built to be used as a church, later converted into a parsonage. By the early-1930s there were about 150 members, including 40 heads of households. The desire to build a bigger church, to hold the larger congregation, led to the construction of a new church using volunteer labor, locally procured materials, and a small loan. Reverend L. P. Bloodworth, the pastor of this church after 1933, also convinced a local radio station to ask for contributions.

Unemployment was high in Tucson during the early years of the Depression, and skilled laborers from throughout the city volunteered to help construct the church, beginning in 1932. It was completed in early 1935 and constructed on land donated by Mr. and Mrs. F. O. Benedict in 1926 (Menlo Park..."1932; Royalty 1935). The church welcomed worshippers of all faiths. Bloodworth went on to work in a gospel mission and was replaced by Rev. D. G. Recherd, who was in turn replaced by C. L. Cartwright in January 1935 ("Menlo Park..."1935). The Arizona Historical Society recently received a quilt created by parishioners as a fundraising effort to help in the church's construction.

The Ranch style-influenced *Iglesia Bautista del Redentor* (Baptist Church of the Redeemer) is located at 102 S. Grande Ave. According to its pastor, who lives on the premises in a 1958 vernacular residence, the church was built in 1960. It was called *Templo Bautista* until 1993. Little additional information has been found about this church.

Recreational Opportunities: Due to the location between the Santa Cruz River on the east, and the Tucson Mountains on the west, early Menlo Park residents had opportunities to wade in the cottonwood-shaded river, which flowed into the 1940s. There was a large, water-filled mining pit on the east side of the San Agustín Mission. This became a popular swimming hole and a row boat concession was eventually operated.

The Clearwater Swimming Pool opened on the east side of Grande Ave., south of Clearwater Drive, no doubt in the location of the future 1946 Clearwater Addition. It was in use from the 1910s to the 1930s. The oval-shaped pool was about 70 feet long and 40 feet wide and had a springboard and a tower. The pool was built on land owned by the Austad family. The pool was frequently drained because the water wasn't filtered, with the water used to irrigate the Austads' watermelon fields. The pool was surrounded by cottonwood trees, picnic areas, changing stalls, and a concession stand. A dance floor was also present, with dance marathons taking place there until the floor burned down.

Residents could climb Sentinel Peak and Tumacoc Hill, peering at rock art carved onto boulders and prehistoric ruins. In 1915 the University of Arizona freshman class constructed a large 'A' on Sentinel Peak, and since that time most Tucson residents have called it 'A' Mountain. In January 1925 the City Council petitioned the Federal Government to set aside the land as a park ("Sentinel Peak..."1925). This was a pre-emptive measure after a local couple, James and Christine Dodson, filed timber and stone claims for the mountain. In October 1925 local residents testified at a hearing held in the City Council chambers over the issue, with older residents recalling their use of Sentinel Peak for picnics and other activities ("Sentinel Peak..."1925). In 1927 the Interior Department decided in favor of the City of Tucson and against the Dodsons ("Sentinel Peak..."1927). A patent was issued in November 1928 requiring that the city use 'A' Mountain as a park ("Sentinel Peak..."1928). In the early 1930s a road was built to the top of the peak and it has been a popular viewing spot since that time ("Sentinel Peak..."1931).

Menlo Park as a *Barrio* (World War II and Post-War Era)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 8

Page 33

N/A

Name of multiple property listing

As elsewhere in the United States, the end of World War II brought about change to virtually every aspect of life in Tucson and southern Arizona. The 1950s culminated a period of unprecedented growth when Tucson grew from a relatively small community of nearly 45,500 in 1950 to one a decade later of nearly 213,000. Well-established by 1940, Tucson's Mexican *barrios* experienced this population influx as well. As extensions of existing neighborhoods or as relatively recent concentrations, the *barrios* were located by tradition primarily on Tucson's south and west sides while Euroamericans settled north and east (Sheridan 1986). (Map 10.)

Major west-side *barrios* near Menlo Park Neighborhood (Map 11) included *Barrio Anita*, located just north of present St. Mary's Road between the Santa Cruz River and Main St. *Barrio sin Nombre* became the popular name of P. S. Hughes (1914) after it developed its essential Mexican character. *Kroger Lane Barrio* was developed in 1935 on the east bank of the Santa Cruz River opposite Sentinel Peak. *Barrio Hollywood* was the popular name for El Río, developed in 1930 and 1931 by George A. Stonecypher, the founder of the El Río Country Club. *Barrio Sovaco* was located on the north edge of the El Río Golf Course.

Menlo Park, too, grew significantly after World War II. Due to improved economic conditions and the relaxation of discriminatory covenants, many Mexican-American families moved into the neighborhood. Based on oral history evidence, a good many came as young families realizing the American dream of home ownership in what they considered to be an upscale neighborhood. They occupied the existing Bungalow and Spanish Colonial Revival style houses and built or occupied new Transitional Ranch, Ranch and Modern style houses.

Post-War Subdivisions

As shown on a 1952 map of the City of Tucson, the west side had grown considerably by that date (Map 12). Menlo Park's Post-War subdivisions included Clearwater Addition, Dávila Addition, Casas Estrada, and Casas Estrada Annex.

Clearwater Addition (1946): Consisting of one small block (Block A) of six lots, this addition was inserted into vacant land at the upper end of the P.S. Hughes Subdivision (Map 13). The developers included three couples among whom were Johnny R. and Dorothy Austad, the owner/builders. The Austads ran Austad Welding Shop (later Austad Steel & Construction Co.), at 820 W. Congress St. (City Directory 1946.) The subdivision's Modern style residences were unique because of their steel reinforced concrete construction, undoubtedly the result of Johnny Austad's experience with steel. One resident says the houses were sold to veterans.

Dávila Addition (1948): This fifteen-lot addition of brick Ranch style houses, bounded by Alameda St., Linda Ave. and Menlo Park Block 14, was developed by businessman Monte Dávila and his wife Mary for members of the Dávila family. (Map 14.) It is the first Menlo Park subdivision to incorporate a cul-de-sac, Davila Circle, in its layout. Its lots are larger than the earlier Menlo Park lots and some of them are wedge shaped. Monte Dávila (1896-1962) was a successful businessman, civic activist and a beneficent father who was born in Durango, Mexico. He arrived in Tucson in 1920 where he became involved in the pharmacy and liquor store trades. ("Hombres..." n.d., "Monte Dávila" n.d.)

Casas Estrada (1955): This thirteen-lot subdivision is located just west of Menlo Park Elementary on Fresno St. and is bounded on the west by Westmoreland Ave. (Map 15). It, too, has a cul-de-sac called Estrada Place. The builder/developer of this subdivision and nearby Casas Estrada Annex (1956, was a prominent general contractor, William A. "Bill" Estes. At that time, William Estes was the president of Estes Brothers Construction Company. The painted block, Modern style homes of both subdivisions are based upon an identical plan.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 8

Page 34

N/A

Name of multiple property listing

Casas Estrada Annex (1956): Also developed by Estes Brothers Construction Company, This thirty-two-lot subdivision is located on the northeast corner of Grande Ave. and Fresno St., just opposite the park (Map 16). Estrada St. and Melwood Ave. provide interior circulation.

Recent Era

Urban renewal projects in the mid-1960s to early 1970s devastated large portions of the historic urban core of Tucson. Some of the current residents of Menlo Park lost their homes at that time and moved west, across the Santa Cruz River. The City of Tucson passed its first housing code in November 1965 and shortly afterward initiated the Model Cities program. Federal grant and loan money became available to repair homes. The Menlo Park Concentrated Code Enforcement Program was begun in December 1967 within a 110-acre area. A city building inspector checked each house for code violations. Of 355 dwellings in the initial Menlo Park survey, 207 had violations. Home owners were required to make repairs, either on their own or with the assistance of grants or loans. Forty three loans, totaling over \$250,000 were made and thirty-five grants were made, totaling almost \$60,000.

As part of the project, the streets in the neighborhood were paved, street lights installed, trees planted, and sidewalks and storm sewers put in place, with local residents paying one-third of the costs. Storm drainage was a particular problem for the neighborhood and required the City of Tucson to change its policies regarding improvements for specific neighborhoods. Two large drains, one below Congress St. and another beneath Fresno St., as well as a series of check dams along the north side of Sentinel Peak, helped reduce street flooding and allowed for the paving of remaining streets and construction of sidewalks. In January 1968 a neighborhood clean up program took place to remove extensive accumulations of trash in backyard and alley areas. (Mills 1969; Sortone n.d.).

In the early 1980s a plan to develop the Rio Nuevo property, south of Congress St. and west of the Santa Cruz River, with 280 apartments and commercial development, did not come to fruition (Blondin 1987). The mid-1980s saw a failed attempt by the City of Tucson to re-route Mission Road through the center of largely vacant Rio Nuevo parcel. Local residents protested the measure because of the road was to be placed over the locale of the Mission of San Agustín and the prehistoric Native American village site. In addition, it was proposed to compact the landfill areas using giant weights dropped onto the ground. Residents pointed out that the vibration from this effort was very likely to damage nearby adobe and brick homes. Eventually the plans were dropped, as opposition to the project grew, as were plans to use the quarry on the side of Sentinel Peak as a 5,000 seat amphitheater. A number of homes along Brickyard Lane were purchased by the City of Tucson and torn down, angering Menlo Park neighbors (Blondin 1980; Blondin 1987; "City's Birthplace" 1987; Shield 1988).

The Rio Nuevo property south of Congress St. had remained vacant for a number of years. City Manager Luis Gutierrez developed a ballot initiative, Proposition 400, which was placed before the voters in November 1999. The proposition deferred local sales tax money in a long corridor along Broadway Blvd. to the City of Tucson. Major redevelopment on both sides of the Santa Cruz River was to include the reconstruction of portions of the San Agustín Mission and the Mission Gardens, as well as the construction of homes, businesses, a visitor center, and museums. Progress on this project has been sporadic and is far from completion in 2009.

Cultural Center: Located at 205 N. Silverbell Rd., is the recently built, mural-clad, Chicanos Por La Causa building. The Chicano Movement, also called the Chicano Civil Rights Movement (*El Movimiento*), is a 1960s extension of the Mexican American Civil Rights Movement which began in the 1940s with the goal of achieving social liberation and Mexican American empowerment. The term *Chicano* was originally derogatory but was adopted in the 1960s as a symbol of self-determination and ethnic pride. (Wikipedia 2008.) According to the mission statement, Chicanos Por La Causa, Inc. is a progressive, community-based organization recognized locally, nationally and internationally as a model for responsible, integrated human and economic development. CPLC as the benchmark organization is a culturally proficient organization whose unifying voice and advocacy builds alliances, bridges borders and empowers communities. (www.cplctucson.org/about/.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 8

Page 35

N/A

Name of multiple property listing

Recent Menlo Park Subdivisions

Menlo Demonstration Townhouses (1978): This eleven-lot, ten-unit townhouse development of regionally appropriate, stucco-faced block, common-wall residences, was created through a re-subdivision of lots 2 through 5, Block 3, McKee Addition. The townhouse units are rentals, currently owned by Phelps Western Investments of Moraga, California.

Rio Nuevo-Alameda Subdivision (1982): This small, ten-lot subdivision is located on the north side of Alameda St. across from the West Congress Street Addition and the east part of the Dávila Addition. Its Neo-Eclectic Spanish Colonial Revival style residences were built by the City of Tucson for sale to individual owners.

Architectural Significance: Physical Layout, Architecture and Cultural Markers

Platting Patterns in Menlo Park: Just as housing styles changed during Menlo Park's developmental eras, platting patterns also changed. Owing to the relatively flat, flood-plain terrain, very few physical obstacles existed to deter these patterns. The early additions like Menlo Park, South Menlo Park and Menlo Park Annex were laid out in a rectilinear grid of blocks and narrow lots, with blocks divided by alleys.

Undoubtedly not anticipated in 1913 by its developers and a factor in the subsequent sluggish growth, the streetcar never did reach Menlo Park. However, the blocks were laid out in the typical "streetcar suburb," grid pattern with narrow, deep lots. For example, a typical Menlo Park block would have rows of 50' x 160' lots. Menlo Park's blocks are rectangular and have utility alleys which form I or T configurations.

Dávila Addition and Casas Estrada, with their cul-de-sac and double-loaded row of edge lots, are very modest examples of post-War, "curvilinear subdivision" planning. In this case, emphasis was placed on creating a sense of privacy, greater visual interest and safety (Ames & McClelland 2002). Curvilinear streets and cul-de-sacs created a sense of enclosure, considered desirable in platting since the late nineteenth century. The sense of enclosure derived from the pioneering work of landscape architect Frederick L. Olmsted and other designers and theorists.

Architects: It is unlikely that there is much in the way of architect-designed building in the Menlo Park historic district. Tract developments, like the Casas Estrada subdivisions, Menlo Park Demonstration Townhouses, and Rio Nuevo-Alameda Subdivision may have used architects or trained designers to design the units. To date, this information has not been found.

During the early phase (1913-1930s) two well-known, Tucson-based architects designed buildings in the historic district. Henry O. Jaastad was the architect of the first story of the Copper Bell Bed & Breakfast at 25 N. Westmoreland Ave., built before 1910. Born in Hardanger, Norway, in 1872, the family immigrated to the United States in 1886 and settled in Michigan. In 1910 Jaastad moved to Tucson and began work as a journeyman-carpenter. By 1908, he completed a correspondence course in architecture, soon enrolled at the University of Arizona and began private practice in architecture. Jaastad was responsible for the design of thirty-five churches and fifty schools in Arizona as well as over one hundred homes in Tucson and the surrounding areas. (Laird 1987.)

Architect William Bray designed and built Menlo Park's unique Prairie style residence, 203 N. Grande Ave., in 1917. Bray was originally from England, as was his wife Kate. The couple had four children and resided on N. Grande Ave. for approximately five years before the family moved to northern California. Little is known about William Bray except that he is said to have practiced with the Place & Place group, a well-known architectural firm in Tucson. His wife is said to have had a brother, a master of the plaster trade, who was responsible for the ornamental plaster work in the residence. (*Arizona Daily Star* 1917)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 8

Page 36

N/A

Name of multiple property listing

Builders: Throughout its history, construction in the historic district has been practiced on a relatively small scale. As mentioned, the founders of Menlo Park built a few promotional Bungalows at first. The developers of Hill Side View Addition to Menlo Park (1926), Henry B. and Mozelle E. Langers, took out a loan from realtor/builder John W. Murphey to build several small, nearly identical, wood frame cottages. The similar-plan, Modern style residences of the Clearwater Addition (1946) were built by owner/builder Johnny R. Austad, a welding and steel contractor. Scattered throughout the district are small groups of similar residences that appear to be the work of single builders. Further research into this would no doubt yield interesting information.

Casas Estrada (1955) and Casas Estrada Annex (1956) are the only subdivisions in Menlo Park with a significant number of identical-plan, track homes built by one of Tucson's largest and most successful local home builders, the Estes Brothers Construction Company. However, these Menlo Park subdivisions are very modest examples of the Estes brothers work. The firm founded by the Estes brothers is now part of KB Homes.

Residential Buildings: The authors have identified four different eras of residential building development in Menlo Park: A) The Early Phase: Bungalow/Southwest Revival (1913-1930s); B) Transitional Phase (WWII 1940s) style shift to the Ranch and Modern; C) Post-War Phase (1940s-mid 1960s) Ranch and Modern styles; and D) Recent Phase (late 1960s+) Neoelectic and Modern styles. Vernacular types can be found in all the eras.

The Euroamerican Traditional Housescape: Originally regulated by deed restrictions, early phase residences in the Menlo Park entitled subdivisions are "centered" on lots within designated front, side and rear yard setbacks, a traditional Euroamerican practice. (Along S. Grande Ave., front yard setbacks have diminished greatly, probably due to road widening.) Right-of-way strips may have once contained street trees. Transitional phase properties continued the yard pattern of the early phase. Post-War phase properties tended to emphasize the driveway and greater building width to incorporate a carport if built within a post-War subdivision.

Mexican American Influenced Housescape: Geographer Daniel Arreola has described a combination of traits to identify the Mexican American "housescape," a detached, single-family dwelling and its immediate surroundings in an urban *barrio* in the Southwest. Today's Mexican-American-occupied dwelling may well be a Euroamerican, popular type, like a Bungalow, separated by setbacks from the street and neighboring properties, conceptually unlike the typical Mexican "zero-lot-line," courtyard (*bolsa*) house found south of the border.

Mexican Americans place their ethnic stamp first by the practice of front-property enclosure through various fence types. This practice symbolizes the idea of front-property-line, building emplacement. Second, there is a cultural preference for using bright pastel color and other ornamentation (like religious plaques) on house exteriors. Third, there is a tendency for some families to build religious yard shrines as expressions of faith. (Arreola 1988.)

Folklorist Jim Griffith has also identified other ethnic yard markers including a characteristic formal use of borders around trees and planting areas plus the practice of gardening in containers. The preference for container growing may relate to the earlier use of hand watering from a well. The tendency to lay out a yard formally with bordered zones may be a cultural trait with roots going back to Mexico's 18th century Baroque decorative style. (Griffith: 2000). It would be interesting to study whether this trait relates to Moorish Spain as well.

Murals: Used for political, social and cultural representation, murals have played a very significant role in Mexican culture and history. For thousands of years, Mexico's indigenous people, like the Mayans and Aztecs, painted scenes of everyday life on their temples and palaces. During the Mexican Revolution, the great Mexican Mural Movement arose under the leadership of the three masters, Diego Rivera, José Clemente Orozco and David Siqueiros. Their work had a profound international impact. In the United States, the Chicano Movement (part of the Civil Rights Movement of the 1960s) adopted the mural to document history, express cultural identity and inspire political social activism.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 8

Page 37

N/A

Name of multiple property listing

Especially common in Tucson's *barrios*, murals likewise reinforce traditional values within the *Mexicano* community and advertise this community positively. Noteworthy cultural murals can be seen on the south wall of the El Rio Neighborhood Center on W. Speedway Blvd., as well as on numerous businesses.

The striking mural of the Virgin of Guadalupe on the west wall of the Casa Video Store reflects the shop owner's strong devotion to the Virgin. Our Lady of Guadalupe is an important Catholic figure with specific significance to Mexicans since many believe that this Virgin appeared to a Mexican Native American in order to join Spaniard and Indian into a new identity. (Griffith 2000.)

The colorful mural expressing Chicano cultural themes appears on the north wall of the Chicanos Por La Causa Center at 250 N. Silverbell Rd. The mural depicting "historic" cowboy figures (as might have lived during Tombstone's silver boom) is located on the west wall of 945 W. Congress St.

INTEGRITY

The Menlo Park Historic District exhibits good integrity. Historic street layouts and lot configurations generally remain the same. The neighborhood is almost completely built-out with cohesion in its eclectic representation of early, transitional and post-War resources in its unique setting. The neighborhood is further unified by the ubiquitous front fence and landscaping that characterizes an upscale Tucson *barrio*.

Sixty-three percent of the buildings retain their historic appearance on their premises. Changes that have occurred since the period of significance (1906-1964) like building alterations, lot scraping, infill and new development, have been neither extensive nor generally visually discordant. However, in the future, lot scraping with new construction could become a threat to the integrity of the historic district.

Association: Menlo Park's contributing properties convey a sense of historic associations; the period in the early twentieth-century when Menlo was first conceived as an upscale, Euroamerican neighborhood through the periods during and following World War II when it evolved into a *barrio*. Menlo Park conveys this hybridization by combining American mainstream domestic and commercial architecture with Hispanic yardscapes and building ornamentation.

Location: Menlo Park has maintained its integrity of location. Its boundaries encompass all historic subdivisions plus some associated, adjacent areas of non-subdivided acreage with contributing properties. Within the district boundaries, only the small Rio Nuevo-Alameda (1987) and Menlo Park Demonstration Townhouses (1978) were built too recently.

Setting: Historic district residents treasure their striking proximity to Sentinel Peak, the Santa Cruz River and downtown Tucson to the east. Many residents are keenly aware of the fact that they reside in part of Tucson's oldest, continuously inhabited region. The neighborhood retains its historic relationship to its macro-setting.

One change within the neighborhood has been the almost complete replacement of lawns with low-maintenance, scraped earth or decomposed granite ground cover in the yards. This trend undoubtedly relates to the cost of water but also may be a cultural preference. There is also a trend to replace the old chain link fencing with masonry and wrought iron.

Rio Nuevo activity has affected the southeast edge of the neighborhood by demolishing some properties along the south side of Congress St. and modifying Clearwater Dr. The earlier vista to a landfill in this location no longer exists and will continue to change as the City-sponsored project progresses.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 8

Page 38

N/A

Name of multiple property listing

Design: The general design aspects of the historic district have remained largely intact. The neighborhood streets and plat layouts, mostly grids, have not changed. The modest, one-story scale and emplacement of single-family, multi-family or shop-buildings within residential or commercial setbacks has been retained. The eclectic mix of early, transitional, and post-War styles on each block has remained. The historic impact of post-War Mexican settlement is also evident throughout the district.

Sixty-three percent of the buildings are historic contributors. Many of the non-contributors are only slightly too recently built. Visually discordant are the few, new, two-story, stuccoed residences that fill a larger percentage of the lot. Altered historic buildings with over 51% of their front facades modified are considered non-contributors.

Except for plant growth and replacement, yardscape design has probably not changed appreciably since the historic period. Many properties retain the original, central concrete sidewalks but have substituted scraped earth or decomposed granite for former lawns. Many have small trees and shrubs. The almost ubiquitous fence was undoubtedly introduced with the influx of Mexican settlers.

In addition to the fence along front property lines to demonstrate the Mexican concept of property enclosure, some properties also feature characteristic elements of décor, religious observance, and garden layouts. Menlo's front yards express a continuum of landscaping treatments, from weed covered abandonment to elaborately manicured gardens with trees, outdoor seating, shrubs, flowers (and sometimes vegetables) in containers and geometric edgings.

Materials: The historic district retains good integrity of previously mentioned materials. In some cases, there has been re-stuccoing of facades and in other cases, window replacement with non-historic types. The standing seam metal roof has also been introduced on a few old Bungalows. These practices are compatible and do not compromise the historic buildings.

For the fence, chain link is the predominant material but masonry pier wall (stuccoed or plain) with wrought iron panels has been introduced recently. Yardscape materials include concrete, paving bricks, scraped earth and a variety of plants.

Workmanship: The good quality of historic workmanship is evident in Menlo Park's residences, commercial and institutional buildings. The early Bungalow and Southwest Revival style houses were well-built of double brick and many, but not all, have been well-maintained. The historic, stone masonry buildings are excellent, well-kept examples of their kind. Likewise, transitional and post-War era houses, modest in budget and simple in detail, were well-constructed. The application of color on numerous stucco-clad and block surfaces is an expression of individual taste. Likewise, Menlo Park's public wall murals are unique, hand-painted creations.

Excellent examples of handcraftsmanship and artistry can be found in many Menlo Park yards and on building facades. Religious yard shrines are very individual, hand-made expressions of devotion. Likewise religious wall plaques not only appear on many facades but can be decorated with lights, plastic flowers, etc. Some ornamental wrought iron work found on scalloped masonry pier walls is unique and exquisite.

Feeling: Menlo Park feels vibrant, colorful and alive, no doubt much as it did during the period of significance. Neighborhood residents continue to work outside in their beloved front gardens, children play, dogs bark, grandparents baby sit and neighbors gather in small groups to chat. This continuing tendency to treat one's front yard and sidewalk as social space differentiates Menlo Park from other Tucson neighborhoods of comparable vintage, especially if located east of downtown. Although the traffic is denser along the arterial roads, the historic character and spirit of the neighborhood remains.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 9

Page 39

N/A

Name of multiple property listing

MAJOR BIBLIOGRAPHIC REFERENCE

Books

Ames, David L. and Linda Flint McClelland. *Historic Residential Suburbs – Guidelines for Evaluation and Documentation for the National Register of Historic Places*. U.S. Department of the Interior National Park Services, National Register of Historic Places. September 2002.

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

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

Encinas, Steven ed. *Looking Into the Westside – Untold Stories of the People 1900-1997*. Tucson: WestSide NewGen Press, 1997.

Griffith, James S. *Hecho a Mano – the Traditional Arts of Tucson’s Mexican American Community*. Tucson: University of Arizona Press, 2000.

Griffith, James S. *Beliefs and Holy Places - a Spiritual Geography of the Pimeria Alta*. Tucson: University of Arizona Press, 1992.

“Jesus Maria Pacheco,” in *Plaza of the Pioneers: Dedication Saturday, November 6, 1982, Plaza of the Pioneers at the Tucson Museum of Art, Tucson, Arizona*, ed. Judith Williams. Tucson: The Tucson Museum of Art, 1982.

Longstreth, Richard. *The Buildings of Main Street*. Washington: The Preservation Press, 1987.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

Martin, Patricia Preciado. *Images and Conversations*. Tucson: University of Arizona Press, 1983.

“Monte Dávila,” in *Plaza of the Pioneers: Dedication Saturday, November 6, 1982, Plaza of the Pioneers at the Tucson Museum of Art, Tucson, Arizona*, ed. Judith Williams. Tucson: The Tucson Museum of Art, 1982.

Officer, James E. *Hispanic Arizona, 1536-1856*. Tucson: University of Arizona Press, 1987.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 9

Page 40

N/A

Name of multiple property listing

Sheridan, Thomas E. *Los Tucsonenses – the Mexican Community in Tucson, 1854-1941*. Tucson: The University of Arizona Press, 1986.

Sonnichsen, C. L. *Tucson – The Life and Times of an American City*. Norman: University of Oklahoma Press, 1987.

Reports and Studies

Akros, Inc., Wilson Preservation, Coffman Studios, LLC & HDR. *Tucson Post World War II Residential Subdivision Development 1945-1973*. October 2007

Diehl, Allison Cohen, Timothy W. Jones, and J. Homer Thiel. *Archaeological Investigations at El Dumpe, a Mid-Twentieth-Century Dump, and the Embankment Site, Tucson, Arizona*. Technical Report No. 96-19. Center for Desert Archaeology, Tucson: 1997.

Diehl, Michael W. *Further Archaeological Investigations of the Rio Nuevo South Property, City of Tucson, Arizona*. Technical Report No. 96-5. Center for Desert Archaeology, Tucson: 1996.

Diehl, Michael W. *Archaeological Investigations of the Early Agricultural Period Settlement at the Base of A-Mountain, Tucson, Arizona*. Technical Report No. 96-21. Center for Desert Archaeology, Tucson: 1997.

Diehl, Michael W., and Allison Cohen Diehl. *Archaeological Investigations of the Tucson Pressed Brick Company, Tucson, Arizona*. Technical Report No. 96-13. Center for Desert Archaeology, Tucson: 1996.

General Land Use Plan Tucson & Environs. [Tucson-Pima County] City-County Planning Department, Tucson: 1960.

Hard, Robert J., and William H. Doelle. *The San Agustin Mission Site, Tucson, Arizona*. Archaeological Series No. 118. Cultural Resource Management Section, Arizona State Museum, University of Arizona, Tucson: 1978.

Freeman, Andrea K. L., William H. Doelle, Mark D. Elson and Allison Cohen Diehl. *Archaeological Investigations for the Menlo Park Storm Drain Project: Prehistoric and Historic Canal Systems at the Base of A-Mountain*. Technical Report No. 96-14. Center for Desert Archaeology, Tucson: 1998.

Laird, Linda. *El Encanto Estates Residential Historic District*. National Register Nomination, Tucson: 1987.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 9

Page 41

N/A

Name of multiple property listing

Strittmatter, Janet H. *Historic and Architectural Properties in the Menlo Park Neighborhood Survey Area, Tucson, AZ*. National Register of Historic Places Multiple Property Nomination. Johns & Strittmatter Inc., Tucson: 1992.

Strittmatter, Janet H. *The Menlo Park Neighborhood Multiple Property Area*. Historic Resources Survey. Johns & Strittmatter Inc., Tucson: 1992.

Newspaper Articles

Arizona Daily Star, 9 May, 1917.

Blondin, Jill. "Modernization Painful for Family." *Tucson Citizen*, 23 January 1987, p. A1.

Blondin, Jill. *Tucson Citizen*, 3 September 1980.

"City's Birthplace." *Arizona Daily Star*, 29 November 1987, p. C2, col. 1.

"Henry Langers Taken in Death." *Unknown*, 8 July 1949.

"Hombres de Acción." Article about Monte Dávila. *Unknown*, n.d.

Juarez, Macario Jr. "Longtime Builder Estes Sr. Dies." *Arizona Daily Star*, 12 April 2002.

"Menlo Fears 'Human Jungle' Will Destroy Rural Ambience," *Tucson Citizen*, 3 September 1980.

"Menlo Park Church Has New Minister." *Arizona Daily Citizen*, 1 January 1935.

"Menlo Park Church Will Break Ground for New Structure." *Arizona Daily Star*, 11 June 1932.

"Menlo Park – The Ideal Location for Your New Home." *Arizona Daily Star*, 16 April 1916.

"Phil S. Hughes." *Tucson Post*, 29 October 1924.

"The Mission Flour Mills." *Arizona Citizen*, 23 October 1875, p. 3, col. 3.

Royaltey, Mrs. H. H. "Menlo Park Church to Hold Services in New Building," *Arizona Daily Star*, 10 March 1935.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 9

Page 42

N/A

Name of multiple property listing

“Sentinel Peak.” *Arizona Daily Star*, 6 January 1925.

“Sentinel Peak Case Decided for Tucson by Int. Department,” *Tucson Citizen*, 21 February 1927.

“Sentinel Peak Hearing is Continued Until Tuesday, ‘A’ Cost \$6000, Revealed.” *Unknown*, 11 October 1925.

“Sentinel Peak Must Be Park.” *Unknown*, 21 November 1928.

“Sentinel Peak Work Will Start,” *Tucson Citizen*, 11 April 1931.

Shield, Tom. “O’odham Criticizes Widening,” *Tucson Citizen*, 24 September 1988.

Sortone, Nancy. “Menlo Park Area is Reclaimed with Low Interest Loans, Grants.” *Arizona Daily Star*, n.d. (Menlo Park Ephemeral File, AHS/SAD: ca. 1971).

Unknown, 1925.

Journal Articles

Arreola, Daniel D. “Fences as Landscape Taste: Tucson’s *Barrios*.” *Journal of Cultural Geography* (Fall/Winter 1981): pp. 96-105.

Arreola, Daniel D. “Mexican American Housescapes.” *Geographical Review* (July 1988): pp. 299-315.

Pamphlets, Theses, Government Publications

“Historic Menlo Park Neighborhood.” Pamphlet, n.d.

Mills, William M. “The Menlo Park Concentrated Code Enforcement Program.” Unpublished Master’s Thesis, University of Arizona, 1969.

The Statutes at Large, The United States from December, 1873, to March 1875, and Recent Treaties, Postal Conventions, and Executive Proclamations. Vol. XVIII, pt 3. Washington, D.C: U.S. Government Printing Office, 1875.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 9

Page 43

N/A

Name of multiple property listing

Oral History Interviews, Discussions, & Telephone Correspondence

Comacho, Mr. Telephone conversation with Mr. Comacho of City of Tucson Parks & Recreation about Menlo Park, 2008.

Gallardo, Alice and Bridgette Islas. Tape recorded interview with Alice Gallardo, resident of South Menlo Park on and off since 1936, and her daughter Bridgette Islas. Interviewed by Janet Parkhurst and Ralph Comey, June 2, 2008.

Irigoyen, Ruben. Menlo Park resident. On-site discussion of yard shrine and decorated Virgin of Guadalupe wall plaque. April 3, 2008.

Jiménez, Gilbert E. and Beatriz T. Jiménez. Tape recorded interview with the Jiménez who built their own house and moved into Menlo Park in 1957. Interviewed by Janet Parkhurst and Ralph Comey, June 20, 2008.

Mabry, Jonathan. Personal communication with Homer Thiel, 2003.

Romero, Carol. Menlo Park Resident. On-site discussion of Virgin of Guadalupe wall shrine. April 3, 2008.

Romo, Pauline. Tape recorded interview with Pauline Romo, resident of Menlo Park since 1956. Her house is the site of a chapel, El Señor de los Milagros. Interviewed by Ralph and Jackie Comey, June 30, 2008.

Sánchez, Bertha. Tape recorded interview with Bertha Sanchez, resident of Menlo Park since December 2, 1961. Interviewed by Janet Parkhurst and Ralph Comey, May 27, 2008.

Urías, Art. Tape recorded interview of Art Urías who moved with his wife and family into Menlo Park in 1985. Interviewed by Janet Parkhurst, June 7, 2008.

Public Records

U.S. Bureau of the Census. *Pima County, Arizona, population schedule, Tucson Precinct A1, 9A, 10A*. Bureau of the Census. Washington D.C., 1910, 1920.

(Deeds 3/45 & 3/131), Arizona Historical Society (AHS) Refugio Pacheco file, probate, Quit Claim Deed 1920.

Pima County Land Claims 1:229. Solomon Warner file, water rights.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 9

Page 44

N/A

Name of multiple property listing

Pima County Recorder (PCR) Quit Claim Deed 1921.

Refugio Pacheco. Probate Court Records of Pima County Docket No. 94. 1873.

Maps

Map of the City of Tucson (COT), compiled by W.E. Lovejoy & W.C. Lefebvre, April 1917. Arizona Historical Society (AHS) Catalog No. G43334 T8 1917.

Map of Tucson Arizona 1928. AHS.

Map of Tucson Arizona 1940. AHS.

Map of Tucson Arizona 1952. AHS

City of Tucson (COT), Department of Urban Planning & Design. Menlo Park Historic District Subdivision Map.

COT, aerial, recent.

Pima County Recorder (PCR, Amended and Supplemental Map of Menlo Park-Menlo Park Annex and South Menlo Park, Book 3, Page 131, Maps & Plats (M&P), 1921.

PCR, Map of the McKee Addition to the City of Tucson, Book 2, Page 31, M&P, 1906.

PCR, Map of Hill Side View Addition to Menlo Park, Book 4, Page 87, 1925

PCR, Amended Map of Block One of the West Congress Street Addition to the City of Tucson, Book 3, Page 125, M&P, 1921.

PCR, Map of the Pacheco Addition to the City of Tucson, Book 3, Page 45, M&P, 1915.

PCR, Plat of Davila Addition, Book 8, Page 92, M&P, 1948.

U.S. Census, 1920, 1930.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Menlo Park Historic District

Name of Property

Pima, Arizona

County and State

Section number 9

Page 45

N/A

Name of multiple property listing

Repositories of Archival Materials

Arizona Historical Society (AHS) Library, Tucson, AZ. Maps, City Directories, Ephemera.

Hadley, Diana. Copies of historic photos and archival material.

Hadley, Diana. Research files, 2009.

Menlo Park Elementary School, records on file. Photo of original school building.