

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

this form is for use in nominating or requesting determinations for individual properties and districts. See Instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being nominated, enter "N/A" for "not applicable". For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic Name San Clemente Historic District

Other name/site number None

2. Location

SE corner Alvernon and Broadway

Not for Publication

City/Town Tucson

vicinity

State Arizona

Code AZ

County Pima

Code

19 Zip Code

85711

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ___ meets ___ does not meet the National Register criteria. I recommend that this property be considered significant ___ nationally ___ statewide ___ locally. (___ See continuation sheet for additional comments).

Signature of certifying official

Date

Signature of Federal agency and bureau

meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of commenting or other official

Date

Signature of Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper

Date of Action

entered in the National Register

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other (explain):

Property Name

San Clemente Historic District

County, State

Pima

Arizona

Classification

Ownership of Property

(check as many boxes as apply)

- private
- public-local
- public-state
- public-Federal

Category of Property

(check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Non-contributing
226	46 buildings
1	9 sites
0	0 structures
0	0 objects
227	55 total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listing in the National Register

None

6. Function or Use

Historic Functions

(Enter categories from instructions)

Residence

Current Functions

(Enter categories from instructions)

Residence, office, Not in use/Vacant

7. Description (See Continuation Sheet for Additional Information beyond that shown on this page)

Architectural Classification

Spanish Colonial Revival, Pueblo Revival; Southwest, Mission Revival, Art Moderne, International, Contemporary Southwest, Early Ranch, Classic Ranch, Spanish Colonial Ranch, Territorial Ranch, Contemporary, American Colonial Ranch

Materials

(Enter categories from instructions)

Foundation: Concrete

Walls: Brick, wood frame, burnt adobe

Roof: Wood shingles, asphalt shingles, tile

Other-materials Sheathing of stucco, exposed brick, wood siding

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)-See Continuation Sheet 1

Property Name

San Clemente Historic District

Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions)

Community Planning and Development, Architecture

Period of Significance

1923 - 1959

Significant Dates

1923 - Country Club Heights platted; 1946 - San Clemente Annex platted

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Criteria Considerations

(Mark "x" in all the boxes that apply)

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)-See Continuation Sheet 37

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)-See Continuation Sheet 65

Previous documentation on file (NPS):

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

Primary location of Additional Data:

- State Historic Preservation office
Other State Agency
Federal Agency
Local Government
University
Other

Name of Repository:

[Empty box for repository name]

Property Name
San Clemente Historic District

County, State
Pima Arizona

Geographical Data

Acreage of Property: 126

UTM References

(Place additional UTM References on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
A	12	508550	3565000	C	12	509360	3564400
B	12	509360	3565000	D	12	508550	3564400

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)-See Continuation Sheet 70

Verbal Boundary Description

(Explain why the boundaries were selected on a continuation sheet)-See Continuation Sheet 70

11. Form Prepared By

Name/title: Don W. Ryden, AIA; Debora M. Parmiter, RA; Doug Kupel, Ph.D.
Organization: Ryden Architects, Inc. Date Prepared: 6/10/2004
Street and Number: 902 W. McDowell Rd. Telephone: 602/253-5381
City or Town: Phoenix, AZ 85007

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

Representative black and white photographs of the property.

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

Property Owner

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

Name: _____
Street and Number _____ telephone: () - 0
City: _____ State: _____ Zip code: _____ 0

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San Clemente Historic District
Tucson, Pima, AZ

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SUMMARY

The San Clemente Historic District is significant as an upper-middle class Tucson residential development that demonstrates transitional patterns of subdivisions and architectural styles from the gold-plated 1920s, through the austere Great Depression and World War II, to the prosperous 1950s. The phased platting of its subdivision units (1923 and 1930 through 1946) reflects two different approaches to street and parcel layouts, the picturesque and the efficient. The architectural styles include a few examples of pre-war Period Revival and Modernist styles and many style variations of the Ranch Style Era popular during and after World War II. The district also has evidence of early attempts at production housing employing repetitive model house plans with façade variations. Furthermore, San Clemente was also a testing ground for post-war multi-family housing with the construction of two handsome garden apartment complexes in 1949.

Subdivision Planning

The San Clemente Historic District consists of two distinct types of subdivision planning, efficient rectilinear and picturesque curvilinear layouts. The rectilinear area of the Historic District consists of the 1923 addition to the Tucson townsite called Country Club Heights, South Side. This regimented planning approach represents the traditional grid pattern used in Tucson before 1928. The curvilinear area consists of four units of the San Clemente Addition (1930, 1932, 1938 and 1940) plus the San Clemente Annex of 1946. This free-flowing planning approach imitates the artistic curving streets first introduced in Tucson by the 1928 subdivisions of El Encanto and Colonia Solana.

In turn, the subdivision development lessons taught by the San Clemente neighborhood, set the stage for the creation of the 1940 Catalina Vista subdivision. Catalina Vista was the first neighborhood in Tucson to integrate fully the rambling ranch house, the family automobile, and aesthetic site planning into a unified, picturesque Ranch Style suburban neighborhood in a desert setting. In Tucson the landscaping was not dense trees, shrubbery, and lawns, but rather palms, cactus, and gravel.

The curving streets of San Clemente, as first platted in 1930, were envisioned as the romantic setting for large Spanish Eclectic style houses similar to those being built in El Encanto and Colonia Solano. And indeed about 26 Period Revival houses were constructed until the Great Depression nearly halted home building in Tucson. Then, the neighborhood impatiently waited through the 1940s for a combination of federal funding through FHA, economic recovery through New Deal programs, and war production to jump-start residential construction again. In anticipation of better times several subdivision units were platted during the 1930s. These subsequent curvilinear subdivision site plans continued the aesthetic departure from nineteenth-century orthogonal grid layouts. However, the demands for housing after the war replaced the desire for artistry with urgency for accommodation. Thus, the subdivision units platted in San Clemente after 1945 returned to the efficient, albeit undistinguished, grid layout for the sake of maximizing the use of land. The single-family residence pattern was broken in 1949 when two garden apartment complexes were constructed at the southwest corner of the neighborhood.

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The variety of parcel sizes and shapes available in the San Clemente neighborhood offered an opportunity to build houses of differing widths and styles. The streetscapes are made more interesting by the variety of sizes and styles. The narrow lots were ideal for the Period Revival houses and Early Ranch Style houses with detached backyard garages. The larger parcels were of sufficient width to realize the potential of the newly popularized, broad-faced Ranch Style houses with attached carports. This neighborhood layout anticipated the post-war concept of neighborhoods relying upon automobiles rather than shoe leather for transportation.

Architectural Styles

Although the San Clemente Historic District contains examples of twelve historic residential styles spanning three architectural eras of the twentieth-century, it is the Ranch Era houses that best characterize its architecture. Of the 226 contributing houses within the district, 201 (89%) are from the Ranch Era (1935-1975). It includes the following styles: Early Ranch, Classic Ranch, Spanish Colonial Ranch, American Colonial Ranch, Territorial Ranch, and Contemporary. The Territorial and Spanish Colonial Ranch Style houses complemented the earlier Spanish Eclectic houses and evoked the Hispanic roots that characterize Tucson's popular architectural image.

The neighborhood's earlier house styles from the Period Revival Era (1915-1940) reflect Tucson's Hispanic origins rather than other northern European or American Colonial precedents. The San Clemente neighborhood contains no examples of Anglo-American, English, or French Period houses. The few Mediterranean Period houses include examples of Spanish Colonial Revival, Pueblo Revival, Mission Revival, and Southwest Style.

Only a handful of houses represent styles of the Modernist Era (1910-1945), including Art Moderne and International Style. The lack of Modernist houses indicates the local preference for the character and comfort of traditional houses rather than for the sharp lines and clean planes of the "machine aesthetic".

The parcels of the San Clemente Historic District were nearly all developed prior to 1959, the end of its era of significance. Most of the houses constructed during the Post-Modern Era (1970-2000) continued the architectural character of the neighborhood with later transitional variants of the Ranch Styles and Contemporary Styles. Even one of the last houses constructed in the neighborhood in 1993 combined regional Southwestern images with contemporary character. For lack of broader architectural perspective of this very recent contractor-designed architecture, we have given it the working title of "Contemporary Southwest Style".

THE PERIOD REVIVAL ERA (1915-1940)

- Spanish Colonial Revival
- Pueblo Revival
- Southwest Style

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- Mission Revival

THE MODERNIST ERA (1910-1945)

- Art Moderne
- International Style

THE RANCH ERA (1935-1975)

- Early Ranch
- Classic Ranch
- Spanish Colonial Ranch
- American Colonial Ranch
- Territorial Ranch
- Contemporary

THE POST-MODERN ERA (1970-2000; after the era of significance)

- “Contemporary Southwest Style”

THE TERRITORIAL RANCH STYLE

Whereas numerous architectural styles are represented within the San Clemente neighborhood that reflect its 27-year historic period of development, it is the Ranch Era house that characterizes the district. Like the Blenman-Elm Historic District, Tucson’s vanguard neighborhood for the local popularization of the Ranch Style house, San Clemente also provided an early proving ground for this new popular trend. Six different Ranch Styles are represented in San Clemente. It was here in the early 1940s that Early Ranch Style homes were built in Tucson continuing a departure from the generally popular Spanish Eclectic period revival styles of the 1920s. But with such a strong Hispanic cultural influence equaled in only a few other Arizona towns, Tucson’s architects and builders continued to weave unique local vernacular building characteristics into the nationally popular Ranch Style house.

Unlike Phoenix and Yuma, Tucson and Florence have retained a good representation of the Sonoran tradition of vernacular adobe houses. Being originally constructed by people continuing in their uninterrupted cultural tradition of adobe construction, the Hispanic buildings of Tucson and Florence could be considered as “Sonoran Survival” rather than Sonoran Revival. It is the imitation of the original architecture by twentieth-century architects that gives rise to the term of period revival.

The nation-wide Spanish Colonial Revival and local Sonoran Revival styles are eclectic interpretations of the historic architecture of Spain and Mexico. Both styles are recognized for their smooth stucco walls, arches, and elaborate wrought-iron ornamentation. The two styles differ primarily in the shape of the roof. Spanish Colonial roofs typically are low-pitched with clay tiles and shallow overhangs. By contrast, the Sonoran Revival style roofs are flat with parapets capped with a brick coping or decorative cornice. Rain spouts

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called *canales* pierce the parapet walls to allow rain water to leave the roof. The Sonoran Revival style is based upon the simple urban row house facades of colonial towns in Sonora, Mexico, while the Spanish Colonial Revival style relates to free-standing haciendas and churches.

The Hispanic-built Sonoran Style adobe row houses in Tucson's barrio and the American army-built structures of Fort Lowell (1866-1890) served as the inspiration for a unique local variation of the nationally popular Ranch Style house. The local style, which we have christened **Territorial Ranch**, differs from the Early Ranch Style houses primarily because the roofs are flat with parapets rather than pitched with shingles. Furthermore, where Early Ranch house exterior walls typically were of painted common brick, the Territorial Ranch houses tended to use exposed or mortar-washed common brick, exposed or mortar-washed burnt adobe, or stuccoed brick or adobe. It appears that in Tucson, more than in Phoenix, designers and homeowners preferred the richer textures and earthy colors afforded by the exposed natural masonry than by the painted common bricks. An additional benefit of exposed natural masonry over paint is that maintenance time and cost considerably less.

Few, if any, examples of the Territorial Ranch style house have been identified in the contemporaneous residential historic districts of Phoenix, leading to the conclusion that the Territorial Ranch style is a unique Tucson variant of the nationally popular Ranch Style. The blending of the typical Ranch Style characteristics of plan layout, massing, painted brick walls, and steel casement windows with the special Sonoran Revival Style flat roofs and wall treatments define the Territorial Ranch Style – the “Tucson twist” to the nation-wide Ranch Style. The use of the Sonoran flat roof with parapets is what primarily distinguishes the Territorial Ranch house from the pitched-roofed Early Ranch house.

Development Chronology

The San Clemente neighborhood was created in much the same way suburban residential development in Arizona is most often created – the subdivision of former homestead or ranch land on the borders of townsites. The story of San Clemente follows this same course. The desert land upon which San Clemente was developed lay far to the northeast outside the original townsite of Tucson. The land originally was the 1909 homestead of John M. Roberts, the 1911 homesteads of Stella Phillips and of Dennis P. Gleason and Francis S. Smith, and the 1913 homestead of Joseph A. Roberts. In 1923 John M. Roberts was the first homesteader to file a subdivision plat for “Country Club Heights” with Pima County. His undeveloped “paper plat” subdivisions were later re-subdivided in several units by Stanley Williamson and his successors, beginning in 1930 through 1946, to become San Clemente. In 1946 the original Block 21 of Country Club Heights was re-subdivided as San Clemente Annex. Unlike the developers prior to the war, the San Clemente Annex developers did not carry through with the curvilinear street plan begun in 1930. Rather, they reverted to the earlier grid of streets and lots of the Country Club Heights subdivision of the twenties. The three remaining blocks, 22, 27 and 28, remained unchanged from the 1923 plat of Country Club Heights.

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Construction in San Clemente began soon after the platting of the subdivision in 1930. The housing starts were very slow because of the lack of financing during the Great Depression and shortages of building materials during World War II. During the subdivision's first decade only 34 houses were built. During the war 14 were constructed. In the five years after the war construction increased nearly ten-fold, reaching its highest rate with 85 houses built. During the first half of the 1950s building activity maintained about the same level at 96 houses. By 1959 virtually the entire subdivision was developed.

TABLE OF DEVELOPMENT CHRONOLOGY by decade

Period	Buildings Constructed	Total Buildings to Date
1930-1940	34	34
1941-1945	14	48
1946-1950	85	133
1951-1955	96	229
1956-1960	23	252
post-1960	20	272

Development Patterns

The pattern of lot construction in San Clemente seems to have been spread evenly throughout the subdivision from 1930 to 1945 as each new unit was platted and opened. The southwestern blocks of the Annex south of Cooper Street and west of Irving Avenue were developed after 1946. As would be expected, there are no Period Revival houses in this final subdivision plat. The Ranch Style houses in this area, however, do not differ greatly in character from those in the earlier subdivision units. Of particular interest is evidence of an early attempt at production housing development in the 1946 units by the use of repeated floor plans with several façade variations.

DESCRIPTION

Location

The San Clemente residential neighborhood (circa 1930-1959) is located in Tucson, Arizona, sixty-five miles north of the Mexican border, in the broad Santa Cruz River Valley of southern Arizona's Sonoran desert. At 2,400 feet above sea level, the city is surrounded by four mountain ranges. The San Clemente neighborhood is located in central Tucson, northeast from the University of Arizona campus. San Clemente lies within an area bounded by Broadway Boulevard on the north, Timrod Street on the south, Alvernon Way on the west and Columbus Boulevard on the east.

Streetscape

San Clemente Historic District has a distinct up-scale streetscape character consisting of two different street patterns unified by similar house styles and continuous desert landscaping. The contrasting street plans differentiate the neighborhood's areas developed before WWII in curves and after World War II in grids. These

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patterns reflect the two approaches to subdivision layouts found in Tucson during the first half of the twentieth century.

One third of the San Clemente neighborhood developed after 1946 follows the 1923 Country Club Heights orthogonal grid plan that characterized Tucson's typical subdivision patterns. The highly efficient grid plan with its narrow, deep lots is also found throughout the Blenman-Elm Historic District's constituent subdivisions, the 1903 Olsen Addition, 1926 Blenman Addition, and 1934 New Deal Acres.

The curving streets distinguish the two-thirds of San Clemente that was platted before WWII. San Clemente's curving streetscape character imitates the layouts of Tucson's exclusive pre-Depression neighborhoods of 1928, El Encanto and Colonia Solano Historic Districts. The Catalina Vista neighborhood (now-Historic District) employed the same type of curvilinear street plans when the Depression was lifting in 1940.

The meandering streets of the San Clemente subdivision create a picturesque passage through rows of Spanish Colonial Revival and Ranch Style houses set amid desert landscaping with a rugged mountain backdrop. A strong sense of neighborhood identity, high quality of life, and visual continuity throughout the curvilinear and rectilinear street patterns are created by desert landscaping and the Ranch and Spanish Eclectic architecture.

The curvilinear layout of pre-war portion of San Clemente dramatically demonstrates the departure from city planning concepts of pedestrian/streetcar neighborhoods of the early twentieth century toward the more picturesque character of Period Revival neighborhoods. It also anticipates the automobile-oriented, custom-home Ranch Style subdivisions of the late twentieth century.

The striking difference in character between the early and late units of the San Clemente neighborhood is created by street geometry rather than by architectural styles, for both areas contain virtually the same Ranch Style and Spanish Eclectic houses. San Clemente's street layout and architecture foreshadows the Ranch house tract subdivisions of the 1950s and 1960s, where some of the best character-defining elements of the custom-designed neighborhoods are utilized in mass-produced tracts. In fact, the post-war development of the Country Club Heights subdivision of San Clemente contains numerous houses having identical floor plans with differing façades that verge on the production housing approach.

Although the curvilinear arrangement of streets and parcels in San Clemente are visually appealing, that type of layout is not as efficient in use of land as is the grid plan. The curving streets create parcels of varying shapes and sizes. While there are still a good many small, rectangular lots, there are also bigger wedge-shaped and irregular lots. These fewer and larger irregular-shaped lots, by necessity, used more land and were more expensive than the densely packed rectangular lots of the grid subdivisions. Some of this inefficiency and expense of design was offset by the omission of alleys and tree lawns separating sidewalks from the street curbs.

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The public utility easements for power were retained at the rear lot lines even though the alleys disappeared. Sewer and gas lines joined the water lines in the street.

The broader frontage of each parcel also was a response to the American love affair with the automobile. No longer was the family car to be kept in the backyard's detached garage, a reminder of the old stable and carriage house. With the end of the Depression and World War II, people could afford an automobile. They would proudly display it for all to see in the open carport attached to the side of the house. The advent of the attached carport or garage played right into the design aesthetic of the "rambling" ranch house. These popular houses were very wide and shallow, quite the opposite of the narrow bungalow with a garage in the rear.

Early Ranch Style houses, first introduced in 1935, were designed for narrow parcels originally intended for deep-plan bungalows with detached garages. As a step in the evolution of the architectural style and community development in Tucson, these Early Ranch houses on bungalow lots straddled the middle of the twentieth century – with one foot in the streetcar era and one foot in the automobile era. The development of San Clemente beginning in 1930 and Catalina Vista in 1940 allowed the Ranch Style concept of open space and personal independence to approach its potential in a truly suburban setting. However, this achievement was not reached without paying a price – it also signaled the beginning of the loss of casual social contact with one's neighbors. Houses began to become introverted. Front porches were traded for back patios. Automobiles supplanted pedestrians. Television replaced conversation. The advent of the Ranch house and its suburban neighborhood, coupled with the automobile and television, signaled a major cultural shift in America – and in Tucson.

The streets in San Clemente derive their names either from the projected alignments of previously named, adjacent streets of literary origins, e.g., Longfellow Avenue, Cooper Street, Irving Avenue, or from Spanish names evoking the romantic aspects of the Hispanic Southwest heritage, e.g., La Creciente, Calle de Jardin, Calle Chica.

Residential Properties

One of the most notable developments in the design of Tucson's houses, as allowed by the wider parcels of the San Clemente early subdivision units, is the appearance of the attached carport (or sometimes garage) that transformed the narrow Early Ranch houses into the wider Classic Ranch houses. Most of the residences in San Clemente are one-story, box-like houses set at the front and center of their lots with a single carport at the side. Each house presents its primary facade parallel to the street frontage. The curving streets allowed different orientations of facades as they followed the uniform front yard setbacks. A shallow front yard of desert landscaping with no lawn provides the setting and separation between the public sidewalk and house. Occasionally the Southwestern Style houses will have original low walls tightly surrounding the front porch and terrace.

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Since about 1990 numerous homeowners along the busy arterial streets have erected six-foot-high walls as a privacy screen and noise buffer. (Unlike in other Arizona cities, the Tucson zoning ordinance allows such high walls on the front property line.) These visually intrusive walls have drastically altered the open space shared by adjacent front yards and obscured the facades of the historic houses. According to the August 2001 policy of the Arizona State Historic Preservation Office, although the original house facades may be intact behind them, the high front yard walls or hedges make those properties ineligible for listing as properties contributing to the historic district because of the architectural interruption of the streetscape as a whole.

Other Properties

The San Clemente neighborhood is almost exclusively composed of residential properties. The original subdivision plats did not provide larger commercial parcels at the corners or along arterial streets. Zoning changes from residential to professional or retail uses during the past twenty years have slowly eroded the edges of the exclusively residential neighborhood. Houses have been adapted for business use. Also, in 1949 a pair of two-story garden apartment complexes was constructed on a consolidation of twelve single-family lots at the southwest corner of the neighborhood. These historic-era Ranch Style multi-family dwellings complemented the character of the adjacent houses in style, material, massing, and scale. The apartments represent another aspect of meeting the post-war Sun Belt population boom that demanded denser housing than single-family residences could provide.

INTEGRITY

The San Clemente historic district is a visually cohesive custom-residential area, densely and completely developed, with a historic streetscape appearance having few altered or post-historic buildings. The pattern of house placement on lots is very consistent with the building setbacks, regulating the rhythm of the structures within each block. The mature landscape of the neighborhood is fairly typical of Tucson residential neighborhoods – mixture of native desert plants and trees with imported low-water-using plants and palms.

Through a comprehensive process of integrity evaluation, 226 buildings (approximately 83 percent) of all 272 structures in the full survey area have been identified as contributors to the historic district.

Association/Age

The contributing properties of the San Clemente neighborhood are associated with three important local contexts:

1. Tucson Subdivisions in Transition, 1928-1959,
2. Outstanding Residents of San Clemente, 1930-1959, and
3. Tucson Architectural Styles in Transition, 1928-1959.

The neighborhood's era of historic significance spans from 1909 to 1959. It begins in 1909 with the granting of the first homesteads that would become San Clemente. The development history begins in 1930 with the platting and opening of San Clemente, Unit One, the earliest existing subdivision in the survey area.

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San Clemente's era of architectural significance spans from 1930 to 1959, commencing with the platting of the subdivision and construction of the first houses. The era ends in 1959 with the completion of virtually all the original development. Although that date reflects less than the customary 50-year cut-off date for defining the start of the modern era, the continuity of development and architectural styles through that time is indistinguishable from previous development. As of 1959 only about 10 percent of the neighborhood (29 parcels) remained vacant and undeveloped. Those post-1952 houses share the same styles and character as the historic contributors and can hardly be discerned as being younger.

Location

The district still retains its original boundaries from the platting of the subdivision units from 1930 through 1946. It has not suffered encroachment by incompatible modern development at the edges. It has, however, seen the demolition of about eight houses on its perimeter. There has occurred no significant loss of original building inventory within the subdivision.

Setting

It is the picturesque Southwestern setting of the San Clemente residential neighborhood that distinguishes it from earlier neighborhoods that may share similar styles of architecture. The winding streets, desert landscaping of yards, the palm trees of the medians and parks contribute to a comfortable setting for the Ranch Style houses. So too, do the carports and driveways of the houses mark the neighborhood as a product of mid-twentieth century America.

The gently rolling topography, winding streets, curbs and sidewalk and gravel desert-landscaped front yards have sustained very little alteration as the setting for the rows of historic houses. Very few intrusive front yard walls have been constructed to obscure the individual house facades or interrupt the sweeping flow of the streetscape character. In recent years the City of Tucson has introduced traffic calming features to the streets of the San Clemente neighborhood. The speed humps installed in the streets do not detract from the character of the architecture or the public rights-of-way. The small desert-landscaped islands cut into several four-way intersections complement the historic landscape palette and serve as an opportunity to display a charming collection of found-steel-object folk art sculptures. These islands are simply cut into the asphalt and have no square curbs. The artistic mid-intersection landscape features mitigate the presence of what otherwise could have been intrusive civil engineering solutions to traffic calming.

The scarcity of water in Tucson, as compared to Phoenix, influenced the approach to landscaping in the neighborhood. The similar Phoenix neighborhoods, built upon former agricultural fields, were served by a pre-existing, inexpensive flood irrigation system fed by the Roosevelt Dam. By contrast, in Tucson the neighborhoods were built upon rolling, dry desert lands which were served only by the City's domestic water system, delivering expensive, pumped well water. The character of Tucson's residential desert landscaping was driven by the expense and scarcity of water, the rolling topography, and development directly upon desert lands rather than on farmlands. Of necessity, Tucson was using modern xeriscaping techniques in residential settings

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a century before it became popular in Phoenix during the 1980s.

Feeling

The historic character and spirit of the neighborhood is retained through the careful maintenance of the individual properties. The feeling evoked by the general condition of the neighborhood is almost identical to that experienced here at the height of development in the late 1950s. The general integrity of regional architectural styles, unique local masonry work, and spare desert landscaping give the district a feeling of being in one of Tucson's finer Ranch Style suburban neighborhoods during the 1940s and 1950s.

Design

Architectural styles of the district are decidedly of a Western flavor (national use of Ranch Style) with a Southwestern touch (regional use of flat-roofed Southwest Style, Territorial, and Pueblo Revival), and a Tucson twist (local use of mortar-washed red brick). Most of these custom-designed houses have retained the individual historic character of their original facades. Some exterior masonry walls have been sheathed with modern-era textured stucco. But few front porches were even large enough to consider in-filling. Few additions to fronts or sides of houses can be found. The presence of a few production houses of similar floor plan and varied elevation is the harbinger of the Ranch Style tract developments of the late 1950s and the 1960s.

Materials

The utilization of a limited palette of materials in a wide variety of ways gives the neighborhood a pleasing character manifested simultaneously through unity and diversity. Painted brick and subtly textured stuccoed walls are very typical of the Ranch Style and Southwest buildings of Arizona, but it is the mortar-washed red brick and red burnt adobe which gives Tucson buildings a unique character. These materials are still very much intact and evident as character-defining features of the district.

Workmanship

The quality of historic masonry work in the houses has been retained and contributes significantly to the character of the district. The variety of masonry details in parapet silhouettes and cornice profiles, in arched openings, in stepped site walls, and in bonding patterns is still in evidence throughout the district. Also, the skillful application of the subtle historic stucco textures also is notable and distinctive from modern, heavy-handed Spanish lace textures that are used on exterior walls today to hide poor workmanship of modern masons and carpenters. A local tradition of skilled masons and plasterers is evident the workmanship of Tucson buildings -- and most particularly in the San Clemente neighborhood.

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Inventory List

Address	Historic Name	Date	NR Eligibility			Rev	Arch'l. Style	Site No.	
			IE	C	NE				Reason
Cooper Street	Park	N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	SC03-01	
vacant	vacant land	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	vacant land	<input checked="" type="checkbox"/>	N/A	SC04-02
vacant	vacant land	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	vacant land	<input checked="" type="checkbox"/>	N/A	SC12-03
vacant	vacant land	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	vacant land	<input checked="" type="checkbox"/>	N/A	SC26-09
vacant	vacant land	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	vacant land	<input checked="" type="checkbox"/>	N/A	SC-01-02
vacant	vacant land	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	vacant land	<input checked="" type="checkbox"/>	N/A	SC32-07
vacant	vacant land	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	vacant land	<input checked="" type="checkbox"/>	N/A	SC12-02
vacant	vacant land	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	vacant land	<input checked="" type="checkbox"/>	N/A	SC06-02
vacant	vacant land	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	vacant land	<input checked="" type="checkbox"/>	N/A	SC06-01
vacant	vacant land	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	vacant land	<input checked="" type="checkbox"/>	N/A	SC32-14
101 S. Irving Ave.	Mrs. May T. Davison House	1938	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Territorial Ranch		SC07-15

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Address	Historic Name	Date	NR Eligibility			Reason	Rev	Arch'l. Style	Site No.
			IE	C	NE				
101 S. La Creciente	Omer K. Anderson House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC02-01
102 S. Calle de Jardin	Dr. S. Grellis House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC07-01
102 S. Longfellow Ave.	D.W. Keplar House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC02-15
1 S. Bryant Ave.	Anthony Madonia House	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC09-05
103 S. Calle de Jardin	Samuel Lefkowitz House	1936	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall; stucco; window security screens	<input checked="" type="checkbox"/>	Southwest	SC08-09
105 S. Calle de Jardin	John R. Ramsden House	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Southwest	SC08-08
105 S. Irving Ave.	Fernand J. Miques House	1938	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	International	SC07-14
105 S. Longfellow Ave.	O.K. Anderson House	1949	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall	<input checked="" type="checkbox"/>	Classic Ranch	SC04-01
106 S. Calle de Jardin	H.P. Milder House	1953	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall; many alterations and additions	<input checked="" type="checkbox"/>	Classic Ranch	SC07-02
109 S. Irving Ave.	Sam Melnick House	1936	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Pueblo	SC07-13
110 S. Bryant Ave.	Bruce Cole House	1938	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Territorial Ranch	SC08-02
110 S. Calle de Jardin	House	1977	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall; Age	<input checked="" type="checkbox"/>	Moderne	SC07-03

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Address	Historic Name	Date	NR Eligibility				Rev	Arch'l. Style	Site No.
			IE	C	NE	Reason			
110 S. Irving Ave.	V.L. Mahoney House	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Contemporary	SC06-03
110 S. La Creciente	Ira R. Gregory House	1934	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial	SC01-03
111 S. Calle de Jardin	Leslie M. Cronk House	1963	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age	<input checked="" type="checkbox"/>	Contemporary	SC08-07
1 S. Calle El Centro	Edmond H. Basye House	1938	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Southwest	SC12-01
111 S. La Creciente	Mrs. Alic Lewellen House	1937	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial	SC02-02
113 S. Calle de Madrid	Harry A. Wright House	1968	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age; additions and alterations	<input checked="" type="checkbox"/>	Spanish Colonial Ranch	SC13-01
114 S. Calle de Jardin	Glenn F. W. Harrison House	1943	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial Ranch	SC07-04
114 S. Calle El Centro	T. Gray Wright House	1945	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall	<input checked="" type="checkbox"/>	Pueblo	SC09-02
114 S. Palomar Dr.	A.B. Mewborn House	1936	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall	<input checked="" type="checkbox"/>	Spanish Colonial	SC04-03
115 S. Bryant Ave.	Clermont D. Loper House	1936	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Territorial Ranch	SC09-04
115 S. Calle El Centro	Byron C. Kemp House	1946	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial Ranch	SC12-07
115 S. Irving Ave.	John B. O'Dowd House	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Pueblo	SC07-12

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Address	Historic Name	Date	NR Eligibility				Rev	Arch'l. Style	Site No.
			IE	C	NE	Reason			
115 S. Palomar Dr.	H.O. Tennison House	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial	SC06-13
118 S. La Creciente	Homer F. Magee House	1954	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial Ranch	SC01-04
119 S. Irving Ave.	William Stuart Nicholas House	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Contemporary	SC07-11
S. Longfellow Ave.	W.H. Bretall House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC04-08
120 S. Calle de Jardin	Lester H. Kahl House	1938	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC07-05
120 S. Calle de Madrid	Albert D. Runkle House	c. 1950	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall; major remodel	<input type="checkbox"/>	Territorial Ranch	SC11-04
120 S. Irving Ave.	D.W. Depugh House	1951	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall	<input checked="" type="checkbox"/>	Classic Ranch	SC06-04
120 S. Longfellow Ave.	W.E. Schulmeyer House	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial Ranch	SC02-14
121 S. La Creciente	Virgil Stewart House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC02-03
122 S. Calle de Jardin	Morris Elsing House	1937	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Early Ranch	SC07-06
125 S. Bryant Ave.	Dewane M. Kelley House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC09-03
125 S. Calle de Jardin	Nicholas V. Ponomareff House	1936	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Southwest	SC08-06

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Address	Historic Name	Date	NR Eligibility			Rev	Arch'l. Style	Site No.
			IE	C	NE			
125 S. Calle El Centro	Mrs. Anna H. Stevens House	1941	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Classic Ranch	SC11-02
125 S. Irving Ave.	Antonio D'Amico House	1946	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Early Ranch	SC07-10
126 S. Calle de Jardin	Albert L. Fell House	1942	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Pueblo	SC07-07
1 S. Irving Ave.	Harold F. Brown House	1941	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Early Ranch	SC07-09
130 S. Bryant Ave.	George A. Folkrod House	1964	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Territorial Ranch	SC08-03
130 S. Longfellow Ave	Vincent Mannarelli House	1958	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Classic Ranch	SC02-13
135 S. Longfellow Ave.	H.A. Mack House	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Classic Ranch	SC04-07
135 S. Palomar Dr.	Dr. H.C. Thompson House	1936	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Spanish Colonial	SC06-12
136 S. Calle de Jardin	R. deHesse House	1958	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Contemporary	SC07-08
140 S. Irving Ave.	E.W. Bollin House	1939	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Spanish Colonial	SC06-05
148 S. Longfellow Ave.	Eugene Phillips House	1952	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Spanish Colonial Ranch	SC02-12
150 S. Bryant Ave.	Rev. Rolf A. Borg-Breen House	1968	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Contemporary	SC08-04

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Address	Historic Name	Date	NR Eligibility				Rev	Arch'l. Style	Site No.
			IE	C	NE	Reason			
150 S. Irving Ave.	V.M. Ollier House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC06-06
150 S. Palomar Dr.	N. Kidd House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Territorial Ranch	SC04-04
155 S. Calle de Madrid	Lawrence P. Pohle House	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC13-06
S. Palomar Dr.	Dr. H.S. Faris House	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC06-11
160 S. Irving Ave.	B.M. Kaufman House	1948	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall	<input checked="" type="checkbox"/>	Spanish Colonial Ranch	SC06-07
170 S. Irving Ave.	House	1975	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age	<input checked="" type="checkbox"/>	Territorial Ranch	SC06-08
175 S. Calle Contento	A.E. Kinder House	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC06-10
211 S. Calle de Jardin	House	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Contemporary	SC16-06
214 S. Calle de Madrid	House	c. 1995	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age; wall	<input checked="" type="checkbox"/>	Contemporary Southwest	SC15-03
215 S. Calle de Madrid	Arthur S. Thompson House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC24-02
219 S. El Volador	House	1958	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	Contemporary	SC16-05
220 S. Calle de Jardin	House	1974	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age; wall	<input checked="" type="checkbox"/>	Contemporary/Modern	SC17-04

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Address	Historic Name	Date	NR Eligibility			Reason	Rev	Arch'l. Style	Site No.
			IE	C	NE				
220 S. Calle de la Azuc	House	1963	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age; Porch infill	<input checked="" type="checkbox"/>	Southwest	SC14-04
220 S. El Volador	Mrs. Maude Mathews House	1951	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall	<input checked="" type="checkbox"/>	Classic Ranch	SC22-04
221 S. Calle de Jardin	Omer K. Anderson House	1941	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Early Ranch	SC22-03
2 S. Calle de Madrid	House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC15-04
225 S. Calle de la Azuc	Arthur W. Lynch House	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC25-04
225 S. Calle de Madrid	House	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Early Ranch	SC16-04
227 S. Calle de Jardin	Morris Banovitz House	1941	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall	<input checked="" type="checkbox"/>	Classic Ranch	SC22-02
230 S. Calle de Jardin	House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC17-05
230 S. Calle de Madrid	House	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Territorial Ranch	SC16-03
230 S. El Volador	House	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC22-05
233 S. Calle de Madrid	Royal B. Irving House	1940	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall	<input checked="" type="checkbox"/>	Classic Ranch	SC23-04
235 S. Calle de Jardin	James E. Dunseath House	1954	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC22-01

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Address	Historic Name	Date	NR Eligibility				Rev	Arch'l. Style	Site No.
			IE	C	NE	Reason			
235 S. Calle de la Azuc	W.M. Peek House	1946	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC25-03
237 S. Calle de Madrid	Dr. W.A. Schell House	1942	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC23-03
240 S. Calle de la Azuc	Marvin T. Walton House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC24-05
2 S. Calle de Madrid	E.L. Kettenbach House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial Ranch	SC22-06
243 S. Calle de Madrid	Walter T. Haymore House	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC23-02
245 S. Bryant Ave.	C.C. Wells House	1954	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC24-01
245 S. Calle de la Azuc	J.T. Grotenhouse House	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC25-02
249 S. Calle de Madrid	William Backer House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC23-01
250 S. Calle de La Azuc	Ruben Grace Jr. House	1946	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC24-06
250 S. Calle de Madrid	House	1982	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age; wall	<input checked="" type="checkbox"/>	Territorial Ranch	SC22-07
255 S. Calle de la Azuc	Willard C. Stiver House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Territorial Ranch	SC25-01
305 S. Calle de Madrid	H.G. Lehan House	1954	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC28-01

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Address	Historic Name	Date	NR Eligibility				Rev	Arch'l. Style	Site No.
			IE	C	NE	Reason			
315 S. Bryant Ave.	Joaquien L. Astariazaran House	1956	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC27-07
315 S. Calle de la Azuc	House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC26-15
320 S. Bryant Ave.	G.B. Wolfe House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC28-04
3 S. Calle de Madrid	S.W. Rebeil House	1950	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall	<input type="checkbox"/>	Classic Ranch	SC29-04
320 S. Columbus Blvd.	W.A. Jameson House	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC26-04
321 S. Irving Ave.	Edward Minkus House	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC29-14
325 S. Bryant Ave.	Debyeannes House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC27-06
325 S. Calle de la Azuc	House	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC26-14
325 S. Calle de Madrid	B.A. Greenberg House	1952	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC28-07
325 S. Irving Ave.	N.D. Perlman House	1946	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC29-13
330 S. Bryant Ave.	J.P. Lane House	1956	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC28-05
330 S. Calle de Madrid	Morris Ernst House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC29-05

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Address	Historic Name	Date	NR Eligibility			Reason	Rev. Arch'l. Style	Site No.
			IE	C	NE			
330 S. Columbus Blvd.	A.S. Malinowski House	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Southwest	SC26-05
331 S. Alvernon Way	Apartments	c. 1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Classic Ranch	SC32-01
333-38 S. Alvernon Way	Condominium	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Classic Ranch	SC32-15
S. Calle de la Azuc	Kuperi House	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Classic Ranch	SC27-04
335 S. Bryant Ave.	Hard House	1956	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Classic Ranch	SC27-05
335 S. Calle de la Azuc	J. A. Petronak House	1957	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall; porch infill	<input checked="" type="checkbox"/> Classic Ranch	SC26-13
335 S. Irving Ave.	D.C. Whaley House	1952	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Classic Ranch	SC29-12
336 S. Calle de Madrid	A.L. Minor House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Contemporary	SC29-06
340 S. Columbus Blvd.	H.S. Gaol House	1950	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall	<input checked="" type="checkbox"/> Contemporary	SC26-06
341 S. Calle de la Azuc	House	1993	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age	<input checked="" type="checkbox"/> Contemporary Southwest	SC26-12
342 S. Calle de Madrid	J.H. Ruth House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Classic Ranch	SC29-07
345 S. Calle de la Azuc	C. Evans House	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Classic Ranch	SC26-11

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Address	Historic Name	Date	NR Eligibility				Rev	Arch'l. Style	Site No.
			IE	C	NE	Reason			
345 S. Irving Ave.	Eliz Y. Thomas House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC29-11
346 S. Calle de Madrid	Vance Batchelor House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Contemporary	SC29-08
348 S. Bryant Ave.	B.H. Wilson House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC28-06
S. Calle de Madrid	M. Birdman House	1949	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Major remodel	<input type="checkbox"/>	Unknown	SC29-09
350 S. Columbus Blvd.	R.S. Russell House	1952	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall	<input checked="" type="checkbox"/>	Classic Ranch	SC26-07
350 S. Longfellow Ave.	J. Fajerson Residence	1987	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age	<input checked="" type="checkbox"/>	Southwest	SC32-10
355 S. Bryant Ave.	G.B. Fitzpatrick House	1949	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Porch infill w/wrought iron	<input type="checkbox"/>	Southwest	SC26-10
355 S. Irving Ave.	R.T. Plummer House	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC29-10
355 S. Longfellow Ave.	Ruth E. Eich House	1954	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Contemporary	SC31-16
360 S. Columbus Blvd.	Guy Porter House	1962	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall	<input checked="" type="checkbox"/>	Contemporary	SC26-08
390 S. Palomar Dr.	Louis deRochemont House	1937	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial	SC05-02
3900 E. Broadway Blvd.	Commercial Building	post-1957	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age	<input checked="" type="checkbox"/>	Contemporary Southwest	SC01-01

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			IE	C	NE			
3901 E. La Creciente	David Sirota House	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spanish Colonial	SC01-07
3901 E. Whittier St.	Mrs. Naomi R. Walsh House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contemporary	SC20-13
3902 E. Calle de Jardin	Francis Siegeck House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Early Ranch	SC20-01
3 E. Cooper St.	House	1956	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Classic Ranch	SC19-01
3903 E. Calle de Jardin	O.T. Hamilton House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Classic Ranch	SC19-12
3910 E. Calle de Jardin	L.J. Beaudry House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contemporary	SC20-02
3910 E. Cooper St.	House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Classic Ranch	SC19-02
3910 E. La Creciente	C.R. McFall House	1937	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spanish Colonial	SC02-06
3911 E. Calle de Jardin	N.E. Stewart House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Classic Ranch	SC19-11
3911 E. Cooper St.	House	1990	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pueblo	SC02-07
3911 E. Whittier St.	Andrew Landgraff House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Territorial Ranch	SC20-12
3919 E. Calle de Jardin	F.M. Carter House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contemporary	SC19-10

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			IE	C	NE	Reason			
3919 E. Cooper St.	House	1990	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age	<input checked="" type="checkbox"/>	Spanish Colonial Ranch	SC02-08
3919 E. Whittier St.	George J. Keahey House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Contemporary	SC20-11
3920 E. Calle de Jardin	Ben Shein House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC20-03
3 E. La Creciente	Mrs. Helen M. Patrick House	1931	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial	SC02-05
3921 E. La Creciente	Anne Smith House	1968	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age	<input checked="" type="checkbox"/>	Spanish Colonial	SC01-06
3922 E. Cooper St.	House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC19-03
3927 E. Calle de Jardin	R.E. Kimball House	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC19-09
3928 E. Calle de Jardin	Mrs. Clara M. Hilles House	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Contemporary	SC20-04
3931 E. Whittier St.	Olof Berglof House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC20-10
3931-3 E. Timrod St.	Duplex	1956	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC32-13
3931 E. Calle de Jardin	K.E. Johnston House	1946	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Contemporary	SC20-05
3934 E. Whittier St.	R.W. Brown House	1959	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	Classic Ranch	SC32-02

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			IE	C	NE	Reason			
3935 E. Calle de Jardin	House	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial Ranch	SC19-08
3935 E. Cooper St.	Mrs. Goldie Lerner House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC02-09
3935-3 E. Timrod St.	C.S. Seftle Duplex	1956	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC32-12
E. Cooper St.	House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC19-04
3939 E. Whittier St.	Ruth Pinkston House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC20-09
3942 E. Calle Chica	Anthony R. Consta House	1956	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC32-08
3943 E. Calle Chica	Fred Thomas House	1957	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC32-06
3944 E. Whittier St.	Caroline Miller House	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC32-03
3945 E. Calle de Jardin	House	1956	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall	<input checked="" type="checkbox"/>	Classic Ranch	SC19-07
3946 E. Calle de Jardin	Mrs. Isola Martin House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Contemporary	SC20-06
3952 E. Cooper St.	House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Contemporary	SC19-05
3953 E. Calle Chica	House	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC32-05

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			IE	C	NE			
3954 E. Calle Chica	J.J. Lane House	1954	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Classic Ranch	SC32-09
3954 E. Whittier St.	E.W. Schwidt House	1954	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Classic Ranch	SC32-04
3955 E. Calle de Jardin	House	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Territorial Ranch	SC19-06
E. Cooper St.	House	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Spanish Colonial Ranch	SC02-10
3955 E. Whittier St.	Faye Walker House	1957	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Classic Ranch	SC20-08
3956 E. Calle de Jardin	Xenia D. Haushalter House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Classic Ranch	SC20-07
3969 E. Palomar Dr.	Charles Danziger House	1942	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Classic Ranch	SC02-11
3991-9 E. Timrod St.	Catherine Coggen Duplex	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Classic Ranch	SC32-11
4001 E. Calle Chica	P.L. Stoney House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Classic Ranch	SC30-12
4001 E. Calle de Jardin	House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Classic Ranch	SC18-12
4001 E. Whittier St.	Charles F. Dent House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Classic Ranch	SC21-12
4002 E. Calle Chica	A.J. Magruder House	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Classic Ranch	SC31-01

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			IE	C	NE				
4002 E. Calle de Jardin	John T. Braddock House	1953	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall	<input checked="" type="checkbox"/>	Spanish Colonial Ranch	SC21-01
4002 E. Cooper St.	House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC18-01
4002 E. Whittier St.	W.D. Moon House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC30-01
E. Palomar Dr.	J.H. Handmaker House	1939	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	American Colonial Ranch	SC04-06
4009 E. Timrod St.	A.M. Schwarz House	1954	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC31-15
4010 E. Palomar Dr.	J.M. Williams House	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial	SC05-01
4011 E. Calle Chica	P.F. Kionka House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC30-11
4011 E. Calle de Jardin	House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC18-11
4011 E. Whittier St.	John F. Caarls House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC21-11
4012 E. Calle Chica	F.J. Shafner House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC31-02
4012 E. Calle de Jardin	Eric Bollman House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC21-02
4012 E. Cooper St.	House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC18-02

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			IE	C	NE	Reason			
4012 E. Whittier St.	N.S. Kolins House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC30-02
4013 E. Timrod St.	J.M. Turner House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC31-14
4017 E. Timrod St.	Ruth Eich House	1963	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age	<input type="checkbox"/>	Contemporary	SC31-13
4. E. Calle Chica	Wm. K. West House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC30-10
4021 E. Calle de Jardin	House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC18-10
4021 E. Whittier St.	C.D. Loper House	1952	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC21-10
4022 E. Calle Chica	W.A. Sanders House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC31-03
4022 E. Calle de Jardin	Thomas E. Hulton House	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Contemporary	SC21-03
4022 E. Cooper St.	House	1959	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	Spanish Colonial Ranch	SC18-03
4022 E. Whittier St.	Raymond Price House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC30-03
40 E. Timrod St.	Mrs. Fred LaBree House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC31-12
4025 E. Palomar Dr.	R.H. Fuller House	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC04-05

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			IE	C	NE	Reason			
4029 E. Timrod St.	G.C. Pfaff House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC31-11
4031 E. Calle Chica	G. Fraser House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC30-09
4031 E. Calle de Jardin	House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC18-09
4 E. Whittier St.	A.E. Bruno House	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC21-09
4032 E. Calle Chica	A.E. Marshall House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC31-04
4032 E. Calle de Jardin	Michael Bernfeld House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC21-04
4032 E. Cooper St.	House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC18-04
4032 E. Whittier St.	Abe Feverstein House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC30-04
4035 E. Timrod St.	L.G. Lange House	1952	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC31-10
4041 E. Calle Chica	H.A. Hutchins House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC30-08
4041 E. Calle de Jardin	House	1963	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age	<input checked="" type="checkbox"/>	Classic Ranch	SC18-08
4041 E. Timrod St.	D.C. Most House	1952	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC31-09

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			IE	C	NE	Reason			
4041 E. Whittier St.	Edward F. Meyer House	1957	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC21-08
4042 E. Calle Chica	D.E. Phillips House	1956	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC31-05
4042 E. Calle de Jardin	Joseph H. O'Reilly House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC21-05
E. Cooper St.	House	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC18-05
4042 E. Whittier St.	Jacoby Smith House	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC30-05
4047 E. Timrod St.	H.B. Watson House	1956	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC31-08
4051 E. Calle Chica	C.L. Mobley House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC30-07
4051 E. Calle de Jardin	House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC18-07
4051 E. Whittier St.	Murray Shiff House	1954	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC21-07
4052 E. Calle Chica	T.R. Baker House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC31-06
4052 E. Calle de Jardin	Sherwood B. Owens Jr. House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC21-06
4052 E. Cooper St.	House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial Ranch	SC18-06

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			IE	C	NE			
4052 E. Whittier St.	S.L. Rich House	1958	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Classic Ranch	SC30-06
4065 E. Cooper St.	Dr. F.B. Schutzbank House	1939	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Spanish Colonial	SC06-09
4075 E. Timrod St.	City Fire Station No. 11	1956	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Moderne	SC31-07
4 E. Whittier St.	W. Paul Holbrook House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Spanish Colonial Ranch	SC22-10
4102 E. Cooper St.	House	1954	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Contemporary	SC17-01
4102 E. Whittier St.	P.R. Siberts House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Classic Ranch	SC29-01
4110 E. Cooper St.	House	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Early Ranch	SC17-02
4111 E. Calle El Centro	James Baird House	1945	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Major addition; wall	Territorial Ranch	SC08-05
4111 E. Whittier St.	House	1975	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age	N/A	SC22-09
4114 E. Calle El Centro	L.Z. Cone House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Territorial Ranch	SC10-03
4116 E. Whittier St.	W.S. Williamson House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		American Colonial Ranch	SC29-02
4120 E. Cooper St.	House	1939	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Early Ranch	SC17-03

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			IE	C	NE	Reason			
4121 E. Whittier	House	1946	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial Ranch	SC22-08
4130 E. Cooper St.	House	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Territorial Ranch	SC16-07
4132 E. Whittier St.	M. Raticoff House	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Territorial Ranch	SC29-03
4134 E. Cooper St.	Adrian R. Brian House	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Contemporary	SC10-01
4140 E. Cooper St.	House	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial Ranch	SC16-01
4144 E. Broadway Blvd.	Arthur D. Wharton House	1941	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	International	SC08-01
4145 E. Cooper St.	Smith Pykett House	1956	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC10-02
4147 E. Whittier St.	Eugene L. Shaver House	1949	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	major remodel	<input type="checkbox"/>	Classic Ranch	SC23-05
4150 E. Cooper St.	House	1952	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC16-02
4160 E. Whittier St.	F.M. Staples House	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	American Colonial Ranch	SC28-02
4170 E. Whittier St.	T.L. Pierce House	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC28-03
4201 E. Cooper St.	John F. Tanner House	1941	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Territorial Ranch	SC11-06

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Address	Historic Name	Date	NR Eligibility				Rev	Arch'l. Style	Site No.
			IE	C	NE	Reason			
4202 E. Calle El Centro	Willard C. Stiver House	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC11-01
4202 E. Cooper St.	House	1954	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC15-01
4205 E. Whittier St.	Hugh O. Fry House	1954	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC24-08
4 E. Whittier St.	House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC27-01
4215 E. Cooper St.	Leo J. Kent House	1952	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Territorial Ranch	SC11-05
4220 E. Cielo Azul	Frank E. Alder House	1939	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	major additions/alterations	<input type="checkbox"/>	Territorial Ranch	SC24-03
4220 E. Cooper St.	House	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial Ranch	SC15-02
4220 E. Whittier St.	Murrell House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC27-02
4222 E. Broadway Blvd.	Robert F. Friske House	1938	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Southwest	SC09-01
4225 E. Whittier St.	George Mustakas House	1950	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall; carport infill; cast iron porch posts	<input checked="" type="checkbox"/>	Classic Ranch	SC24-07
4230 E. Whittier St.	Macia House	1951	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cooling Tower; major remodel	<input type="checkbox"/>	Classic Ranch	SC27-03
4235 E. Cielo Azul	House	1954	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC14-06

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Address	Historic Name	Date	NR Eligibility				Rev	Arch'l. Style	Site No.
			IE	C	NE	Reason			
4235 E. La Jolla	Martin K. Boger House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Classic Ranch	SC12-06	
4240 E. Cielo Azul	Nancy Kidd House	1952	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Spanish Colonial Ranch	SC24-04	
4240 E. Cooper St.	Arthur Schaefer House	1939	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Classic Ranch	SC14-01	
4 E. La Jolla	J.C. Armstrong House	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Spanish Colonial Ranch	SC11-03	
4245 E. Calle de Madrid	Mary McDiarmid House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Classic Ranch	SC12-05	
4245 E. Cielo Azul	House	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Spanish Colonial Ranch	SC14-05	
4245 E. Cooper St.	Julius S. Belfer House	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Classic Ranch	SC13-05	
4250 E. Cooper St.	Paul L.W. Haid House	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Territorial Ranch	SC14-02	
4254 E. Calle de Madrid	Benny Pose House	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Classic Ranch	SC13-02	
4255 E. Calle de Madrid	John E. Cook House	1952	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Classic Ranch	SC12-04	
4255 E. Whittier St.	Thomas S. McCurmin House	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Classic Ranch	SC26-01	
4260 E. Calle de Madrid	Robert E. Hanson House	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Territorial Ranch	SC13-03	

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Address	Historic Name	Date	NR Eligibility			Reason	Rev	Arch'l. Style	Site No.
			IE	C	NE				
4260 E. Cooper St.	House	1941	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Porch infill; roof sprayed; security blinds	<input type="checkbox"/>	Classic Ranch	SC14-03
4260 E. Whittier St.	Bernard Wm. McKeown House	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Contemporary	SC26-02
4261 E. Cooper St.	Joseph H. Hedges House	1937	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows replaced; porch infilled	<input type="checkbox"/>	Southwest	SC13-04
4 E. Whittier St.	Benjamin F. Soffe House	1948	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall	<input checked="" type="checkbox"/>	Pueblo	SC25-05
4270 E. Whittier St.	House	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Classic Ranch	SC26-03
8 S. La Creciente	Dr. Stirley C. Davis House	1930	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Spanish Colonial	SC02-04
9 S. La Creciente	Barry R. Wheeler House	1932	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Mission Revival	SC01-05

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SUMMARY

The San Clemente Historic District is a mid-twentieth century residential neighborhood located in east-central Tucson, Arizona. The San Clemente Historic District is considered significant under National Register Criterion "A" for its association with community development in Tucson. Community development significance is described later in this nomination as the historic context "Tucson Subdivisions in Transition, 1928-1959." The San Clemente district is considered significant under National Register Criterion "B" for the many prominent individuals that lived in the neighborhood. Association with significant individuals is described here later under the historic context "Outstanding Residents of San Clemente, 1930-1959." The historic district is also considered significant under National Register Criterion "C" as being representative of period revival architectural styles dominant in Tucson after 1928, and for its association with ranch style architecture starting during World War Two and continuing through the post-WWII transitional era. Architectural significance is described in this section as the historic context "Tucson Architectural Styles in Transition, 1928-1959."

Although the transitional era of community and architectural development took place from 1928 to 1959, the period of significance for the Historic District starts in 1909 when the original homesteader received a government patent to land in district area. This period of growth allows for the inclusion of early community development significance under the historical context "Residential Subdivision Development in Tucson, 1909-1928." The period of significance ends in 1959, after the San Clemente Historic District was completely annexed to the City of Tucson and nearly all of the lots had been developed.

The San Clemente Historic District is located in proximity to three prominent late-twenties and early-thirties developments in Tucson. San Clemente is located south and east of El Con Mall, once the location of the El Conquistador resort hotel (built 1925-28, demolished 1968). It is located east of the Broadway Village Shopping Center and directly east of Reid Park and Randolph Golf Course. The San Clemente Historic District of Tucson is located in Section 15 of Township 14 South, Range 14 East, of the Gila and Salt River Base and Meridian in Arizona. Section 15 originally consisted of four separate parcels of land granted by the US government.

In 1909, John M. Roberts received a patent to just less than 160 acres of land in Section 15, comprising the northwest quarter of the section where the San Clemente Historic District would later develop. Dennis P. Gleason and Francis S. Smith each received patents to 160 acres of land in Section 15 on the same day in 1911. On May 25, Gleason received a patent to 160 acres of land in the southeast quarter of the section, and Smith received a patent to the 160 acres comprising the southwest quarter. Later in 1911, on July 24, Stella Phillips received a patent to 160 acres of land in the northeast quarter of Section 15.

The San Clemente Historic District takes its name from the San Clemente subdivision, developed in four units from 1930 to 1940. However, John M. and Margaret C. Roberts first attempted to subdivide their 160-acre homestead in 1923. John Roberts planned his early subdivision in conjunction with his brother, Joseph A.

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Roberts. Joseph had received a patent in 1913 to the 160-acre quarter section of land in Section 10, immediately north of the parcel homesteaded by John Roberts (the line dividing these two sections is now Broadway Road). While this early subdivision, platted in 1923 as Country Club Heights, remained essentially a "paper" subdivision visible only in recorded documents, it did establish an early structure to the area and provided original street names.

After an initial review of Tucson's historical background from 1775 to 1909, the early period of historic subdivision development in Tucson is described in the historic context "Residential Subdivision Development in Tucson, 1909-1928." The community development significance of the San Clemente Historic District is described within the historic context of "Tucson Subdivisions in Transition, 1928-1959." Brief biographies of significant individuals associated with the neighborhood are described in the historic context "Outstanding Residents of San Clemente, 1930-1959." Finally, architectural significance is described in the historic context "Tucson Architectural Styles in Transition, 1928-1959."

Period of Significance

Although most of the community and architectural development in the San Clemente Historic District took place from 1930 to 1959, the period of significance for the Historic District starts in 1909 when the original homesteader received a government patent to land in district area. This period of growth allows for the inclusion of early community development significance under the historical context "Residential Subdivision Development in Tucson, 1909-1928." The year 1928 is significant for starting a transition to period revival styles, in particular variants of the Spanish Colonial, which dominated high-end Tucson architectural commissions from that point forward.

Although three 1920s subdivisions predate San Clemente, the primary period of significance for San Clemente residents begins in 1930 when the first homeowners moved in. This date coincides the historic context "Outstanding Residents of San Clemente, 1930-1959." The period of significance ends in 1959, after the San Clemente Historic District was completely annexed to the City of Tucson and nearly all of the lots had been developed. Although this ending date for the period of significance exceeds the 50-year limit of the National Register, it does provide a natural and understandable end for the significance era of the district. This allows for the inclusion within the district of any potential contributing properties, now or in the immediate future.

Historical Background, 1775-1909

Tucson has a rich and varied history extending back to the prehistoric era when the Hohokam Indians developed a high level of civilization along the banks of the Santa Cruz River. The historic period in the region begins with the arrival of the Spanish in 1698, who started a church at a Tohono O'Odham village today called San Xavier del Bac. Under the leadership of Padre Eusebio Francisco Kino, the Spanish also established a small outlying visita (church without a resident priest) eight miles north of Bac. Called San Agustin del Tucson, this outlying mission was often referred to as the "convento." The history of Tucson proper begins in

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1775 when the Spanish established a presidio - a fort and fortified settlement - on the east side of the river across from the visita.

This walled settlement of Tucson was one of the final outposts of the Spanish empire in the New World. Spain's grip on its empire began to slip in 1810 when Father Hidalgo called for a war of independence from Spain. Mexico achieved this goal in 1821, and Tucson became part of a new nation. Despite the political change, residents on Mexico's northern frontier continued their traditional village lifeway. Streets were short and narrow. Homes and buildings were constructed of adobe, and buildings sat with their backs close to the street and with their face toward interior courtyards.

In 1846 war broke out between the United States and Mexico over the annexation of Texas. The Treaty of Guadalupe Hidalgo, ratified in 1848, brought an end to the war. The treaty also brought a tremendous amount of new land into the United States. As a result of the war, the present states of Texas, New Mexico, Arizona, Nevada, California, Utah, and a portion of Colorado were taken from Mexico. These new lands were the culmination of the concept of Manifest Destiny, the idea that the United States was destined to reach from sea to shining sea - from the Atlantic Ocean to the Pacific Ocean. In Arizona, lands north of the Gila River became part of the United States for the first time. This area did not include Tucson, which remained a part of Mexico.

The inclusion of the new territory led to demands for construction of a transcontinental railroad. Several railroad surveys identified possible routes. In Arizona, one route focused on the 35th parallel, and the other followed the 32nd parallel. Because the 32nd parallel route ran through Mexico, its supporters - southerners who would benefit from a railroad terminus in their portion of the country - convinced Congress to purchase additional land to accommodate the southern railroad route. On December 30, 1853, James Gadsden executed an agreement with Mexico that called for the purchase of territory in Arizona south of the Gila River for the proposed railroad. The United States agreed to pay \$10 million for the land. Ratified in 1854 as the Gadsden Purchase, this exchange brought what is now the Southern Pacific route through Arizona into the United States. Tucson was now a part of the Union.

Despite the commitment of Congress exhibited by the expenditure associated with the Gadsden Purchase, sectional differences between North and South prevented agreement on where to construct the transcontinental railroad. Of course, the railroad route was not the most noteworthy difference between the two parts of the country. The issue of slavery separated North and South, leading to the outbreak of the Civil War after the election of Abraham Lincoln in 1860.

After the southerners seceded from the Union, Congress adopted two measures of importance to Tucson. The first was the Pacific Railway Act, adopted on July 1, 1862, which authorized construction of the first transcontinental railroad. The second was the creation of the Territory of Arizona separate from New Mexico in 1863.

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The Pacific Railway Act provided generous incentives for construction of the first transcontinental route. These included a wide right-of-way, grants of alternating sections of land along the right-of-way, and a cash subsidy. Railroad entrepreneurs became rich, such as the "Big Four" of the Central Pacific: Collis P. Huntington, Charles Crocker, Leland Stanford, and Mark Hopkins. The ostentatious wealth these men achieved resulted in a heavy demand for additional railway concessions from the Federal government. In 1871, Congress authorized a route along the 32nd parallel and awarded a charter to the Texas and Pacific Railroad. To forestall any entry into the lucrative California market, the Big Four chartered the Southern Pacific Railroad to protect their interests in Southern California and the Central Valley. The Southern Pacific began to construct a line east from Los Angeles, reaching the Colorado River across from Yuma, Arizona, in 1877.

The Southern Pacific constructed an extensive base of operations in Yuma, and surveyed the line east as far as Gila Bend. Actual construction began in October of 1878 after the heat of summer had passed. The crews moved quickly, reaching Adonde Wells thirty miles east of Yuma in December of 1878; Texas Hill sixty-r miles east of Yuma in February of 1879, Gila Bend on April 1, 1879, and Maricopa on April 29. Because of its location almost directly south of Phoenix, Maricopa became an important point as the closest spot on the mainline to the central city of the Territory (the Territorial capitol was moved to Phoenix in 1889). Railroad construction crews reached Casa Grande on May 19, 1879. Construction stopped there as the oppressive heat of the summer returned.

In addition to the summer heat, a second factor delaying resumption in construction was the lack of steel rails. A railroad construction boom echoed all across the country in the years following the Civil War. As a result there was a shortage of needed supplies. Construction of the Southern Pacific across Arizona resumed in January of 1880. Construction crews were within twenty miles of Tucson by the end of February. The crews arrived to a grand ceremony in Tucson on March 20, 1880.

When the railroad arrived in 1880, Tucson had changed little from its days as a sleepy Mexican village. In 1871, the Town Council petitioned the US government for a townsite plat, which was granted in 1874. In the meantime, S.W. Foreman had surveyed the original townsite into blocks and lots. Despite the imposition of a more formal order of grid development patterned after eastern cities, the first town plat of Tucson still carried a heavy imprint of its Hispanic past.

The arrival of the railroad changed Tucson in many profound ways. Travelers from all over the country now poured into the town, which was released at last from its isolation in the Arizona desert. The railroad also brought a wide array of manufactured goods - items that had once been shipped to Tucson only with great difficulty and at tremendous expense. While many of these goods adorned the interior of Tucson homes - things e sewing machines, furniture, and decorations - other items brought by the railroad changed the look of the houses themselves. Dimensioned lumber, shingles, hardware, and barrels of nails transformed the old adobes of Tucson into "modern" houses, creating a mixture of old and new architectural styles. New styles and materials were introduced based on eastern designs and using eastern materials. The town itself also grew as new houses were constructed to accommodate an increasing number of railroad workers.

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Beyond a physical transformation, the arrival of the railroad resulted in dramatic changes in Tucson's social relations. Before the railroad, Tucson was a small Mexican town with few American settlers. Hispanics dominated the business and social activities of the village. Because of Tucson's isolated location, many of its prominent businessmen were associated with the transportation industry - in this case wagon trains and stage lines. The transportation arm of firms such as Tully & Ochoa and Lord & Williams were affiliated with merchant shops where the entrepreneurs would sell the goods they had laboriously shipped across the desert. After the arrival of the railroad, many of these freighter-merchant firms went bankrupt.

Many of the freighters and merchants had once prospered from the presence of the U.S. military in Tucson. In 1862 the U.S. Army established Tucson Post in the downtown area, soon renamed Camp Lowell. It became a permanent post in 1866 after the end of the Civil War. The central location of the camp's Military Plaza and the sometimes, boisterous soldiers proved to be too close for the comfort of the residents as the town

x. In 1873 the Army moved the camp to the confluence of the Rillito and Pantano rivers where it was christened Fort Lowell. Located far from the downtown area, the main buildings at Fort Lowell comprised a fairly compact area near the intersection of today's Fort Lowell and Craycroft Roads.

Despite the compact nature of the fort proper, the federal government reserved a large amount of land surrounding Fort Lowell to protect its water supply and for training purposes. The Fort Lowell Military Reservation covered an "L" shaped area thirteen miles long and seven miles wide at its widest point. The western boundary of the military reservation extended as far west as today's Alvernon Way, encompassing the future location of the San Clemente Historic District. Fort Lowell remained a center of military operations during a long period of conflict between Native American groups and settlers in Arizona. This period came to an end in 1886 when Apache leader Geronimo agreed to lay down his arms. The government closed the Fort Lowell Military Reservation in 1891 and slowly opened the area to settlement.

In 1885 the Territorial Legislature selected Tucson as a location for the University of Arizona. This land grant college was constructed far from downtown, on a rise of land to the north and east of the old pueblo. At first, the University was isolated from the main portion of the city. Later, the University contributed to the development of residential subdivisions in its immediate vicinity, and on lands between it and downtown Tucson.

The economic boom provided by the railroad and the university was fairly short lived. The last fifteen years of the nineteenth century saw relatively slow growth in Tucson. This started to change as the town entered the first decade of the twentieth century.

In 1899 the City subdivided and sold the Military Plaza, a large rectangle of land that had been used by the US Army from 1862 to 1872. A portion of this land became the Armory Park neighborhood, developed close to the railroad tracks as an enclave for railroad workers. The abandonment of Fort Lowell in 1891 opened up a large amount of land east of the University to homesteading. These homesteads, including the Roberts

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homestead that later comprised the San Clemente Historic District, formed the basis for later subdivision growth.

A number of subdivisions were platted by 1909 on land that had been homesteaded earlier. These subdivisions represented heavy residential growth in the area west of the University of Arizona. The many new residents that located east of downtown are evidence of the strong pull the University had on subdivision development, extending the city north and east from downtown.

HISTORICAL CONTEXT: Residential Subdivision Development in Tucson, 1909-1928

The state of Arizona as a whole witnessed tremendous economic development as it finally emerged from Territorial status during the second decade of the twentieth century. Large irrigation projects, increased investment, and a more stable society led to the achievement of Arizona statehood in 1912. With the start of World War One in Europe in 1914, Arizona became an important producer of the agricultural and mineral products needed for the war effort. The economy of Arizona continued to improve, particularly after the entrance of the United States into World War One in 1917.

The increased prosperity of Tucson led to an expansion of the town to the north and east. This growth out from the downtown area followed a natural pattern away from the flood plain of the Santa Cruz River on the west and toward the University of Arizona to the northeast of downtown. Many early farms and homesteads in this area were converted to residential subdivisions as the demand for homes grew.

Even as earlier homesteads were being transformed to residential subdivisions, areas further from the center of Tucson were still being homesteaded. This included land in the area that would later become the San Clemente Historic District. John M. Roberts received a patent to the land from the federal government in 1909 and was first to settle this area. This homestead land had previously been part of the Fort Lowell Military Reservation that closed in 1891. Little is known about early homesteader and later subdivider John M. Roberts and his wife Margaret C. Roberts. A review of Tucson city directories indicates that the couple arrived in Tucson by 1904. They continue to appear in city directories until 1928. In later years of the directories, Mr. Roberts is listed as being affiliated with the real estate field.

The following decade of the 1920s continued to be a prosperous one for Arizona, although a brief post-war slump in the price of cotton and copper curtailed growth for a time. But the Arizona economy soon rebounded. The "Roaring Twenties" was a period of prosperity for most, as demand for consumer goods resulted in a strong economy. One portion of the economy that was particularly healthy was automobile production, which in turn spurred the mobility of many Americans. Historian C.L. Sonnichsen called the 1920s Tucson's "Gold-plated Decade."

The first subdivision development in what would later become San Clemente took place in the "Gold-plated Decade" of the 1920s. In 1922, John M. Roberts contracted with surveyor Paul E. Fernald to prepare a map of the "Country Club Heights" subdivision. Although a copy of the original Fernald map has not been

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located, it appears from other sources that Country Club Heights was originally planned to encompass a total of thirty-two blocks in the two 160-acre parcels homesteaded by the Roberts brothers. Blocks 1 through 16 were located on Joseph's homestead north of Broadway, and blocks 17 through 32 were located south of Broadway on John's homestead.

While the original plan was ambitious, the first portion of the Country Club Heights subdivision actually platted and filed with the Pima County Recorder was more modest. On March 5, 1923, J.M. Roberts received approval from the City of Tucson to file his subdivision plat map with Pima County. It consisted of eight blocks oriented east-west, four each on the north and south sides of Broadway Boulevard. Blocks 13 to 16 were platted north of Broadway, while Blocks 17 to 20 were platted south of Broadway. This early plat established the literary nomenclature for Country Club Heights streets, some of which survive today. Starting with the first street east of Alvernon, Roberts named his north-south streets Longfellow, Irving, Bryant, and Thoreau Avenues. Roberts named the east-west street south of Broadway "Cooper Street." Thoreau is now Columbus Boulevard. Roberts filed the plat map with the county recorder on March 27, 1923.

Even this smaller version of the original plan may have been too ambitious. In 1927, John M. and Margaret C. Roberts returned to the drawing board. On February 8, they received approval from the City of Tucson to re-subdivide the four blocks on the south side of Broadway. Pima County approved the plan on March 7. On March 9, 1927, the Roberts filed the plat re-subdividing Blocks 17 to 20 of Country Club Heights with the county recorder.

Later in the year, in June, John M. and Margaret C. Roberts platted yet another version of the Country Club Heights subdivision. This subdivision consisted of fourteen blocks south of Broadway, including Blocks 17 to 20 that had been the subject of two prior plats. The additional blocks, numbered 21 to 30, filled out the remaining portion of the 160-acre original John Roberts homestead, with the exception of the south half of the southeast quarter. These two blocks (which would have been numbered 31 and 32) were left un-platted on the map.

The Roberts called the new subdivision Country Club Heights, South Side. They received approval from the City on June 6, 1927. The Pima County Board of Supervisors concurred on June 22. The Roberts continued the literary nomenclature for the new east / west streets in the subdivision. The first street south of Cooper was called Whittier, followed by Timrod and Hayne streets.

Despite the considerable efforts of John M. and Margaret C. Roberts, most of their Country Club Heights subdivision was later re-subdivided to become San Clemente. Only Blocks 22, 27, and 28 of Country Club Heights South Side retain their original block designations. The following is a list of original and subsequent block designations in the San Clemente Historic District:

Country Club Heights, South Side
Original Block Designation of 1923

San Clemente
Re-platted Block Designations

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Block 20	San Clemente Block 1 (1930)
Block 19	San Clemente Block 2 (1930)
Block 18	San Clemente Block 3 (1932)
Block 17	San Clemente Block 4 (1932)
Block 24	San Clemente Block 5 (1938)
Block 23	San Clemente Block 6 (1938)
Block 25	San Clemente Block 7 (1940)
Block 26	San Clemente Block 8 (1940)
Block 21	San Clemente Annex (1946)
Blocks 22, 27, 28	unchanged

In addition to being a destination for health seekers, in the twenties Tucson became a prime location for fun seekers. Development of the tourism industry in Tucson would have a dramatic impact on the success of subdivisions in Tucson, finally turning the dream of John and Margaret Roberts into reality. However, it would be left for others to succeed where the Roberts had failed.

In 1922 Tucson boosters organized the "Sunshine Climate Club" for visitors seeking relaxation in the city's warm winters. Landmarks such as the Temple of Music and Art, the San Xavier Mission, and the University of Arizona drew their share of visitors as well. Tucson transplant Leighton Kramer encouraged another tourist-related enterprise in Tucson. Kramer worked with a group of Tucson businessmen and winter visitors to establish a rodeo for Tucson in 1924. The group included C. James and A.H. Conron, president and secretary of the Chamber of Commerce, local car dealer Monte Mansfield, architect M.H. Starkweather, and cattlemen Jack Kenny and Bud Parker. The founders named the event *La Fiesta de los Vaqueros*, and it included both a parade and rodeo. It is an annual event that continues today.

In 1925, the City of Tucson undertook a new venture to bring additional visitors to the area. Its tourist industry was hampered by a lack of accommodations needed to increase the number of visitors. In March of 1925, the Chamber of Commerce funded a study of the best way to increase the amount of lodging for visitors. A consulting firm recommended the construction of a resort hotel at the far edge of the city. Since this already met with the desires of the local community, Tucson leaders quickly embraced the idea.

Although several sites were considered, a location on Broadway Road just east of Country Club emerged as the final choice. Its selection was governed by a donation of land. Country Club Heights subdividers John and Margaret C. Roberts donated 120 acres of property they had acquired in the area of the project area. No doubt the Roberts had the idea that construction of the resort hotel in close proximity to their subdivision holdings would increase their net worth. City leaders held a contest to select a name for the hotel and Ralph Ellingwood won with his suggestion of the El Conquistador Hotel.

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Despite the grand hopes, the El Conquistador project suffered from poor planning and timing. Construction expenses prove more than anticipated and funds ran out before the building was completed. The project was sold to a developer that managed to open the hotel on November 22, 1928. However, with just 46 guest rooms to support an extensive infrastructure, the hotel never made money. The start of the Great Depression after the stock market crash of 1929 made matters worse. The owners filed for bankruptcy in 1935. Part of the property was converted to a shopping mall in 1959, and in 1968 wreckers demolished the old hotel to make more room for shopping.

HISTORICAL CONTEXT: Tucson Subdivisions in Transition, 1928-1959

Scholars Anne M. Nequette and R. Brooks Jeffery mark the year 1928 as a turning point in Tucson's architectural history. Writing in *A Guide to Tucson Architecture* (University of Arizona Press, 2002), Nequette and Jeffery note that three innovative subdivisions were platted in 1928 that changed residential development in Tucson. Prior to 1928, subdivisions were planned and executed in a standard and unrelenting orthogonal grid.

Designed to get the most lots from a single piece of land, the symmetry of the gridded streets and lots appealed to the growing middle class.

With the platting of El Encanto Estates, Colonia Solana, and Catalina Foothills Estates in 1928, a new model of subdivision emerged in Tucson. The two University of Arizona architectural historians describe this change as follows (pp. 26-27):

Each of these subdivisions was designed to provide a unique environment, and they became models for subsequent subdivision development. Although unique, each subdivision incorporated common characteristics: curvilinear street patterns, in direct contrast to the existing gridiron standards; protection of the existing landscape and its use as a marketing tool; exploitation of the romantic image of Tucson's relationship to its Spanish heritage, and deed restrictions, which controlled home ownership, set minimum construction costs, and defined the architectural expression of individual residences.

The El Conquistador provided the impetus for two nearby subdivisions in 1928: El Encanto Estates and Colonia Solana. Two years later, these subdivisions provided the pattern for San Clemente. El Encanto and Colonia Solana are different from each other and from San Clemente. El Encanto has a patterned and symmetrical design with formal landscaping, while Colonia Solana follows the contours of the land and features natural vegetation. San Clemente has the best of both worlds, with symmetry and formality broken by an acknowledgement of the natural desert environment. Despite the differences in execution, all three subdivisions share the characteristics described by scholars Nequette and Jeffery. Both El Encanto and Colonia Solana are listed on the National Register as historic districts.

While 1928 marked a change in subdivision development in Tucson, the year 1929 marks the end of the roaring twenties for the nation as a whole. The "Gold-plated Decade" came to a screeching halt in October of 1929 when the bottom dropped out of the stock market with a thunderous crash. This resulted in a reduction of subdivision activity in Tucson. As the thirties wore on, the depression began to ease a bit. Public works

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programs sponsored by the Federal government gradually began to have an effect. The economy improved, and more and more people began to construct homes.

While one might think that subdivision and residential development would be curtailed by the Depression, this was true only for the first desperate years of the calamity. As time went by, more and more people turned to subdividing their land holdings as a way to obtain extra income for their family. For wealthier individuals, the Depression could be weathered like any periodic storm. For the upscale subdivisions of El Encanto Estates, Colonia Solana, and, starting in 1930, San Clemente, the economic downturn had a less dramatic effect.

Although the first unit of San Clemente would not be platted until 1930, in 1928 developer Stanley Williamson took the first steps toward bringing his vision to reality. On January 31, 1928, Williamson incorporated the Arizona Realty, Construction and Subdivision Company in Tucson. This corporation became Williamson's business vehicle for the creation of San Clemente. W.E. Clapp served as secretary for the firm.

On June 2, 1930, Arizona Realty, Construction and Subdivision Company received approval from the City of Tucson and the Pima County Board of Supervisors to file a plat for Blocks 1 and 2 of San Clemente. A representative from Tucson Title and Trust filed the plat with the county recorder on June 11, 1930. The first two blocks of San Clemente were re-subdivisions of Blocks 20 and 19 of Country Club Heights.

Williamson named the subdivision San Clemente to evoke feelings of the California town of the same name. Although Cooper Street remained from the Roberts era, street names in the first unit of San Clemente included La Creciente, Palomar Drive, and Calle Contento. The streets were platted in a curvilinear pattern. Two pieces of land, left over because of the unusual street pattern and too small to build on, became open space called "El Parque Cuadrante" and "El Parque Triangulo" on the plat map. Later, a building was erected on El Parque Cuadrante (survey site 1-1, 3900 E. Broadway). Veteran engineer Paul E. Fernald prepared the map for the firm.

In January of 1932, Arizona Realty, Construction and Subdivision Company platted the second unit of San Clemente. Blocks 2 and 4 of San Clemente encompassed a re-subdivision of Blocks 18 and 17 of Country Club Heights. Although developed in units, the plan for San Clemente reflected a grand design. The streets in the second unit continued the Spanish theme: Calle de Jardin, Calle el Centro, La Jolla, and Calle de Madrid. The second unit, reflecting more experience with the curvilinear design, avoided any unused space for parks. Each lot was could be built on.

A key part of the attraction of San Clemente, and other high-end planned subdivisions in Tucson, was the inclusion of conditions and restrictions to protect the carefully created environment. These included limiting buildings to residences only, barring any commercial uses. Residences had to cost at least \$3500.00, and architectural plans had to be reviewed by an "Architectural and Planning Committee" established by the development company. The committee ensured that plans reflected the "Spanish type home" desired by

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Williamson.

A description of the subdivision in the January 1936 issue of *Tucson* magazine clearly places San Clemente in the context of post-1928 subdivisions in Tucson. Williamson notes: "within a short distance are Colonia Solana, El Encanto Estates, and El Montevideo all exclusive subdivisions. Then there are the El Conquistador Hotel, Country Club, and directly across the road is the Municipal Golf Course." Williamson went on to extol the virtues of the planned community: "The Spanish type home with its red tiled roof seemed to me to be perfectly suited to the climate and atmosphere of the southwest. This definitely planned community of homes, restricted to this type of architecture but with plenty of room for individual preferences in design seemed practical and sound."

The second unit of San Clemente bears the name of J.W. Taylor as vice-president of the Arizona Realty, Construction and Subdivision Company. Jesse Taylor was a veteran real estate developer that had arrived in Tucson in 1920. By 1928, he rose to the position of vice-president of Tucson Realty and Trust Company, the firm Stanley Williamson served as president. Taylor left Tucson Realty and Trust in 1932 to open his own real estate firm. He joined forces with James C. Grant in 1939 and continued to work in the real estate field until his retirement in 1953. Taylor served the Tucson Board of Realtors twice as president and was a founder of the Arizona Association of Realtors. He died in 1969.

The change in the corporate officers for Arizona Realty, Construction and Subdivision Company may reflect economic difficulties with the firm. The company filed its last annual report with the Arizona Corporation Commission in 1938. In 1942, the ACC administratively revoked the charter of the Arizona Realty, Construction and Subdivision Company.

By the mid-thirties, company founder Stanley Williamson had become active in the area of property valuation and appraisals. He received an appointment as an appraiser for the Federal Home Owners' Loan Corporation. Later, Williamson became an appraiser for the Federal Housing Administration. This government program helped to spur real estate activity in the depression.

The Federal Housing Administration was created as part of the National Housing Act of June 27, 1934. The FHA provided mortgage assistance to millions of Americans. The law established a Federal guarantee that the money loaned for homes would be paid back. The program could be applied to new loans, or homeowners could refinance existing loans. Although it took a bit of time for the program to build up speed, by 1937 FHA-insured housing starts had helped to propel the nation back to economic health.

Williamson moved south from San Clemente to develop another subdivision in 1935. The Palomar subdivision was designed to appeal to buyers under guidelines approved by the Federal Housing Administration. The name Palomar was used as one of the street names in the original unit of San Clemente. It was developed under the corporate name of Arizona Realty, Construction and Subdivision Company.

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The continued development of the University of Arizona during the thirties also enhanced the eastward trend of subdivision development. The University received large infusions of Federal funds during the depression. These were used for the construction of new buildings on the campus and for other improvements to its infrastructure. The new construction brought additional students and professors to the campus. Subdivisions such as San Clemente provided an attractive location for those professionals that desired housing in close proximity to the University.

By 1938, when the third unit of San Clemente was developed, Stanley Williamson and the Arizona Realty, Construction and Subdivision Company appear to have divested themselves of an interest in the subdivision. The third unit was developed by attorney Clifford McFall and his wife Grace. The McFalls received approval from the City of Tucson for the plat of Blocks 5 and 6 of San Clemente on May 9, 1938. The Pima County Board of Supervisors approved the plat on June 6, and the C.R. McFall filed it with the county recorder the same day.

Clifford McFall was a prominent attorney in Tucson. He began his career as a clerk for the United States District Court in Tucson. He went on to become an assistant U.S. Attorney in the twenties. In 1930, he opened his own law practice in Tucson. Mrs. McFall moved to Tucson with her husband in 1919. She was an active member of the Tucson Women's Club since 1919. She worked on many civic improvements for Tucson, including developing the rose garden at Reid Park and the Arizona-Sonora Desert Museum.

Although the name of the subdividers had changed, the plan for Blocks 5 and 6 clearly reflected the overall plan for San Clemente. Clifford and Grace McFall continued the Spanish nomenclature for street names, adding El Volador, Cielo Azul, and Calle de Azucena. The McFalls also patterned their conditions and restrictions after those filed for the two earlier units of San Clemente. The McFalls increased the minimum cost of a residence to \$4500.00. Blocks 5 and 6 of San Clemente were a re-subdivision of Blocks 24 and 24 of Country Club Heights. Despite the increase in the minimum cost of homes, the McFalls found willing buyers. With federal housing programs such as the FHA and public works at the University providing jobs, the Tucson economy had improved.

Another reason for increased traffic and business activity at Tucson had its origin half a world away. With the assumption of power by Adolph Hitler in 1933, Germany embarked on an aggressive campaign of expansion. As the years passed, Europe edged closer and closer to war. Although the US was not yet officially on a war footing, Federal officials began to assist Britain and its allies through the Lend / Lease program. This resulted in a tremendous improvement to the economy. In 1940, the US Congress authorized the release of millions of dollars for war preparations. This continued and grew after the entry of the United States into World War Two in 1941. The war status of the United States brought added development to Tucson.

Between the times of Hitler's invasion of Poland in 1939 and the Japanese attack on Pearl Harbor in 1941, the McFalls opened a fourth unit of San Clemente. Blocks 7 and 8 of San Clemente were a re-subdivision of Blocks 26 and 25 of Country Club Heights. The final two blocks was less ambitious in design, with streets

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consisting of extensions of Calle de Jardin and Calle de Azucena. Both the City of Tucson and Pima County approved the plat on April 1, 1940. On April 4, 1940, Clifford R. McFall filed the plat with the county recorder.

By 1940, the economy had rebounded considerably from the depths of the Great Depression. This had more to do with conditions in Europe than with any economic program created by the Federal government. The inland location of Tucson afforded protection to military facilities from possible attacks by America's enemies. Its desert climate, with plenty of sunshine and cloud-free skies, made for an ideal location for the military to train pilots. Davis Monthan Air Field was established in 1940 to take advantage of this situation. In addition to military training facilities, Tucson proved to be a good location for civilian defense industries.

Although the economy of Tucson improved with the war, wartime restrictions on building materials limited residential home construction. The demand for housing had increased dramatically, and property owners scrounged what materials they could to add a new room or convert an outbuilding to housing. For planned subdivisions such as San Clemente, the presence of recorded building conditions and restrictions also limited new construction.

Following World War Two, the amenities which first drew the military to Tucson and Arizona proved to be strong lures for many new residents. The wonderful climate, plenty of open space, and a friendly, western hospitality pulled thousands to the Old Pueblo. Construction in the San Clemente neighborhood continued at a strong pace. Following the war many temporary visitors to Tucson, exposed to the climate and western lifestyle during the war while serving in the military or defense industry, decided to make the desert community their permanent home. Continued tensions of the Cold War, which burst into flames during the Korean conflict, resulted in steady work for those employed by the military - industrial complex. Later development in the San Clemente Historic District reflects these trends.

The demand for housing after the war led to a new type of architecture, the ranch house. It reflected the need for simple, spacious housing for the rapidly expanding families of the baby boom generation. Refinements such as those that made the earlier portion of San Clemente distinct seemed less important.

In 1946, plumbing contractor Albert L. Miner and his wife Helen subdivided the original Block 21 of Country Club Heights as San Clemente Annex. The Miners received approval from the City of Tucson on March 4, 1946, and the County Board of Supervisors gave their approval the next day. Local real estate Paul Monier recorded the subdivision for the Miners with the county recorder on March 8, 1946.

Although San Clemente Annex shared a name with its illustrious predecessors, it did not share a similar approach to subdivision planning and architecture. Instead of looking backward to the Spanish heritage of Tucson, San Clemente Annex looked forward to the ranch era. Its even lots resurrected the idea of middle class equality. The single street dividing San Clemente Annex was given the name "Miner Street" by the subdividers, although it was later changed to "Calle de Jardin" to comport with the nomenclature of the surrounding area.

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For the remaining portions of the original Country Club Heights – Blocks 22, 27, and 28 – subdividers abandoned the curvilinear plan of San Clemente. Houses in these three blocks reflected the ranch style as the predominant type of architecture. Subdividers even abandoned the pretext of subdividing the area under a new name. They reverted to the underlying lot and block lines of an earlier era, the ones first designed as a part of the Country Club Heights subdivision in the twenties.

In 1953, the City of Tucson recognized the developed nature of the San Clemente Historic District by bringing a portion of it into the corporate boundaries of the city. On December 21, 1953, the Tucson City Council adopted Ordinance No. 1429. This brought the highly-developed areas along Broadway Road consisting of Blocks 1, 2, and 3 of San Clemente into the city, along with San Clemente Annex, Country Club Heights Block 22, and portions of Country Club Heights Blocks 27 and 28. This area, the ninth the city had annexed in 1953, contained a population estimated at 900 souls when annexed. More than 56 per cent of the property owners signed a petition asking for annexation.

In 1955, the Tucson City Council annexed the remainder of the San Clemente Historic District. Adopted on December 5, 1955, Ordinance No. 1634 brought a large amount of acreage into the city limits. While this included the remainder of the San Clemente Historic District, the ordinance included a total of six square miles of territory. This made it the largest annexation in the history of Tucson up to that time. An estimated 20,000 citizens lived in the newly annexed area.

By 1957, the end of the period of significance for the San Clemente Historic District, most lots in the area had been filled with residential homes. While a few vacant lots remained, the area had been essentially built-out. After 1957, the historical trend in the neighborhood changed from one of residential home construction to one of a constant battle to protect residential characteristics. In more recent years, residents have been concerned with protecting the residential character of the area, particularly on the outskirts of the neighborhood along major streets.

HISTORICAL CONTEXT: Outstanding Residents of San Clemente, 1930-1959

Early residents within the San Clemente neighborhood include many persons significant to our past. These individuals were instrumental in the early development, settlement, and growth of Tucson and the Arizona. These individuals would be considered significant at the local and regional level. Some residents achieved recognition for their accomplishments on the national level. The presence of these individuals in the neighborhood provides a basis for National Register consideration under significance criterion “B.” This biographical information shows the strong relationship between the San Clemente neighborhood and the Tucson community.

These sketches are representative of the array of doctors, teachers, artists, inventors, sports professionals, and public officials who have lived in the San Clemente neighborhood. San Clemente was and still is a particularly desirable area for professionals partly because of its proximity to the El Con Mall, Reid Park, the

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Broadway Village Shopping area, and the University of Arizona. The biographies of these significant residents often reflect interests in these important Tucson institutions.

Significant residents of the San Clemente neighborhood during the historic period of significance are described below, in alphabetical order.

George Abo, 325 S. Calle de la Azucena (SC26-14)

Mr. Abo was the proprietor of the Stop 'N Shop grocery on north First Avenue. He arrived in Tucson in 1939 to attend the University of Arizona and served in World War Two. Following the war he entered the grocery business. He died in 1954.

Frank F. Barraza, 3954 E. Calle Chica (SC32-09)

Frank Barraza is the son of labor leader Maclovio R. Barraza. The senior Barraza played a significant role in negotiations between the United Steelworkers of America and the Magma Copper Company. The elder Barraza, who died in 1980, was active in Democratic party politics and was one of the founders of the National Council of La Raza, a group that worked for equal opportunity for Mexican Americans.

Edmond H. Basye, 111 S. Calle el Centro (SC12-01)

Mr. Basye headed the Tucson office of the Arizona State Tax Commission for thirty-one years. He died in 1980. His career with the Tax Commission began in 1933 and continued until 1964. He also served on the Tucson City Planning and Zoning Commission from 1956 to 1963. As a young man, Basye received two Purple Hearts for being wounded during World War One.

Eric P. Bollman, 4042 E. Cooper (SC18-05)

Eric Bollman was an official with the Pioneer National Title Insurance Company at his death in 1976. He had worked for the company for thirty of his thirty-five years in Tucson, starting when the firm was known as the Tucson Title Insurance Company. He graduated from the University of Arizona in 1940. Bollman spent two decades as a volunteer for the annual La Fiesta de los Vaqueros, and served two years as chairman of the Fiesta's parade committee.

Robert H. Campbell, 4012 E. Whittier (SC30-02)

Mr. Campbell was a veteran of four decades in the newspaper business. After serving as a Marine in World War Two, Campbell started his career as a reporter for a Wichita newspaper. He arrived in Tucson in 1949 to join the staff of the *Tucson Citizen*. He became the city editor for the paper the following year, eventually serving as both city editor and copy editor before his retirement in 1984. Campbell died in 1991.

Leo R. Carrillo, 305 S. Calle de Madrid (SC28-01)

Leo Carrillo belonged to the fifth generation of Carrillos to live in Tucson. He started working for his father's mortuary at the age of 18 after graduating from Tucson High School, and owned Tucson Mortuary for

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47 years. He received an appointment to the state board of funeral directors in 1955 from Governor Ernest W. McFarland. Carrillo officiated at an estimated 14,000 funerals before he died in 1984.

Dr. Stirley C. Davis, 8 S. La Creciente (SC02-04)

Dr. Davis was one of the founding members of the Thomas-Davis clinic in Tucson. Upon his death in 1943, Davis had spent 23 years as a physician at the clinic. Davis was very active in civic affairs. He was president of the school board, president of the chamber of commerce, president of the Pima County Medical Association, and a director of the Tucson Sunshine Climate Club.

Ora DeConcini, 3934 E. Whittier (SC32-02)

Mrs. DeConcini was frequently introduced as the wife of retired Arizona Supreme Court Justice Evo DeConcini and the mother of U.S. Senator Dennis DeConcini. However, Mrs. DeConcini was active in her own right in her own right in Democratic Party politics, as a member of the League of Women Voters, and a director of the Newman Foundation. Other civic organizations that she was involved with include the Tucson Fine Arts Board, Red Cross, Tucson Symphony Women's Association, and the University of Arizona Alumni Association.

Evo DeConcini, 3934 E. Whittier (SC32-02)

Mr. DeConcini was most often referred to as "Judge" for his years on the Pima County Superior Court from 1941 to 1946, and his term on the Arizona Supreme Court from 1949 to 1953. Father of U.S. Senator Dennis DeConcini, Evo was prominent in Democratic Party politics, real estate speculation, and community affairs. DeConcini arrived in Tucson in 1921 from Michigan. He went on to attend the University of Arizona Law School, and founded a political dynasty that continues to influence Arizona politics.

James E. Dunseath, 235 S. Calle de Jardin (SC22-01)

James Dunseath, an attorney, served on the Arizona Board of Regents from 1969 until 1977. From 1977 onward, he was president of the Board. He was a member of the University of Arizona football team from 1929 to 1931 and graduated from the University's law school. He served on the Tucson City Council from 1939 to 1941, when he entered the Air Force. He remained on active duty until 1946. He later served as a colonel in the Air Force Reserve. In 1978, he was inducted into the UA Sports Hall of Fame. His father, James Roger Dunseath, was a native of Ireland who arrived in Tucson in 1905. The elder Dunseath started his career as a journalist, and then switched to law. The elder Dunseath died in 1938; James E. Dunseath died in 1988.

Dr. David Engle, 4012 E. Cooper (SC18-02)

A physician, Dr. Engle arrived in Tucson in 1947. He was an active staff member at three Tucson hospitals. A member of several medical organizations, Engle was also a director and vice-president of Arizona Blue Shield. He died in 1957.

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Dora Ensign, 4140 E. Cooper (SC16-01)

Ms. Ensign was the owner of a well-known Tucson guest ranch. She purchased the Double EE Guest Ranch in the 1940s and operated it for sixteen years before selling it. She later went into the greyhound racing business and, later still, horse racing. She also worked as a nurse. She died in 1981.

Leon A. Fetterly, 4242 E. La Jolla (SC11-03)

Mr. Fetterly was a long-time Tucson businessman. He owned Fetterly's Office Equipment since 1941. He also owned Fetterly's Catalina Shaver Company, a firm that specialized in repairing electric razors. In addition to his business interests, Fetterly was involved with the Sabbar Shrine, the Downtown Optimist Club, and the Masons. Fetterly died in 1988.

Bernard J. Friedman, 4032 E. Cooper (SC18-04)

An architect, Friedman was responsible for several significant buildings in Tucson. His commissions included the University of Arizona Health Sciences Center and Hospital, and the University of Arizona Library. Past President of the Arizona Society of Architects, in 1977 Friedman received the Arizona Architects Medal from the society. In Tucson, Friedman served on the Tucson Architectural Approval Board and chaired a committee that developed a master plan for the University. He was active on boards and committees for the Tucson Community Center and the Kino Community Hospital. His firm, Friedman & Jobusch, established a scholarship award for UA architectural students.

Gordon B. Hamilton, 4215 E. Cooper (SC11-05)

Mr. Hamilton got out of the Army in 1946 and started a small aircraft plant at the Tucson Municipal Airport. He suffered through tough times in the early fifties before developing his Hamilton Aviation firm into a major airplane maintenance and refurbishing factory.

Ira V. Haskell, 4202 E. Calle el Centro (SC11-01)

Ira Haskell opened Haskell Linen Supply with his brother Fletcher in 1918. The firm grew and expanded over the years until it eventually encompassed three plants and served customers all over Arizona. Fletcher died in 1970 and Ira continued to run the firm for two more years until his sons and nephews took over. The family sold the business to Mission Industries in 1983. Beyond his business interests, Haskell served on the board of the Tucson Housing Authority from 1964 to 1968. He also served on the boards of the Cerebral Palsy Foundation and the Fan Kane Research Fund for Brain Injured Children. Haskell died in 1989.

Dr. W. Paul Holbrook, 4101 E. Whittier (SC22-10)

Dr. Holbrook, a physician, arrived in Tucson in 1928 and embarked on a very successful career. He served as the physician-in-chief of the Desert Sanitorium (later the Tucson Medical Center). Holbrook was the first national president of the Arthritis and Rheumatism Foundation. He was also the president of the Arizona State Medical Association and the American Rheumatism Association. He was the author of numerous medical articles and a medical textbook. Dr. Holbrook died in 1963.

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Byron C. Kemp, 4220 E. Cooper (SC15-02)

Mr. Kemp owned B.C. Kemp Distributing Company, a liquor distribution company from 1937 until he sold it in 1964. He served on the board of directors of the United Brewers Association and as president of the Arizona Wholesale Beer and Liquor Dealers Association. From 1956 until 1972, he was the public relations liaison for the Arizona Wholesale Beer and Liquor Dealers Association for the Arizona Legislature. He was active in the community as a member of the Tucson Airport Authority, the Old Pueblo Club, the Tucson Trap and Skeet Club, and the Arizona Trapshooters Association. Kemp died in 1990.

Dr. Edward L. Kettenbach, 240 S. Calle de Madrid (SC22-06)

Dr. Kettenbach came to Tucson as a child with his family in 1923. He attended Tucson High School and the University of Arizona. He received his medical degree from Washington University in S. Louis. He returned to Tucson after World War Two where he served in the Philippines for the U.S. Army Air Corps. In Tucson, he was the staff resident and president of the board of governors of the Pima County Hospital. Active in many professional medical associations, Kettenbach died in 1984.

Gordon S. Kipps, 4110 E. Cooper (SC17-02)

Mr. Kipps was a Pima County Superior Court Commissioner from 1978 until 1989. After running unsuccessfully for mayor of Tucson in 1963, Kipps served as Tucson city attorney from 1966 to 1968. He was active in many civic organizations, including the Tucson Young Democrats, the Tucson Youth Board, and the Tucson Eye-Opener Toastmasters Club. In 1979, he served as president of the Pima County Bar Association. Kipps died in 1991.

Dr. Harold Kosanke, 3902 E. Cooper (SC19-01)

A physician, Dr. Kosanke served as president of the Tucson YMCA. He resided at 3902 E. Cooper from 1950 to 1954.

Zana Paul Lee, 135 S. Palomar (SC6-12)

Zana P. Lee was a local contractor who constructed his own home and probably several of the earliest houses in the San Clemente neighborhood. Mr. Lee was also the builder of the popular Lodge on the Desert (306 N. Alvernon) that was owned and operated by P. Brooks Quinsler. Reportedly, Lee constructed Quinsler's house on Alvernon north of San Clemente neighborhood. According to the 1932 Tucson City Directory, Lee was the general manager of the Tucson Construction Company. Much of his work was in the Spanish Colonial Revival Style. His signature architectural detail was a steeply inclined, tiled windowsill of the principal window of the street façade. The tile patterns sometimes had a Moorish overtone. Mr. Lee's work is featured in two illustrations in the January 1936 issue of *Tucson* magazine that profiled the San Clemente subdivision. The distinctive stylistic details typical of Lee's houses are found on several houses in the San Clemente neighborhood. It is likely that he constructed the residence at 39 S. Palomar (aka 39 E. Calle Contento) (SC5-2). Other houses displaying the same signature characteristics are scattered throughout the neighborhood and clustered on La Creciente Drive.

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Clermont Loper, 115 S. Bryant Avenue and 4021 E. Calle de Jardin (SC09-04 and SC18-10)

Mr. Loper spent more than 38 years working for the YMCA. He came to Tucson in 1946 and rose to the position of executive director. Loper devoted his life to working with underprivileged youth. He received Tucson's Man of the Year award in 1970.

Nathan Lynn, 4260 E. Cooper (SC14-03)

Lynn, a dentist, came to Tucson in 1918 after receiving a doctor of dental science degree. He retired in 1944. Lynn was a member of the American Dental Association and the Broadway Christian Church. He died in 1971.

Dr. Wilkins R. Manning, 4011 E. Calle de Jardin (SC18-11)

A Tucson native, Manning was the son of Mr. and Mrs. R.W. Manning but was raised by his grandfather, L.H. Manning after his parents died when he was a child. Later, his maternal grandparents Rollin C. and Lizzie Brown adopted Manning. After attending Tucson public schools, Manning graduated with a bachelor's degree from the University of Arizona in 1932. He later graduated from George Washington University Medical School in Washington, D.C. He served in the Army from 1942 until 1946, and then embarked on a 27-year medical career in Tucson. Manning died in 1973.

Clifford R. and Grace McFall, 3910 E. La Creciente (SC02-06)

Mr. McFall was a prominent Tucson attorney. He began his career as an assistant U.S. attorney in the twenties, and opened his own law practice in 1930. In 1951 he served on a state commission to revise and compile Arizona's legal code. Mr. McFall served as president of the Arizona Bar Association in 1953 and 1954. Mrs. McFall was active in civic and club affairs in Tucson. At her death in 1984, she was the oldest active member of the Tucson Women's Club. Mr. McFall died in 1973. The couple subdivided two units of San Clemente, consisting of Blocks 5 & 6 and Blocks 7 & 8 in 1938 and 1940.

James Herbert Macia, Jr. and Mary Alice Macia, 4230 E. Whittier (SC27-03)

Mr. and Mrs. Macia both graduated from the University of Arizona. During World War Two, Mr. Macia served in the Air Force as a lieutenant.

Kenneth L. Nehring, 4210 E. Whittier (SC27-01)

Mr. Nehring established the Nehring Insurance Agency in 1940. He was active in several professional organizations, including serving as the founder and first president of the Tucson Association of Independent Insurance Agents. He was the first independent insurance agent to serve on the executive committee of the National Association of Insurance Agents. He contributed to the community through involvement with the YMCA and the Tucson Chamber of Commerce. Mr. Nehring died in 1972.

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N.A. Perry, 4052 E. Cooper (SC18-06)

Norman A. Perry was the former manager of Tucson's Better Business Bureau. He arrived in Tucson in 1952 after a career in Indiana as a radio and television announcer. In 1939, he received the a citation from the Sporting News for his work on the World Series. Other sporting events he broadcast included Notre Dame football games, the Indianapolis 500, the Kentucky Derby, and the annual North-South football game.

Margaret Link Ponomareff, 4813 E. Calle de Jardin (SC??-??)

Mrs. Ponomareff was one of the founding members of the Altrusa Club of Tucson in 1939. It took this organization of professional women three years to meet the requisite number of members for recognition by the national headquarters, but in later years it developed into a Tucson institution. Mrs. Ponomareff was also the executive director of the American Red Cross chapter in Tucson for fifteen years from 1933 to 1948. She operated the Flowerland Nursery with her husband Nicholas until the 1960s. Mrs. Ponomareff died in 1994. Mr. Ponomareff, a Forest Service employee, died in 1969.

Isadore Prell, 333 S. Alvernon #51 (SC32-15)

Mr. Prell was a pharmacist who founded the Broadway Village Drugstore in 1942 and operated it for the next twenty years. After he sold the drugstore to his partners in 1962, he continued to operate the liquor department within the drug store. When the Broadway Village Drug Store closed in 1980, Prell continued to work as a pharmacist for the Defender Drug chain until 1985. He died in 1989.

William T. Pyott, 4120 E. Cooper (SC17-03)

Mr. Pyott was a long-time employee of the Southern Arizona Bank and Trust Company, where he served on the Board of Directors. He first arrived in Tucson in 1903. Mr. Pyott also worked for several years in Guadalajara, Mexico, where he was the general auditor for the Southern Pacific Railroad of Mexico.

Carl E. Riblet, 3902 E. Cooper (SC19-01)

Carl Riblet spent his entire career as a journalist and author. He began his career in Wisconsin as a reporter for the *Waukesha Daily Freeman* in 1926. He came to Tucson in 1952 where he was the news director for KGUN-TV. In the sixties he organized his own newspaper syndicate that distributed his columns across the country. He wrote several books and organized a copy editing school in the seventies. Riblet died in 1986.

Dr. Royal W. Rudolph, 3935 Calle de Jardin (SC19-08)

Dr. Rudolph, a surgeon, spent more than thirty years treating patients in Tucson. He arrived in 1931 from Chicago, where he had practiced for five years after completing his internship and residency requirements. He retired from practice in 1962. Dr. Rudolph was active in several professional organizations, including serving as chairman of the Arizona State Board of Health, president of the Pima County Medical Society, and board member of the American Red Cross. Dr. Rudolph died in 1971 in Carmel, California, where he had moved upon retirement.

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Dr. William A. Schell, 237 S. Calle de Madrid (SC23-03)

William A. Schell, an optometrist, was the son of Henry A. and Clara Schell. This married couple operated one of Arizona's most respected firms of optometrists and opticians for many years. Mrs. Schell was the first woman licensed as an optometrist in the Arizona territory. She married Henry A. Schell in Chicago and the couple moved to Tucson in 1902. The senior Mr. Schell served on the Arizona State Board of Examiners for optometry. Mrs. Schell was active in the Pima County Humane Society, the Women's Benefit Association, and president of the Arizona State Association of Optometrists.

Jessie E. Schwarz, 4009 E. Timrod (SC31-15)

Mrs. Schwarz was a business professional that spent much of her career in the radio and television industry. She began her career in 1949 as a bookkeeper and office manager for KOPO radio in Tucson, which began broadcasting in 1947. This station expanded to become KOLD-TV in 1953. Schwarz rose to the position of KOLD business manager and vice-president. She retired in 1970. She was active in community affairs, including the Tucson Arthritis Foundation. An avid fisherwoman, Schwarz was active in the Cholla Bay Foundation. She died in 1992.

Murray J. Shiff, 4051 E. Whittier (SC30-06)

A construction executive, Shiff owned Murray J. Shiff Construction Company in Tucson from 1947 to 1967. Shiff was responsible for the construction of a number of Tucson area landmarks, including a terminal at Tucson International Airport, the Robert R. McMath Solar Telescope at Kitt Peak, nine elementary schools, and several shopping centers. Shiff moved to New York later in his career and served as construction manager for Tishman Construction and Prudential Insurance Properties. Later projects included the World Trade Center, Newark International Airport, and the Renaissance Center in Detroit. Shiff died in California in 1992, where he had moved upon retirement.

Dr. James Russell Sickler, 4051 E. Calle de Jardin (SC18-07)

Dr. Sickler, a physician, specialized in pediatrics. He was a fellow in pediatrics at the Mayo Graduate School of Medicine from 1936 to 1939. He arrived in Tucson in 1940 after practicing in Pennsylvania. He received his certification as a specialist from the American Board of Pediatrics in 1942, the same year he entered the Army Medical Corps as a Captain. He returned to civilian life in 1946 and resumed his practice in Tucson. He spent the next twenty years practicing in Tucson. He was a fellow of the American Academy of Pediatrics, and was a member of the American Medical Association, the Arizona Medical Association, and the Pima County Medical Society. Sickler died in 1967.

Henry Simrin, 305 Calle de Madrid (SC28-01)

Mr. Simrin was a pharmacist. In 1954, he was elected to serve as president of the Tucson Pharmaceutical Association.

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H. Murray Sinclair, 4002 E. Cooper (SC18-01)

A journalist, Sinclair had a lengthy career in Tucson. He arrived in Tucson in 1944. He spent the next twenty-five years working for the Associated Press, rising to the position of bureau chief. He retired from the AP in 1969 at age 65, and then began a second career as a columnist for the *Arizona Daily Star*. Sinclair covered every kind of major story in Tucson over his career, including visits by John Kennedy, Robert Kennedy, Lyndon Johnson, Adlai Stevenson, Thomas Dewey, and Eleanor Roosevelt. Sinclair was active in community affairs, serving as a member of the founding board of directors for the Tucson Festival Society in 1950, and maintaining memberships in the Tucson Press Club, the Foothills Forum, the English Speaking Union, and the Southern Arizona Scottish Society. Sinclair died in 1984.

Clara Lee Tanner, 4201 E. Cooper (SC11-06)

Clara Lee Tanner, professor of anthropology at the University of Arizona, was one of the most prominent authorities on Southwestern Indian art. She was one of the first three individuals to earn her master's degree in anthropology from the University of Arizona, joining Emil Haury and Florence Hawley Ellis in that honor. Both Haury and Ellis went on to stellar careers in archaeology. Tanner was the author of numerous books and articles on Native American art. She was the editor of *The Kiva*, the journal of the Arizona Archaeological and Historical Society from 1938 to 1948. Tanner retired from teaching at the University of Arizona in 1978, after a fifty-year stint on the faculty. She continued to be active in retirement by writing and lecturing extensively. The University of Arizona awarded her an honorary doctor of letters in 1983. Among her many awards was the Lifetime Achievement Award in the Craft Arts from the National Museum of Women in the Arts. Tanner died in 1997.

Dr. Hugh C. Thompson, 135 S. Palomar (SC06-12)

Dr. Thompson, a pediatrician, founded the Tucson chapter of Big Brothers and Big Sisters. He devoted more than a half-century of work to the benefit of children as a humanitarian and doctor. He is significant for starting the first countywide polio immunization program in the nation. Thompson graduated with a medical degree from Columbia University in New York in 1930, then spent the next few years practicing in Albany. He came to Tucson in 1939 to work as a pediatrician for the Desert Sanatorium. Thompson spent the next fifty-one years helping the children of Tucson in a variety of affiliations, including the Tucson Clinic, the U.S. Army's Crippled Children's Services, Davis-Monthan Air Force Base Hospital, El Rio Neighborhood Center, and Kino Community Hospital. In 1962 he was instrumental in founding a local chapter of the Big Brothers organization in Tucson, now the Big Brothers and Big Sisters. In 1970, Thompson joined the University of Arizona as one of the first faculty members of the College of Medicine. He was associated with the College until his retirement as professor emeritus in 1980. Thompson died in 1992.

Eve Tormey, 341 S. Calle de la Azucena (SC26-12)

Mr. Tormey was the commander of the American Legion Post in Tucson. He was instrumental in spearheading a drive to bring an eighteen-year quest for a permanent post building to an end in 1936. In 1942, Tormey assumed the post of commander of the Arizona department of the American Legion. During World War One, Tormey took part in the battles of St. Mihiel, the Argonne Forest, and the Meuse-Argonne. After his

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discharge from the service in 1919, he made his way to Tucson by 1921. He joined the Tucson fire department in 1932, where he embarked on a twenty-two year career. Tormey died in 1970.

Dell Urich, 3945 E. Calle de Jardin (SC19-07)

Urich was the head professional at Randolph Golf Course. He moved to Tucson in 1929 and worked first at the Tucson Golf and Country Club. He became Randolph's head professional on May 1, 1933, and retired forty years later. Despite retirement from the municipal course, Urich continued to give private lessons there until 1994. Urich played a key role in the development of Randolph using labor employed by the Federal Works Progress Administration. He directed the planting of trees and grass fairways, and the installation of tee boxes. The job was essentially complete by 1936. Urich maintained his own golf game as well as the course, becoming the first player to record a hole-in-one at a PGA Tour event. Urich gave lessons to prominent entertainers and golf professionals. Entertainers included Bob Hope and Phil Harris; professional golfers included Phil Ferranti and Cindy Rarick. Urich died in 1995.

Diane Vaughn, 4116 E. Whittier (SC29-02)

Diane Vaughn was a Tucson businesswoman who spent her career in advertising and radio. She started the Diane Vaughn Advertising Agency in the early sixties. For nearly twenty years she produced a program on KTUC radio. In addition to her business career, Vaughn was active with many civic organizations. These included helping to found Casa de Los Ninos Crisis Nursery, serving on the board of the Southern Arizona Chapter of the Multiple Sclerosis Society, and working on projects for the Tucson Center for the Blind. Vaughn died in 1985.

Mollie Weissberger, 4150 E. Cooper (SC16-02)

Mrs. Weissberger was a music teacher in several Tucson area schools. She came to Tucson with her family in 1942 after graduating from the New York School of Music and Art. She taught music and voice at Foster School for more than ten years. She also taught at Brandes School, and was director of the choral group at Temple Emanu-el. Mrs. Weissberger died in 1984.

Retta Williams, 333 S. Alvernon #38 (SC32-15)

Mrs. Williams moved to Arizona in a covered wagon from Utah in 1902. When she died in 1973 she was the last surviving member of a family of 13 children. She was the widow of Dr. Roderick Williams, a long-time physician.

W. Stanley Williamson, 4116 E. Whittier (SC29-02)

Williamson arrived in Arizona in 1912, just before the territory became a state on February 14. He had been born in Brooklyn, New York in 1887. He later moved to New Jersey with his family where he attended grade and high schools. He then attended college in New York. Williamson started his career in New York at the National Park Bank, and then later became an accountant for the Pennsylvania Railroad. When his health turned poor, Williamson was advised to move to the West and a dryer climate. He worked in Texas and New Mexico before arriving in Arizona.

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Williamson spent his early years in Phoenix, working for the Commercial Hotel, the Luhrs Hotel, the Fort Hotel, the Valley Bank, and the National Bank of Arizona. He joined the Arizona infantry in 1916 to protect the border from Pancho Villa. When war broke out in Europe, Williams served in the American Expeditionary Force in the Argonne Forest. Returning to Arizona in 1919, he took a post with the Arizona Corporation Commission. He returned east in 1921, embarking on a career in sales. He remained in New York until 1927 when he returned to Arizona, this time settling in Tucson. He took a position with the Consolidated Nation Bank (later Valley National Bank). Williamson was the first to develop San Clemente.

Tien Wei Yang, 111 S. La Creciente (SC02-02)

Mr. Wang was a botanist who specialized in desert plants, particularly the creosote bush. He conducted research at the University of Arizona from 1972 until 1975. At that time, he was dismissed for unspecified charges. He then embarked on a fifteen-year quest to get his position back. Yang fought his battle on principal, refusing to take a monetary settlement and insisting on having his old job back.

Michael O. Zavala, 148 S. Longfellow (SC02-12)

Zavala, an attorney, gained fame as one of the attorneys involved with a landmark case that resulted in the desegregation of Tucson-area schools in the mid-seventies. A federal district court ordered Tucson schools in 1978 to desegregate, resulting in the creation of busing programs and magnet schools. Zavala's career took a turn for the worse in the eighties, when clients began complaining about his work. In April of 1997, the Arizona Supreme Court disbarred him. Zavala died less than two months later, in June of 1997.

HISTORICAL CONTEXT: The Evolution of Architectural Styles in Tucson, 1928-1959

Although a dozen architectural styles are represented within the San Clemente Historic District reflecting its period of development, it is considered architecturally most significant as the first neighborhood in Tucson to pioneer the way toward automobile-related, Ranch Style suburb subdivision planning. San Clemente pre-dates by ten years the 1940 Catalina Vista Historic District where the entire neighborhood was planned with Ranch Style houses and automobiles in mind. Prior to the development of San Clemente, most early twentieth-century streetcar neighborhoods (e.g., Sam Hughes, Menlo Park, Speedway-Drachman) were filled with houses of the Bungalow and Spanish Eclectic Styles. Between 1880 and 1905 the Anglo-American homes of Tucson were constructed in the popular styles of the Victorian Era (i.e., Queen Anne, Neoclassical, Greek Revival).

The adobe construction of the Spanish and Mexican residents of Tucson during the Spanish/Mexican Era (1770-1848) was influenced by the introduction of Anglo-American building materials and Eastern styles. During this Transitional Era (1848-1880), existing Mexican-built adobe buildings were transformed by the addition of imported manufactured building materials such as windows, doors, and metal or shingle roofing. The major transformation of the Sonoran buildings was the superimposition of lightweight, pitched roofs atop the flat-roofed adobe houses. As more Anglo-Americans settled in Tucson the character of the architecture slowly began to change evolving from the Transformed Sonoran Phase to the Anglo Territorial Phase. The

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newcomers used adobe, the traditional Sonoran construction material, to build their high-style Mid-western houses.

It was with the coming of the transcontinental railroad to Tucson in 1880 that the Anglo-Americans could import enough manufactured building materials and could establish brickyards. They were then free to shun the local adobe construction methods and to transform the character of the vernacular Mexican town into a respectable Victorian American city. But the pendulum of architectural trends always seems to swing between the traditional and the modern. And so it goes in Tucson, for the influence of its Spanish roots will be seen again in the unique Territorial Ranch Style houses of the San Clemente neighborhood during the mid-twentieth century. Because the San Clemente neighborhood began development more than sixty years into the Anglo Era, no architecture from the Transitional Era was built there.

In the mid-1920s, a whole sequence of stylistic treatments drawing from large segments of the historical range of European (especially Spanish) housing styles, known as Period Revival styles began to crop up in the Tucson area.

In the mid-1930s, a new style loosely based on early Spanish Colonial buildings modified somewhat from earlier Period Revival style buildings, gained popularity in California. This style, the Ranch Style of housing first appeared in Tucson in the mid-to-late 1930s, but became dominant during the years following World War II through about 1975.

The Ranch Era developed several styles during the course of its national popularity from 1935 to about 1975. The initial Ranch Era style was called Transitional/Early Ranch or simply Early Ranch. This style of Ranch Era architecture drew from earlier vernacular traditions as well as introduced new stylistic elements. They typically were built with raised wood floors and wood double-hung or wood casement windows. Because the Early Ranch houses were usually built on narrow, deep lots, they were small in scale and had a detached garage in the backyard. This massing differed greatly from the later, picturesque rambling California Ranch houses (not found in San Clemente) with double carports that were built on shallow, wide lots.

The Classic Ranch Style house is characterized by one story, rectangular or L-shaped structures with low-pitched gable or hipped roofs. Classic Ranch houses differ from Early Ranch houses because they are constructed with a concrete floor-slab on grade rather than a raised wood floor with a crawlspace. Quite often the Classic Ranch houses had a one- or two-car garage or carport attached to the side. Small wood frame porches occur over the entry or at the juncture of the intersecting roofs. A variety of materials can be found with this style including brick masonry, painted or unpainted; stucco over wood frame; and concrete masonry blocks, painted or unpainted. The windows are usually steel casement or fixed with multiple lights. Occasionally, corner windows can be found. Decorative elements include horizontal wood siding at gable ends and occasionally wood shutters flanking windows.

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Of popularity in the San Clemente Historic District is the Spanish Colonial Ranch Style, characterized by its rustic materials and cultural details inspired by the earlier Spanish Colonial Revival Style. The Ranch Style versions are not so true to actual Spanish Colonial architecture as were the earlier period houses, but they do employ the characteristic clay tile roofs, arched openings, exposed rafter tails, and stuccoed walls. Typically, the Ranch Style variations of Period Revival houses borrow details and materials as decorative elements applied to the long, low massing of the Ranch House archetype.

The American Colonial Ranch Style is a house of the Ranch House plan and massing with exteriors trimmed with details characteristic of the American Colonial houses of New England. Roof overhangs are treated with classical moldings. Doorways have Federal or Greek revival surrounds and windows feature small-paned sashes with louvered shutters.

Less numerous, yet very important to Tucson and the San Clemente Historic District is a Ranch Style type originated in Tucson. To our knowledge this style has not previously been identified or described by other architectural historians, thus we have dubbed it the Territorial Ranch Style. The Territorial Ranch Style house is very similar to the Early or Classic Ranch but is distinguished by its flat roof and parapets with coping bricks. Its box-like massing and flat roof reflect the influence of the local Sonoran row houses of the Barrio Historico. Most often the Territorial Ranch houses are built of brick that may be finished in a variety of ways: natural, painted, stuccoed, or (unique to Tucson) lightly mortar-washed. Later versions are constructed of colorful burnt adobe bricks left natural or lightly washed with mortar. Dating from as early as 1936, contemporaneous examples of this style can also be seen in the Blenman-Elm and Catalina Vista Historic Districts.

The Contemporary Style is another important style of the Ranch Era that is similar to the massing of the California Ranch House but is detailed in a sleek Modernist manner rather than in a rustic, traditional manner. Whereas builders favored the Ranch Style houses for their designs, architects generally preferred the Contemporary Style for their custom home designs. Elements of high style American International Style can be seen in the post and beam construction with in-fill panels of masonry or wood boards and panels. The extremely low-pitched roofs often faced the front spanning the long dimension of the wide-shallow floor plan.

Architectural Style Distribution

<u>Style</u>	<u>Number of Properties</u>
The Period Revival Era	
Pueblo Revival	6
Southwest	10
Spanish Colonial Revival	14
Mission Revival	1
The Modern Era	
Art Moderne	2
International	2

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The Ranch Era

Early Ranch	8
Classic Ranch	153
Territorial Ranch	21
Spanish Colonial Ranch	21
Contemporary	26
American Colonial Ranch	3

The Post-Modern Era (in-fill house post-dating the period of significance)

“Contemporary Southwest” 1

Unknown 2

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Arizona Daily Star newspaper

Tucson Citizen newspaper.

Bureau of Land Management, Phoenix

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#98, 2/17/1908

Wolf Goldring

#27023, 11/5/1908

John M. Roberts

#89888, 11/18/1909

Dennis P. Gleason

#20113, 5/25/1911

Francis S. Smith

#20114, 5/25/1911

Kittie F. Pine

#210727, 6/22/1911

Stella Phillips

#218465, 7/24/1911

Joseph Anthony Roberts

#308827, 1/10/1913

Lillian C. Gallie

#486512, 8/12/1915

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Fred J. Huck
#503695, 12/15/1915

Plat of Camp Lowell Military Reservation, 1875
Plat of Camp Lowell Military Reservation, 1876
Plat of Township No. 14 South, Range 14 East, #2049 1876
Plat of Township No. 14 South, Range 14 East, #2050 1876

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Annexation chronology.
Building permits.
Zoning maps.

Pima County Assessor, Tucson
Assessor's parcel maps.

Pima County Recorder, Tucson

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 San Clemente Misc. Book 64, page 110
 Misc. Book 64, page 638
 Misc. Book 67, page 211

Subdivision plat maps:

Map Book 4, Page 27, Country Club Heights (1923)
Map Book 5, Page 6, Re-subdivision of Blocks 17 to 20, Country Club Heights (1927)
Map Book 5, Page 9, Country Club Heights South Side (1927)
Map Book 6, Page 2, Blocks 1 and 2, San Clemente (1930)
Map Book 6, Page 35, Blocks 3 and 4, San Clemente (1932)
Map Book 6, Page 51, Palomar Addition (1935)
Map Book 6, Page 92, Blocks 5 and 6, San Clemente (1938)
Map Book 7, Page 19, Blocks 7 and 8, San Clemente (1940)
Map Book 7, Page 72, San Clemente Annex (1946)
Map Book 10, Page 47, Area Annexed to Tucson by Ordinance No. 1429 (1953)
Map Book 11, Page 61, Area Annexed to Tucson by Ordinance No. 1634 (1955)

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VERBAL BOUNDARY DESCRIPTION

See Attached Boundary Map

BOUNDARY JUSTIFICATION

The boundary of the San Clemente Historic District is defined on the north by Broadway Boulevard. The east side of the district is bounded by Columbus Boulevard, while the south is defined as Timrod Street. The west boundary is Alvernon Way. Modern commercial and residential development surrounds this district primarily.

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PHOTOGRAPH INDEX

Photographer: Don W. Ryden, AIA
Date: November 2001; June 2003
Location of Original Negatives: Ryden Architects, Inc.
902 W. McDowell Rd.
Phoenix, AZ 85007

Photo No.	Direction
1	NE - Whittier Street, E. of Longfellow
	SE corner Whittier and Longfellow
3	SW corner Timrod and Longfellow
4	Cooper Street, just west of the park
5	NW corner LaJolla and El Centro
6	Calle de Jardin, just north of Cooper Street
7	Example of Ranch style at 3920 E. Calle de Jardin
8	Example of Contemporary style at 3901 E. Whittier
9	Example of Territorial Ranch style at 4114 E. Calle El Centro
10	Example of Spanish Colonial Ranch style at 4245 E. Cielo Azul
11	Example of Spanish Colonial style at 39 E. Palomar
12	Example of American Colonial Ranch style at 4005 E. Palomar
13	Example of Mission style at 9 La Creciente
14	Typical loss of integrity due to construction of 5-foot or taller site wall in front of residences
15	Modern intrusion at northwest corner of district.
16	Example of multi-family architecture, one of two, in the historic district (331 N. Alvernon Way)
17	Example of commercial architecture, fire station, within the historic district (4075 E. Timrod St.)
18	Example of integrity loss due to major remodel of entire residence (4142 E. Whittier St.)