

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Barrio Anita
other names/site number Barrio Anita Historic District

2. Location

street & number Roughly bounded by W. Speedway Blvd. on the north, the Union Pacific Railroad and N. Granada Ave. on the east, St. Mary's Rd. on the south, and the Interstate 10 frontage road on the west not for publication
city or town Tucson vicinity
state Arizona code AZ county Pima code 019 zip code 85705

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 at the following level(s) of significance:

___ national ___ statewide x local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register
___ determined not eligible for the National Register ___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

5. Classification

Barrio Anita Historic District
Name of Property

Pima County, Arizona
County and State

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

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
66	50	buildings
1		sites
		structures
		objects
67	50	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling, multiple dwelling,
camp

EDUCATION: school

COMMERCE/TRADE: department store,
specialty store

RECREATION: city park

GOVERNMENT: public works

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling, multiple dwelling

EDUCATION: school

COMMERCE/TRADE: department store

RECREATION: city park

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Sonoran Tradition, National Folk,
American Territorial

LATE VICTORIAN: Queen Anne

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS: Bungalow/
Craftsman

LATE 19TH AND 20TH CENTURY REVIVALS:
Mission/Spanish Colonial Revival

Materials

(Enter categories from instructions.)

foundation: stone, concrete

walls: adobe, brick, stucco

roof: metal, asphalt

other: wood

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Barrio Anita Historic District is a residential neighborhood northwest of Tucson's downtown. The district contains 116 buildings, of which 66 are contributing resources; the neighborhood's park is also a contributing resource. Most of these are adobe dwellings that represent the survival of the Sonoran Tradition (the regional Hispanic vernacular building tradition) into the early twentieth century. The others are examples of contemporaneous Anglo-American styles popular in Tucson, but these also are built of adobe. The majority of the noncontributing resources are dwellings built long after the district's period of significance. The neighborhood also contains a community center that is a significant example of a Works Progress Administration project that was constructed of adobe in the regional tradition and continues to serve its purpose. Barrio Anita retains a considerable historic integrity in terms of setting and a high degree of historic integrity with regard to location, design, materials, workmanship, feeling, and association.

Narrative Description

Barrio Anita is located northwest of downtown Tucson, within walking distance. The neighborhood is bounded on the north by W. Speedway Blvd., on the east by the right-of-way of the Union Pacific Railroad's main line and N. Granada Ave., on the south by W. St. Mary's Rd., and on the west by the Interstate 10 frontage road. The barrio is on the east side of the Santa Cruz River, on the river's second terrace; the Santa Cruz is the principal drainage of the Tucson Basin. Southwest of Barrio Anita is El Presidio Historic District (listed in the National Register in 1979), the neighborhood that developed within and around Tucson's presidio after the United States assumed control of southern Arizona in 1854-1856. Across the railroad tracks (now Union Pacific, but from 1880 to 1995, Southern Pacific) is the Dunbar-Spring neighborhood (most of which is included in the John Spring Historic District, listed in 1989), historically a racially and ethnically mixed area that began development at the end of the nineteenth century. North of Speedway is the barrio historically known as Blue Moon, after a local dance hall; development in Blue Moon started in the 1920s.

Barrio Anita is located in the subdivision of McKinley Park; it also includes Herrera-Quiroz Park (formerly Oury Park), on the west side of the subdivision. The original plat for McKinley Park was filed in 1903 (Figures 1 and 2); however, lots were being sold and dwellings constructed several years before this date, in the mid-1890s (Sheridan 1986). Davis Elementary School, at the southern end of the subdivision, was built in 1901 on St. Mary's (Cooper 1967). The boundaries of the plat were irregular, being confined by the railroad on the east and the City Farm on the west. The subdivision was designed as a conventional grid with the primary axis approximately parallel to the railroad, which here runs north-northwest/south-southeast. Anita, the principal street, follows this orientation together with three others: Brady, Contzen, and Van Alstine. The cross streets are Williams, DeLong, Lord, Shibell, Oury, and Davis. Standard rectangular lots were 50 by 100 feet; many of these were later subdivided. Other lots were irregular, to conform to the subdivision boundaries. Lots on the east side of Anita were soon subdivided and Van Alstine was extended along the tracks (initially this portion of the street was known as Carmen).

An amended version of the plat was filed in 1911 (Figure 3); this reflects minor changes to street alignments and lot configurations that were made when the subdivision was actually laid out. Over time, inroads were made upon the subdivision. The first occurred in 1912, when the El Paso and Southwestern Railroad (EP&SW) laid tracks through the southern portion to connect with the Southern Pacific main line (Myrick 1975). In the late 1940s, the Tucson Freeway was built along the western edge of the subdivision. This eventually became part of Interstate 10, and successive widenings of the interstate and its frontage road have cut into the northwest portion of the plat. At the southern end of the subdivision, several properties were lost when St. Mary's was realigned and widened in the 1950s and Granada was linked to Main in the 1970s.

Over 90 percent of the barrio had been built by 1920; the remainder was built prior to World War II. Following the war, many people left older barrios like Anita and the neighborhood entered a period of decline, during which older dwellings were abandoned and demolished. Gradually, this has been reversed, and there has been substantial new infill.

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However, many of the surviving older dwellings have retained their historic integrity, and Barrio Anita is still a visually coherent entity.

Most of the buildings constructed in Barrio Anita during its period of significance are a continuation of the Hispanic vernacular building tradition known regionally as Sonoran. (Until the United States' invasion of Mexico and the subsequent treaties of Guadalupe Hidalgo in 1848 and La Mesilla in 1854, what is now southern Arizona was northern Sonora.) The one-story dwellings are modest in size and scale, with simple massing. Adobe is the primary material for bearing walls. Flat roofs with parapets alternate with pitched roofs (in some instances, the latter were added to the former). Typical examples are 617 Brady (Photograph 1) and 515 Oury (Photograph 2).

Dwellings built in contemporaneous Anglo-American styles also appeared in the barrio. Like the dwellings built in the Sonoran Tradition, these are one-story dwellings and modest in size and scale. They consisted, at the end of the nineteenth century and the early years of the twentieth, of the Queen Anne style and a related form categorized as American Territorial, as well as variants of the National Folk style.

The Queen Anne style, as built in the barrio, is a simplified version that has a hipped roof with a lower cross-gabled wing on one side and a front porch, as seen at 911 Anita (Photograph 3). Dwellings in the American Territorial style are built of brick and typically have a hipped roof over a square or nearly square plan (Nequette and Jeffery 2002). The examples of the National Folk style belong to the gable-front and gable-front-and-wing families (McAlester and McAlester 1997); 657 Anita (Photograph 4) is an example of the former. After 1920, there are a few examples of the Craftsman/Bungalow style. These are front-gabled, with low-pitched roofs and integral front porches, as seen at 654 Anita (Photograph 5). All of these dwellings, with the exception of the single example of the American Territorial style, were built of adobe rather than brick.

Building placement on lots is variable. Many of the oldest dwellings were built flush to the front of the lot, in the traditional Hispanic urban tradition. Most of the others have a minimal front setback, with a low wire, wood, or chain-link fence enclosing a small front yard that typically has chairs and benches, creating an outdoor living space, as seen at 608 Contzen (Photograph 6). The yard is usually swept dirt; flowers are often present, but in pots rather than planted beds. This contrasts with the conventional Anglo-American suburban dwelling, where the setbacks are uniformly deeper, the front yard is an unfenced, largely symbolic lawn (or xeriscape), and outdoor living occurs in the back yard. Trees in the barrio are mostly local species such as mesquite and desert willow, with some imports: palm, mulberry, tamarisk, pyracantha, citrus, and others. Native cacti, particularly *nopal* (prickly pear), are also present. The few garages and carports in the barrio are all recent. During the neighborhood's period of significance, few people owned motor vehicles and most walked to work.

Besides single- and multiple-family dwellings, Barrio Anita had several stores and, from 1936 on, a community center. The stores sold staples, meat, and produce (many residents had their own vegetable gardens); typically, the buildings housed both store and dwelling. Today, the only store still in operation is the Anita St. Market (Photograph 7). The Oury Center (Photograph 8), built as a Works Progress Administration project, still serves its purpose. Like similar WPA buildings in Southern Arizona it was constructed of adobe.

Barrio Anita's streetscapes still evoke its period of significance. Anita, as the principal street, has the largest proportion of contributing buildings. As historian Thomas Sheridan (1986:186) notes, "Anita Street...became one of the most important Mexican avenues in the city, the heart of a graceful adobe neighborhood that grew up along the Southern Pacific railroad tracks slicing northwest towards Phoenix." Many of the buildings are flush or almost flush to the street, giving it a traditional urban feeling (Photograph 9 and 10). Other streets have a different character. Oury and Van Alstine retain a semi-rural ambiance; these streets were not paved until the 1970s and still have no sidewalks. Looking from the east, Oury looks like a country lane, with the bulk of Tumamoc Hill (a Tucson landmark) in the background (Photograph 11). Van Alstine resembles a hamlet spread out along the railroad tracks (Photograph 12). These streetscapes retain the atmosphere of the days before the barrio was separated from the river by the interstate. In those days, the river was lined with cottonwoods, and an *acequia* (irrigation ditch) watered the barrio's gardens and trees.

Assessment of District Integrity

Location

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Barrio Anita today consists of most of the original McKinley Park plat, plus Herrera-Quiroz Park. Some peripheral portions of the original neighborhood have been lost, but the greater part of it remains. As a result, Barrio Anita retains a high degree of integrity of location.

Design

Most of the barrio still possesses its distinctive architecture, streetscape, and housescapes. Examples of inappropriate alterations are relatively few. The City built a few incompatible federally funded dwellings in the 1970s and 1980s, but recent infill has been subject to design review to ensure that in terms of form, massing, and scale, new dwellings are appropriate for the historic character of the neighborhood. Their style can be classified as "Neo-Traditional"; a characteristic example is 545-547 Shibell (Photograph 13). As a result, Barrio Anita retains a high degree of integrity of design.

Setting

The neighborhood's surroundings on the north, east, and south have not changed significantly, except for increased traffic on Speedway and St. Mary's, which are major arteries. The EP&SW tracks have been removed; the Union Pacific main line predates the neighborhood. On the west, construction of the Tucson Freeway, subsequently Interstate 10, was a major intrusion and has only increased as such over time. However, this has been substantially mitigated by a high buffer wall along the western edge of the neighborhood; the east side of the wall has been painted with murals that emphasize the history and the community spirit of the barrio. As a result, Barrio Anita retains considerable integrity of setting.

Materials

In the barrio's contributing dwellings, the original building fabric is still extant: stone and concrete foundations, stuccoed adobe walls, double-hung sash (and, after 1930, some steel casement sash), and metal or asphalt roofing. As a result, Barrio Anita retains a high degree of integrity of materials.

Workmanship

The people of the barrio used traditional adobe construction combined with framing and finishing techniques adopted from Anglo-American practice. Because this is still evident in the barrio's dwellings, Barrio Anita retains integrity of workmanship.

Feeling

Barrio Anita still feels like a self-contained entity. The authenticity of the dwellings, together with their housescapes and streetscapes, gives the sense of being in a distinct neighborhood with its own special character, ranging from urban to semi-rural. As a result, Barrio Anita retains a high degree of integrity of feeling.

Association

The neighborhood has retained the essential physical features that convey its historic identity as one of Tucson's historic barrios, significant under Criteria A and C. In the area of community planning and development, the distinctive environment created by its inhabitants is still evident. In the area of architecture, its contributing dwellings are characteristic examples of the survival of the Sonoran Tradition into the twentieth century, as well as dwellings in simplified versions of Anglo-American styles constructed in adobe. As a result, Barrio Anita retains a high degree of integrity of association.

Contributing and Noncontributing Resources

The following list provides the status of the resources within Barrio Anita. The initial date of construction and the building's style are also given. For most of the buildings constructed during the neighborhood's period of significance, the dates are estimates based on available evidence. Dates for buildings constructed after World War II are based primarily on data from the Pima County Assessor's property record files. Of the 116 buildings in the district, 66 (57 percent) are contributing. Of the noncontributing buildings, the majority (80 percent) postdate the period of significance.

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Historically, change—whether alterations, additions, or subtractions—was inherent in vernacular dwellings of adobe construction. In Barrio Anita, a number of buildings recorded on the 1919 Sanborn map had already undergone significant changes since they had been built. This process is in marked contrast to the static ideal of the typical Anglo-American suburban dwelling, for which architectural integrity is determined by how closely the house has retained its original form. In the barrio, changes made to buildings during the period of significance are considered part of the neighborhood's evolution. Inappropriate alterations are defined as those made after the period of significance that have changed the basic form and character of the building (as seen from the street) to the extent that the building no longer retains historic integrity. Evaluations were based on National Register guidelines and on the Arizona State Historic Preservation Office Policy Statement for Recommendations of Eligibility (1992). The latter stipulates that, for properties being nominated to the Arizona or National Registers of Historic Places under Criterion C, "the primary façade must have a majority (51 percent) of its features intact, and at least 75 percent of all exterior walls must be present." Four of the noncontributors are in this category; 940 Anita (Photograph 14) is a typical example, where extensive additions have recently been made to the front of the dwelling. One other dwelling, 644 Van Alstine, is also classified as noncontributing because of inappropriate alterations; in this case, the original gabled roof was recently replaced with a shed-roofed superstructure that has radically changed the building's character. The remainder of the noncontributing properties are obscured from the street by a high solid wall or fence. These were disqualified as contributing resources in accordance with the Arizona State Historic Preservation Office Guidelines Regarding Front Yard Walls/Fences (2003).

<i>Street Address</i>	<i>Site No.</i>	<i>Date</i>	<i>Style</i>	<i>National Register Status</i>
<u>N. Anita Ave.</u>				
632	001	ca. 1910	Parapeted Sonoran	Contributing
654	002	ca. 1925	Front-gabled Craftsman	Contributing
655	003	ca. 1910	Parapeted Sonoran	Contributing
656	004	ca. 1900	Hipped Sonoran	Contributing
657	005	ca. 1905	National Folk	Contributing
658	006	ca. 1905	Hipped Sonoran	Contributing
659	007	ca. 1905	National Folk	Contributing
665	008	ca. 1910	Side-gabled Sonoran	Contributing
666	009	ca. 1895	Hipped Sonoran	Noncontributing (obscured by high front wall)
672	010	1997	Neo-Traditional	Noncontributing (postdates period of significance)
673	011	ca. 1895	Side-gabled Sonoran	Contributing
708	012	ca. 1910	Parapeted Sonoran	Contributing
709-713	013	ca. 1925	Side-gabled Sonoran	Contributing
714	014	ca. 1905	Parapeted Sonoran	Noncontributing (obscured by high front wall)
765	015	ca. 1920	Side-gabled Sonoran	Contributing
769	016	ca. 1910	American Territorial	Contributing
770	017	2004	Neo-Traditional	Noncontributing (postdates period of significance)
771	018	2004	Neo-Traditional	Noncontributing (postdates period of significance)
772	019	2004	Neo-Traditional	Noncontributing (postdates period of significance)
799	020	ca. 1900	Parapeted Sonoran	Contributing
801	021	1970	Ranch	Noncontributing (postdates period of significance)
809	022	1970	Ranch	Noncontributing (postdates period of significance)
810	023	1994	Postwar Territorial	Noncontributing (postdates period of significance)
817	024	ca. 1910	Parapeted Sonoran	Contributing
825	025	ca. 1925	(originally Sonoran)	Noncontributing (inappropriate alterations)
826	026	1992	Ranch	Noncontributing (postdates period of significance)
827	027	1992	Ranch	Noncontributing (postdates period of significance)
832	028	ca. 1925	Front-gabled Sonoran	Contributing
833	029	1971	Ranch	Noncontributing (postdates period of significance)
841	030	ca. 1915	Front-gabled Craftsman	Contributing
849	031	1936	One-part Commercial Blk.	Contributing
868	032	ca. 1910	Parapeted Sonoran	Contributing
874-876	033	ca. 1925	Front-gabled Sonoran	Contributing
901	034	ca. 1940	Parapeted Sonoran	Contributing

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Name of Property

<i>Street Address</i>	<i>Site No.</i>	<i>Date</i>	<i>Style</i>	<i>National Register Status</i>
911	035	ca. 1905	Queen Anne	Contributing
918	036	ca. 1910	Parapeted Sonoran	Contributing
921	037	ca. 1925	Front-gabled Craftsman	Noncontributing (obscured by high front wall)
<u>N. Anita Ave. (continued)</u>				
923	038	ca. 1950	Ranch	Noncontributing (postdates period of significance)
924	039	ca. 1915	Parapeted Sonoran	Contributing
926	040	ca. 1910	Parapeted Sonoran	Contributing
929	041	2005	Neo-Traditional	Noncontributing (postdates period of significance)
934	042	ca. 1910	Side-gabled Sonoran	Contributing
940	043	ca. 1940	(originally Sonoran)	Noncontributing (inappropriate alterations)
941	044	ca. 1905	National Folk	Contributing
945	045	ca. 1930	(originally Sonoran)	Noncontributing (inappropriate alterations)
999	046	ca. 1905	Parapeted Sonoran	Contributing
1000	047	ca. 1920	Parapeted Sonoran	Contributing
1001	048	ca. 1905	Parapeted Sonoran	Contributing
1022	049	1982	Ranch	Noncontributing (postdates period of significance)
1034	051	ca. 1915	Parapeted Sonoran	Contributing
1036	053	2005	Ranch	Noncontributing (postdates period of significance)
1038	054	ca. 1910	Parapeted Sonoran	Contributing
1090	055	ca. 1930	Parapeted Sonoran	Contributing
1100	056	1985	Ranch	Noncontributing (postdates period of significance)
<u>N. Brady Ave.</u>				
617	057	ca. 1905	Parapeted Sonoran	Contributing
<u>N. Contzen Ave.</u>				
608	058	ca. 1915	Front-gabled Sonoran	Contributing
610	059	1997	Neo-Traditional	Noncontributing (postdates period of significance)
620	060	2005	Neo-Traditional	Noncontributing (postdates period of significance)
748	061	2001	Shed	Noncontributing (postdates period of significance)
762	062	2001	Neo-Traditional	Noncontributing (postdates period of significance)
772	063	ca. 1905	Parapeted Sonoran	Contributing
798	064	ca. 1915	Parapeted Sonoran	Contributing
802	065	1970	Ranch	Noncontributing (postdates period of significance)
809	066	ca. 1915	Front-gabled Sonoran	Contributing
810	067	1970	Ranch	Noncontributing (postdates period of significance)
813	068	2000	Neo-Traditional	Noncontributing (postdates period of significance)
816	069	2000	Neo-Traditional	Noncontributing (postdates period of significance)
817	070	ca. 1915	Parapeted Sonoran	Contributing
818	071	ca. 1910	Parapeted Sonoran	Contributing
830	072	2000	Neo-Traditional	Noncontributing (postdates period of significance)
851	073	1954	Ranch	Noncontributing (postdates period of significance)
855	074	ca. 1925	(originally Sonoran)	Noncontributing (alterations period of significance)
856	075	1986	Ranch	Noncontributing (postdates period of significance)
886	076	1986	Ranch	Noncontributing (postdates period of significance)
897	077	ca. 1905	Hipped Sonoran	Contributing
903	078	ca. 1915	Parapeted Sonoran	Noncontributing (obscured by high front wall)
907	079	1959	Ranch	Noncontributing (postdates period of significance)
910	080	1987	Postwar Territorial	Noncontributing (postdates period of significance)
928	081	2008	Neo-Traditional	Noncontributing (postdates period of significance)
931	082	2000	Neo-Traditional	Noncontributing (postdates period of significance)
932	083	1954	Ranch	Noncontributing (postdates period of significance)
966	084	1983	Ranch	Noncontributing (postdates period of significance)
970	085	1994	Postwar Territorial	Noncontributing (postdates period of significance)

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980	086	ca. 1950	Ranch	Noncontributing (postdates period of significance)
987	087	ca. 1915	Front-gabled Sonoran	Contributing
998	088	ca. 1910	Front-gabled Sonoran	Contributing

Street Site

Address No. Date Style National Register Status

W. Davis St.

514-518	095	ca. 1900	Side-gabled Sonoran	Contributing
522	096	ca. 1915	Parapeted Sonoran	Contributing
524	097	ca. 1915	Parapeted Sonoran	Contributing

W. Lord St.

650	098	2000	Neo-Traditional	Noncontributing (postdates period of significance)
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W. Oury St.

400	099	ca. 1905	Parapeted Sonoran	Contributing
515-517	100	ca. 1900	Hipped Sonoran	Contributing
519	101	ca. 1910	Front-gabled Sonoran	Contributing

W. St. Mary's Rd.

500	102	1901	Mission	Contributing
600	103	1936	Mission	Contributing

W. Shibell St.

545-547	104	2004	Neo-Traditional	Noncontributing (postdates period of significance)
548	105	1971	Ranch	Noncontributing (postdates period of significance)

N. Van Alstine Ave.

604	106	ca. 1910	Parapeted Sonoran	Contributing
642	107	ca. 1910	Hipped Sonoran	Contributing
644	108	ca. 1920	(originally Sonoran)	Noncontributing (inappropriate alterations)
700	109	ca. 1905	Hipped Sonoran	Contributing
706	110	ca. 1940	Parapeted Sonoran	Contributing
708	111	ca. 1905	Hipped Sonoran	Contributing
710	112	2004	Neo-Traditional	Noncontributing (postdates period of significance)
803	113	ca. 1915	Parapeted Sonoran	Contributing
819	114	ca. 1905	Side-gabled Sonoran	Noncontributing (obscured by high front fence)
825	115	ca. 1905	Side-gabled Sonoran	Contributing
874-878	116	ca. 1915	Side-gabled Sonoran	Contributing
901	117	1984	Postwar Territorial	Noncontributing (postdates period of significance)
921	118	ca. 1905	Parapeted Sonoran	Contributing
923	119	ca. 1905	Hipped Sonoran	Contributing
927	120	ca. 1905	Hipped Sonoran	Contributing
933	121	ca. 1925	Front-gabled Craftsman	Contributing
949	122	ca. 1915	Parapeted Sonoran	Contributing
1001	123	ca. 1915	Parapeted Sonoran	Contributing
1013	124	ca. 1925	Side-gabled Sonoran	Contributing