

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 Santa Rosa
other names/site number Barrio Santa Rosa Historic District

2. Location

street & number Roughly bounded by W. 18th St. on the north, S. Russell Ave. on the east, W. 22nd St. on the south, and S. 9th Ave. and S. Meyer Ave. on the west not for publication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

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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 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 | |
|--------------|-----------------|--------------|
| 86 | 38 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 86 | 38 | 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

COMMERCE/TRADE: department store,
specialty store

RELIGION: religious facility

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling, multiple dwelling

RELIGION: religious facility

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Sonoran Tradition, Postwar 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

MODERN MOVEMENT: Ranch Style

Materials

(Enter categories from instructions.)

foundation: stone, concrete

walls: adobe, brick, concrete, stucco

roof: metal, asphalt

other: wood

Narrative Description

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(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 Santa Rosa Historic District is a residential neighborhood south of Tucson's downtown. The district contains 124 buildings, of which 86 are contributing resources. Two-thirds 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; many of these are also built of adobe. The majority of the noncontributing resources are dwellings that postdate the district's period of significance. Barrio Santa Rosa retains considerable historic integrity in terms of location, design, and setting and a high degree of historic integrity with regard to materials, workmanship, feeling, and association.

Narrative Description

Barrio Santa Rosa Historic District is located south of downtown Tucson. The district is roughly bounded on the north by W. 18th St., on the east by S. Russell Ave., on the south by W. 22nd St., and on the west by S. 9th Ave. and S. Meyer Ave. Barrio Santa Rosa is on the east side of the Santa Cruz River, on the river's third terrace; the Santa Cruz is the principal drainage of the Tucson Basin. On the north and northwest is Barrio Libre Historic District, listed in the National Register in 1978, which contains what remains of Tucson's original "Barrio Viejo"—the old Hispanic urban core—after most of it was destroyed by urban renewal. To the east is Armory Park Historic District and the Santa Rita neighborhood. Armory Park (listed in 1976 and expanded in 1996) began developing in the 1880s as a largely Anglo-American residential district. Santa Rita is a predominately Hispanic residential district that dates from the early to middle twentieth century. On the south is the Ochoa neighborhood, similar to Santa Rita. To the west is Santa Rosa Park and Drachman Elementary, Posadas Sentinel (a recent public housing project), and Interstate 10. Beyond the interstate is Barrio Kroeger Lane, which borders the river. Other nearby barrios are El Hoyo (listed in 2008) and El Membrillo (listed in 2009), both to the northwest.

The Santa Rosa neighborhood began in the 1890s within a 24-block area in the southwest corner of the original Tucson townsite, from 18th St. south to 22nd St., and from 6th Ave. west to what was then the city boundary, a block beyond 11th Ave. Until the 1940s, the only major changes to the blocks within the district occurred in 1904, when several blocks were resubdivided. Figure 1 shows the neighborhood in 1906. Santa Rosa Park, from which the barrio gets its name, was established in 1937 (Arizona Daily Star, 12 March 1937).

Of the 98 buildings in the district that were constructed during the neighborhood's period of significance, 29 date to the initial phase of development, from the 1890s up to 1920, and 40 date to the second phase, from 1920 to the Depression. A dozen date to the brief period of economic recovery prior to World War II, and 17 date to the immediate postwar period. With the exception of a store and dwelling built in 1936 and a Catholic mission built in 1946, all of these buildings are one-story single- or multiple-unit dwellings, and almost all are constructed of adobe. Just over half of these buildings represent the 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 predominant building type in Tucson's old Hispanic urban core was the Sonoran row house, an adobe multiple-unit dwelling built flush or almost flush to the street. The Sonoran row house tradition continued in Hispanic neighborhoods like Barrio Santa Rosa that first developed beyond the old urban core. Examples are 827-835 8th, with five units (Photograph 1) and 1015-1019 Meyer, with three units (Photograph 2). Two-unit versions of the row house, as well as single-unit dwellings, gradually became more prevalent; a typical two-unit example is 1023-1025 Meyer (Photograph 3).

The other buildings constructed in the neighborhood during the period of significance represent contemporaneous Anglo-American styles. These dwellings are all one-story and relatively modest in size and scale. At the turn of the twentieth century, they were limited to the Queen Anne style, in a simplified version that has a hipped roof with a lower cross-gabled wing on one side and a front porch, as seen at 121 19th (Photograph 4). The Craftsman/Bungalow style appeared in the 1910s. The initial form of this style in the neighborhood is front-hipped with a centered gabled porch (Photograph 5, 125 19th). The later forms are front-gabled with a full-width integral porch (Photograph 6, 928 8th) and front-gabled with an

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offset porch (Photograph 7, 930 8th). These Craftsman/Bungalow dwellings are identical to those constructed of brick in Tucson's Anglo-American neighborhoods except that here they were usually constructed of adobe. The same is true of Mission Revival, the other Anglo-American style that appears in the neighborhood. This is a very simplified form of Mission Revival, characterized by stepped parapets and the use of Mission or Spanish tile as accents. The style persisted in the barrios from the 1910s until World War II. A typical example is 126 Armijo (Photograph 8)

In the decade following World War II, most of the new dwellings were built of brick in the Ranch and Postwar Territorial styles. The Ranch-style dwellings are typically very basic, with rectangular plans, low-pitched roofs, and the characteristic horizontal emphasis; they are usually sited broadside to the street (Photograph 9, 921 7th). The dwellings in the Postwar Territorial-style are similar, but with flat parapeted roofs. A few dwellings were built of adobe in the vernacular tradition, but by the mid-1950s, adobe construction and the Sonoran Tradition were abandoned. During this period, the Diocese of Tucson built a mission, the Pio Decimo Center, on 8th between 18th and 19th. The center is a large but moderately scaled building that fits well into its surroundings (Photograph 10, 848 7th Ave.) After 1955, there was a hiatus in construction that lasted until the 1970s. For the 98 buildings in the district that were constructed during the neighborhood's period of significance, the percentages of dwellings by style is as follows:

| <u>Style</u> | <u>Percent</u> |
|----------------------------|----------------|
| Sonoran Tradition | 57.1 |
| Queen Anne | 2.0 |
| Craftsman/Bungalow | 18.4 |
| Mission Revival | 12.3 |
| Ranch | 9.2 |
| <u>Postwar Territorial</u> | <u>1.0</u> |
| Total | 100.0 |

Building placement on lots is variable. Many of the older dwellings are built flush to the front of the lot, in the traditional Hispanic urban tradition (Photograph 11, 901 Meyer). Most of the others have a minimal front setback, with a low fence or wall enclosing a small front yard (Photograph 12, 821 Rubio). This contrasts with the conventional Anglo-American suburban dwelling, where the setbacks are uniformly deeper and the front yard is an unfenced, largely symbolic lawn (or, today in Tucson, xeriscape). The neighborhood's trees are mostly local species such as mesquite, palo verde, and desert willow, with a few imports such as date palm, juniper, citrus, and ailanthus. Native cacti—particularly *nopal* (prickly pear)—are present in many yards. Besides single- and multiple-family dwellings, Barrio Santa Rosa had several stores; typically, these buildings housed both store and dwelling. The only remaining example of this building type in the neighborhood is at 863 9th; the store is currently vacant (Photograph 13).

The neighborhood's streetscapes are varied, ranging from the broad numbered east-west streets and north-south avenues (Photographs 14 and 15) to the narrow north-south alleys. Meyer was a major commercial thoroughfare in the old urban core. South of 18th it was platted as an alley in the townsite grid, but the portion between 19th and 20th still has an urban density (Photograph 16). Rubio and Russell were also platted as alleys and later were designated as avenues; they have their own small-scale character (Photographs 17 and 18), as does Armijo (Photograph 19). All of the streets are paved, but most do not have curbs or sidewalks. The street lights, which are mounted on utility poles, are minimal.

Assessment of District Integrity

Location

The district covers less than half of the area where the neighborhood developed. Part of the area west of 9th and Meyer was included in Barrio Libre Historic District in 1978 and the remainder has been entirely redeveloped, as explained in Section 8. Nonetheless, Barrio Santa Rosa still retains considerable integrity of location.

Design

Within the district, the neighborhood has retained its distinctive architecture, streetscapes, and housescapes. Only five dwellings have lost their historic integrity because of inappropriate alterations. There is a substantial amount of recent infill, but the new dwellings are consonant in form and massing with the historic fabric. Their style can be classified as

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"Neo-Traditional"; a characteristic example is 860 Meyer (Photograph 20). Barrio Santa Rosa thus retains considerable integrity of design.

Setting

On the north and northwest where the neighborhood adjoins Barrio Libre Historic District, there has been no change in the setting. On the east, 6th Ave. from the 1920s on became a commercial strip containing businesses (mostly automotive-related) with a general city-wide clientele. On the south, 22nd St. has become one of the city's major east-west thoroughfares. On the west there is a new neighborhood school and an expanded Santa Rosa Park. Nonetheless, Barrio Santa Rosa still retains considerable integrity of setting.

Materials

In the neighborhood's contributing dwellings, the basic original building fabric is still extant: stone and concrete foundations and mostly adobe walls. Many of the dwellings retain their original wood double-hung sash windows. As a result, Barrio Santa Rosa 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 Santa Rosa retains a high degree of integrity of workmanship.

Feeling

Barrio Santa Rosa developed within a formal city grid of wide streets and—except for its alleys and streets like Armijo—it lacks the closeness that typifies barrios like Anita or El Hoyo, with their much narrower streets. However, it does have the characteristic barrio house types and housescapes, and shares the same feeling as Tucson's other barrios. As a result, Barrio Santa Rosa 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 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, over half of its contributing dwellings are characteristic examples of the survival of the Sonoran Tradition into the twentieth century. The others are representative examples of Anglo-American styles popular in Tucson; most of these are also constructed of adobe. As a result, Barrio Santa Rosa retains a high degree of integrity of association.

Contributing and Noncontributing Resources

The following list provides the status of the resources within Barrio Santa Rosa. The initial date of construction and the building's style are also given. For most of the buildings constructed prior to the 1950s, the dates are estimates based on available evidence. Dates for later buildings are based on data from the Pima County Assessor's property record files. Of the 124 buildings in the district, 86 are contributing.

Two-thirds of the 39 noncontributing buildings postdate the period of significance. Nine of the other noncontributors are buildings that would be contributing, except that they are obscured from the street by a high 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); a typical example is 1015 7th (Photograph 21). The remainder of the noncontributors have been inappropriately altered, resulting in a loss of historic integrity. Changes made to buildings during the neighborhood's period of significance are considered part of the neighborhood's evolution. Inappropriate alterations are defined as changes made after the period of significance that have transformed the basic form and character of the building, as seen from the street. Evaluations were based on National Register guidelines and on the Arizona State Historic Preservation Office Policy Statement for Recommendations of Eligibility (May 1992). The latter stipulates that, for properties being nominated to the Arizona or National Registers of Historic Places under Criterion C,

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"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; a typical example is 950 8th, where extensive additions have recently been made to the front of the dwelling (Photograph 22).

| <i>Street Address</i> | <i>Site No.</i> | <i>Date</i> | <i>Style</i> | <i>National Register Status</i> |
|-----------------------|-----------------|-------------|----------------------|--|
| <u>S. 7th Ave.</u> | | | | |
| 827-829 | 004 | ca. 1940 | Front-gabled Sonoran | Contributing |
| 848 | 005 | 1946 | Mission Revival | Contributing |
| 908 | 006 | 1993 | Neo-Traditional | Noncontributing (postdates period of significance) |
| 921 | 007 | 1953 | Ranch | Contributing |
| 922A | 008 | 2007 | Neo-Traditional | Noncontributing (postdates period of significance) |
| 922B | 009 | ca. 1905 | Hipped Sonoran | Contributing |
| 928 | 011 | ca. 1905 | Queen Anne | Contributing |
| 934 | 012 | ca. 1930 | Parapeted Sonoran | Contributing |
| 938 | 014 | 1953 | Ranch | Contributing |
| 946 | 015 | ca. 1950 | Front-gabled Sonoran | Contributing |
| 1012 | 016 | ca. 1940 | Front-gabled Sonoran | Noncontributing (obscured by high front wall) |
| 1015 | 017 | ca. 1915 | Craftsman/Bungalow | Noncontributing (obscured by high front fence) |
| 1018 | 018 | ca. 1925 | Front-gabled Sonoran | Noncontributing (obscured by high front fence) |
| 1026 | 019 | ca. 1930 | Craftsman/Bungalow | Contributing |
| 1027 | 020 | ca. 1930 | Parapeted Sonoran | Noncontributing (obscured by high front wall) |
| 1029-1031 | 021 | ca. 1925 | Craftsman/Bungalow | Contributing |
| 1109 | 022 | ca. 1940 | Mission Revival | Contributing |
| 1110 | 023 | 1955 | Ranch | Contributing |
| 1116 | 024 | ca. 1950 | Postwar Territorial | Contributing |
| 1117 | 025 | 1994 | Neo-Traditional | Noncontributing (postdates period of significance) |
| 1122 | 026 | 1955 | Ranch | Contributing |
| 1128 | 027 | 1954 | Ranch | Noncontributing (obscured by high front wall) |
| 1136 | 028 | 1974 | Ranch | Noncontributing (postdates period of significance) |
| 1141 | 029 | ca. 1940 | Front-gabled Sonoran | Contributing |
| 1144 | 030 | ca. 1930 | Craftsman/Bungalow | Contributing |
| <u>S. 8th Ave.</u> | | | | |
| 812 | 035 | 1954 | Ranch | Contributing |
| 820 | 036 | 1994 | Ranch | Noncontributing (postdates period of significance) |
| 821-823 | 037 | ca. 1925 | Front-gabled Sonoran | Contributing |
| 825 | 038 | ca. 1910 | Hipped Sonoran | Contributing |
| 827-835 | 039 | ca. 1895 | Parapeted Sonoran | Contributing |
| 830 | 040 | 1994 | Ranch | Noncontributing (postdates period of significance) |
| 837-843 | 041 | ca. 1900 | Side-gabled Sonoran | Contributing |
| 840 | 042 | ca. 1930 | Mission Revival | Contributing |
| 901 | 043 | ca. 1900 | Hipped Sonoran | Contributing |
| 904 | 044 | ca. 1895 | Hipped Sonoran | Contributing |
| 915-917 | 045 | ca. 1910 | Hipped Sonoran | Contributing |
| 916 | 046 | ca. 1910 | Hipped Sonoran | Contributing |
| 918 | 047 | ca. 1910 | Hipped Sonoran | Contributing |
| 920-922 | 048 | ca. 1910 | Hipped Sonoran | Contributing |
| 921 | 049 | ca. 1925 | Craftsman/Bungalow | Contributing |
| 925 | 050 | ca. 1915 | Craftsman/Bungalow | Contributing |
| 928 | 051 | ca. 1920 | Craftsman/Bungalow | Contributing |
| 930 | 052 | ca. 1925 | Craftsman/Bungalow | Contributing |
| 933 | 053 | ca. 1930 | Mission Revival | Contributing |
| 934 | 054 | 1993 | Postwar Territorial | Noncontributing (postdates period of significance) |
| 949 | 055 | 1970 | Neo-Traditional | Noncontributing (postdates period of significance) |
| 950 | 056 | ca. 1930 | Parapeted Sonoran | Noncontributing (inappropriate alterations) |

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|--------------------------------|-----------------|-------------|----------------------|--|
| <u>S. 8th Ave.</u> (continued) | | | | |
| 1002 | 057 | ca. 1930 | Parapeted Sonoran | Contributing |
| 1009 | 058 | ca. 1925 | Front-gabled Sonoran | Contributing |
| 1011 | 059 | ca. 1925 | Front-gabled Sonoran | Contributing |
| 1012 | 060 | ca. 1920 | Craftsman/Bungalow | Contributing |
| 1016 | 061 | ca. 1920 | Craftsman/Bungalow | Contributing |
| 1019 | 062 | ca. 1920 | Craftsman/Bungalow | Contributing |
| 1021 | 063 | ca. 1925 | Craftsman/Bungalow | Contributing |
| 1022 | 064 | ca. 1920 | Craftsman/Bungalow | Contributing |
| 1026-1028 | 065 | ca. 1920 | Front-gabled Sonoran | Contributing |
| 1107 | 067 | 1970 | Ranch | Noncontributing (postdates period of significance) |
| 1115 | 068 | 1971 | Ranch | Noncontributing (postdates period of significance) |
| 1121 | 070 | 1970 | Ranch | Noncontributing (postdates period of significance) |
| 1127 | 072 | 1995 | Ranch | Noncontributing (postdates period of significance) |
| 1133 | 073 | ca. 1950 | Front-gabled Sonoran | Contributing |
| 1134 | 074 | ca. 1935 | Parapeted Sonoran | Contributing |
| 1137 | 075 | ca. 1940 | Parapeted Sonoran | Noncontributing (obscured by high mid-lot fence) |
| <u>S. 9th Ave.</u> | | | | |
| 863 | 086 | 1936 | Sonoran | Contributing |
| <u>W. 18th St.</u> | | | | |
| 127 | 089 | ca. 1915 | Craftsman/Bungalow | Contributing |
| 145 | 090 | 1955 | Ranch | Contributing |
| <u>W. 19th St.</u> | | | | |
| 23-25 | 094 | ca. 1930 | Mission Revival | Contributing |
| 31 | 095 | ca. 1950 | Parapeted Sonoran | Contributing |
| 37 | 096 | ca. 1930 | Mission Revival | Contributing |
| 117 | 097 | 1993 | Neo-Traditional | Noncontributing (postdates period of significance) |
| 121 | 098 | ca. 1905 | Queen Anne | Contributing |
| 123 | 099 | 2007 | Neo-Traditional | Noncontributing (postdates period of significance) |
| 125 | 100 | ca. 1915 | Craftsman/Bungalow | Contributing |
| 127 | 101 | 1985 | Neo-Traditional | Noncontributing (postdates period of significance) |
| 131 | 102 | ca. 1950 | Hipped Sonoran | Contributing |
| <u>W. 20th St.</u> | | | | |
| 111 | 106 | ca. 1950 | Front-gabled Sonoran | Noncontributing (obscured by high front wall) |
| 115-117 | 107 | ca. 1915 | Hipped Sonoran | Contributing |
| 118 | 108 | ca. 1930 | Craftsman/Bungalow | Contributing |
| 124 | 109 | ca. 1935 | Front-gabled Sonoran | Contributing |
| 127 | 110 | ca. 1925 | Front-gabled Sonoran | Contributing |
| 138 | 111 | 1955 | Ranch | Contributing |
| 140-142 | 112 | ca. 1930 | Mission Revival | Contributing |
| 177 | 113 | 1990 | Neo-Traditional | Noncontributing (postdates period of significance) |
| <u>W. 21st St.</u> | | | | |
| 16 | 114 | ca. 1925 | Mission Revival | Contributing |
| 19 | 115 | ca. 1925 | Craftsman/Bungalow | Contributing |
| 21 | 116 | ca. 1925 | Craftsman/Bungalow | Contributing |
| 26 | 117 | ca. 1930 | Parapeted Sonoran | Contributing |
| 28 | 118 | ca. 1930 | Parapeted Sonoran | Contributing |
| 101 | 119 | 1994 | Ranch | Noncontributing (postdates period of significance) |
| 102 | 120 | ca. 1915 | Hipped Sonoran | Contributing |

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|--------------------------------|-----------------|-------------|----------------------|--|
| <u>W. 21st St. (continued)</u> | | | | |
| 110 | 121 | ca. 1925 | Mission Revival | Contributing |
| 121 | 122 | 1994 | Ranch | Noncontributing (postdates period of significance) |
| 126 | 123 | 1970 | Ranch | Noncontributing (postdates period of significance) |
| <u>W. 22nd St.</u> | | | | |
| 38 | 124 | ca. 1935 | Parapeted Sonoran | Contributing |
| 138 | 125 | ca. 1940 | Cross-gabled Sonoran | Contributing |
| <u>W. Armijo Ave.</u> | | | | |
| 114 | 126 | ca. 1905 | Hipped Sonoran | Noncontributing (inappropriate alterations) |
| 115 | 127 | ca. 1950 | Front-gabled Sonoran | Contributing |
| 122 | 128 | ca. 1910 | Hipped Sonoran | Contributing |
| 123 | 129 | 1953 | Ranch | Contributing |
| 126 | 130 | ca. 1930 | Mission Revival | Contributing |
| 130 | 131 | ca. 1925 | Mission Revival | Contributing |
| 131 | 132 | 1975 | Ranch | Noncontributing (postdates period of significance) |
| <u>S. Meyer Ave.</u> | | | | |
| 860 | 146 | 2003 | Neo-Traditional | Noncontributing (postdates period of significance) |
| 861 | 147 | 2002 | Neo-Traditional | Noncontributing (postdates period of significance) |
| 870 | 148 | 2003 | Neo-Traditional | Noncontributing (postdates period of significance) |
| 901 | 149 | ca. 1895 | Hipped Sonoran | Contributing |
| 903 | 150 | 1999 | Neo-Traditional | Noncontributing (postdates period of significance) |
| 905 | 151 | ca. 1915 | Parapeted Sonoran | Contributing |
| 911 | 152 | ca. 1910 | Hipped Sonoran | Contributing |
| 915 | 153 | 2005 | Neo-Traditional | Noncontributing (postdates period of significance) |
| 921 | 154 | 2005 | Neo-Traditional | Noncontributing (postdates period of significance) |
| 935 | 155 | ca. 1915 | Hipped Sonoran | Noncontributing (inappropriate alterations) |
| 937 | 156 | ca. 1905 | Hipped Sonoran | Contributing |
| 1015-1019 | 157 | ca. 1925 | Front-gabled Sonoran | Contributing |
| 1023-1025 | 158 | ca. 1935 | Parapeted Sonoran | Contributing |
| 1037 | 159 | ca. 1940 | Side-gabled Sonoran | Contributing |
| <u>S. Rubio Ave.</u> | | | | |
| 821 | 162 | ca. 1930 | Parapeted Sonoran | Contributing |
| 826 | 164 | ca. 1910 | Hipped Sonoran | Contributing |
| 838 | 165 | ca. 1915 | Front-gabled Sonoran | Contributing |
| 1010-1014 | 166 | ca. 1925 | Parapeted Sonoran | Contributing |
| 1016 | 167 | ca. 1925 | Front-gabled Sonoran | Contributing |
| 1013-1015 | 168 | ca. 1915 | Parapeted Sonoran | Contributing |
| 1019 | 169 | ca. 1915 | Side-gabled Sonoran | Noncontributing (obscured by high front wall) |
| <u>S. Russell Ave.</u> | | | | |
| 1026-1028 | 171 | ca. 1930 | Mission Revival | Noncontributing (obscured by high front fence) |

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

ca. 1895-1955

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Period of Significance (justification)

The period of significance for the district begins in the 1890s when the first dwellings were built. Postwar development ended in the mid-1950s; after 1955, there was a hiatus that lasted until the 1970s.

Criteria Considerations (explanation, if necessary)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Barrio Santa Rosa is a historic district significant at the local level under Criteria A and C in the areas of community planning and development and architecture. The district's period of significance is from ca. 1895 to 1955. The neighborhood is distinguished by streetscapes and dwellings that represent the survival of the traditional Hispanic urban model and the traditional Hispanic vernacular building tradition into the twentieth century, as well as the gradual transformation of these traditions, as Hispanics assimilated Anglo-American practices in spatial values, building materials, and construction techniques.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Barrio Santa Rosa possesses significance in the area of community planning and development because it represents the confluence of different concepts of public and private space—the Hispanic urban and rural models and the Anglo-American suburban model. In Tucson, barrios like Santa Rosa developed as a response to the increasing social, economic, and political marginalization of Hispanics in what was, after all, their own land; in this respect, the barrio functioned as a support system.

Barrio Santa Rosa possesses significance in the area of architecture because it is distinguished by the Hispanic vernacular building tradition, based on Hispanic precedents and modified by the selective adoption of materials and construction techniques imported by Anglo-Americans. The characteristic property type is the vernacular single or multiple dwelling built in the Sonoran tradition with bearing walls of adobe brick masonry and flat or pitched roofs. A few dwellings in Anglo-American styles are also present, but these too are constructed of adobe. This architectural blending occurred not only in Tucson, but also in other communities in the Southwest that were originally settled by Hispanics.

Developmental history/additional historic context information (if appropriate)

Historic Context

In 1775, the Royal Presidio of San Agustín del Tucón was founded on the east bank of the Río Santa Cruz as one of the presidios of the line, or *cordón*, along the northern frontier of New Spain. Across the river, the pueblito of San Agustín, consisting of a Pima village with a *visita* (outlying mission) of San Xavier del Bac, was already established. The presidio garrison arrived early in the following year and eventually the settlement took form. Historian Thomas Sheridan (1986:14) describes the way of life:

By the beginning of the nineteenth century, Tucson had evolved into a typical agrarian community of northern Sonora, a self-sufficient settlement of rancher-farmers supporting a garrison of soldiers, no different in most respects from many other such pueblos scattered across New Spain's northern frontier. Tucsonenses...relied upon a mixed economy of both agriculture and stock raising to make a living. They ran their livestock on the semiarid plains and uplands, and raised food for their families and forage for their animals on floodplain fields. It was a way of life geared towards subsistence rather than commercial exploitation or expansion.

Over the following half century, during which Sonora became a state of the Republic of Mexico, Tucson maintained trade and communication with the rest of Sonora by regular pack trains, but daily life remained the same. Because of the threat of Apache raids, dwellings remained concentrated within the walls of the presidio, although some were built just outside the walls on the south and southwest (Officer 1987:288) and "a scattering of individual [fortified] *ranchos* stretched [along the Santa Cruz] as far south as Punta de Agua" (Sheridan 1986:78).

Tucson's Barrios

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The United States acquired this portion of northern Sonora in 1854 with the Treaty of La Mesilla (known to Anglo-Americans as the Gadsden Purchase), but U.S. troops did not relieve Tucson's Mexican garrison until 1856; the U.S. Territory of Arizona was created in 1863. With the gradual subsidence of the Apache threat, Tucson began to expand. As Anglo-Americans bought or claimed lots within the area of the presidio, Tucsonenses "continued to hold the fields and some of the lots within the walls but they claimed much more property to the south of the fort, where some had lived when not under fire from the Apaches" (Officer 1987:288). Prior to 1880, when the Southern Pacific Railroad arrived, Tucson was developing as a bicultural, bilingual frontier community (Officer 1981). As the railroad initiated the wholesale transplantation of Anglo-Americans and their culture, Hispanic and Anglo-American relations deteriorated (Luckingham 1982). As Sheridan (1986:42) puts it, "the railroad destroyed the frontier and drove a deep wedge between the Anglo and Mexican communities in town." Economically, Hispanic businessmen could not compete with Anglo-American entrepreneurs backed by Wall Street and foreign capital (Griswold del Castillo 1984).

Anglo-Americans settled in subdivisions north and east of the Southern Pacific tracks, which formed a de facto boundary, dividing Tucson into ethnic enclaves: Hispanic on the south and west, Anglo-American on the northeast (Gourley 1992). In a study of interethnic relationships in Tucson, one informant (born in Tucson in 1870) recalled that Anglo-Americans settled in the northeast "partly to get away from the Mexicans, and partly because there was higher ground out that way... You see, most of the easterners resented mixing with the Mexicans. Most of them got over that after they had been here for a while, but they were still separated" (Getty 1950:99).

Hispanics still constituted a majority of the city's population in 1900 (54.7 percent), but as more Anglo-Americans arrived the percentage steadily dropped (to 36.8 percent by 1920) (Sheridan 1986:3). Anglo-Americans had acquired most of the agricultural fields—simply more land for development—and were in the process of acquiring most of the grazing land. As the traditional agropastoral economy disappeared, most Tucsonenses—with the exception of the relatively small Hispanic middle and upper classes—adapted to an Anglo commercial economy by working as an ever-increasing proportion of a low-paid labor force. As marginalization in the economic sphere was accompanied by similar marginalization in the social and political, the barrios "offered [Tucsonenses] both identity and security, protecting them against some of the most overt manifestations of subordination or discrimination" (Sheridan 1986:225).

Area of Significance - Community Planning and Development

In the early 1880s, most of Tucson's urban core conformed to the traditional Hispanic urban model, characterized by blocks formed of contiguous rooms built up to the street. The model was oriented inward to the family space of the courtyard, and street facades were accented only by the rhythm of apertures along the uniform continuous adobe walls. Passage from the street to the courtyard was through a *zaguán*, or entryway, which mediated between public and private space. Functions other than domestic, such as stores or offices, were distinguished only by the occasional sign. The predominant property type was the Sonoran row house. This was Tucson's original "Barrio Viejo" that later succumbed to urban renewal. The remaining portion of this core is in Barrio Libre Historic District, which borders Barrio Santa Rosa on the north. Beginning in the late 1880s and early 1890s and continuing into the first decades of the next century, Hispanics established their own neighborhoods outside this urban core. Following the pattern discussed above they were almost entirely south and west of the Southern Pacific tracks. Most were south of downtown (a few, like Barrio Anita, were to the north). However, they all continued the pattern of ethnic separation. The classic urban property type—the Sonoran row house—appears in the earlier barrios like Santa Rosa, but the detached single-family house gradually became the predominant type.

Tucson's original townsite was platted in 1872, recorded in 1874, and incorporated in 1877 (Bufkin 1981). Outside of the existing core, which had an irregular pattern of streets that grew up around the former presidio, the townsite was laid out in 400- by 400-foot blocks; each block contained 12 lots, fronting the north-south streets, with an alley between. The townsite was a typical example of "the city engineer's imposition of a grid plan" that was not well-suited for either southern Arizona's environment or for residential development (Jackson 1985:135). Development south of 17th St., in the area that would come to be known as Barrio Santa Rosa, began in the 1890s (Sheridan 1986). In 1904, the City replatted several blocks in this area with 16 rather than 12 lots and Abraham Franklin, one of Tucson's prominent Jewish businessmen, resubdivided Block 142 (bordered by 19th St., 7th Ave., 20th St., and 8th Ave) into 32 lots. Block 142 is bisected by an east-west street, Armijo, and laid out so that the majority of the lots face north or south (see Figure 1). As noted in Section 7, the interior of this block has its own special character. Two other blocks in the district were resubdivided in 1905 and 1924, but only minor changes were made. Many of the lots in the district, especially those on the 12-lot blocks,

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have been split multiple times over the years. This lot-splitting occurred in both Hispanic and Anglo-American neighborhoods within the original City grid.

The earlier buildings in Barrio Santa Rosa generally followed the traditional Hispanic urban model, as described above, in the form of Sonoran row houses. Eventually, as noted above, the detached single-family house predominated. This represented a fundamental shift in spatial values, from what has been termed the "space-positive" tradition to the "space-negative" (Carruthers 1986). The former was rooted in the concept of the room as a self-sufficient multipurpose living space (Wilson 1997). Floor plans were linear, formed incrementally of these modular units, each with its own exterior door. Streets and courtyards were "positive" living spaces, the former public and the latter private. In contrast, Anglo-Americans perceived the house subdivided into rooms as the basic building unit, surrounded by "negative" space, resulting in the typical Anglo-American residential suburb with its uniform lots and setbacks (Veregge 1993).

During the initial phase of the neighborhood's development, from the 1890s up to 1920, Santa Cruz, the neighborhood's parish church, was built. The church (listed in the National Register in 1994) is at 6th and 22nd; it was consecrated in 1918 and assigned to the Order of Discalced Carmelites (Vint 1994). The centrality of the Catholic faith in the barrio is still evident. Many of the dwellings have tile images of the Virgin (usually the Virgin of Guadalupe) on the front walls (Photograph 23, 23-25 19th). Several have *nichos* (shrines) in the front yard (Photographs 9 and 12). The figures most frequently displayed in the nichos are the Virgin and St. Jude, as is the case in other Tucson barrios (Husband 1985).

Data from the 1929 Tucson city directory provide a socioeconomic profile of the neighborhood towards the end of its second phase of development, before the Depression. The data is not comprehensive; city directories in the Southwest and California were often haphazard in recording information for Hispanic neighborhoods (Camarillo 1979; Sheridan 1986). The directory lists occupations for 178 of the neighborhood's residents. Using the categories employed in the Arizona Historical Society's Mexican Heritage Project study of Tucson's occupational structure (Sheridan 1986:Appendix B), the breakdown is as follows:

| <u>Occupational Category</u> | <u>No.</u> | <u>Percent</u> |
|------------------------------|------------|----------------|
| Pastoral/Agricultural | 4 | 2.3 |
| Proprietorial | 10 | 5.6 |
| Managerial | 6 | 3.4 |
| Sales/Clerical | 8 | 4.4 |
| Skilled Workers | 34 | 19.1 |
| Semiskilled Workers | 26 | 14.6 |
| Unskilled Workers | 90 | 50.6 |
| Total | 178 | 100.0 |

The percentages correspond with the averages for Tucson's Hispanic workforce at the time, except for a relatively high number in the unskilled workers category. Four ranchers accounted for the pastoral/agricultural category; they represent the decline in the number of Tucsonenses tied to the older way of life. Six of the ten proprietors were grocers in the neighborhood. As noted in Section 7, the store and dwelling were typically combined in one building. Four of the grocers were Chinese-American, which was common in Tucson's barrios, reflecting what has been termed "the symbiotic dependence of Chinese merchants on Hispanic purchasers" (Lister and Lister 1989:11). Of the other proprietors, one had a barbershop in the neighborhood and the remainder operated businesses downtown (drugstore, grocery, and cab company). In the managerial category, three were inspectors or foremen for the Southern Pacific; the others were foremen for local businesses. Seven clerks and one salesman account for the sales/clerical category.

Most of the skilled workers were employed in the building trades (carpenter, mason, plasterer) or in the Southern Pacific shops southeast of the depot. The semiskilled workers category consists mostly of teamsters; in 1929, these still included actual teamsters besides motor truck drivers. Over half of those in the unskilled workers category (55, or 31 percent of the barrio's workers) were listed simply as "laborers"; i.e., they did not have steady employment with a given company. As Sheridan (1986) points out, many of these workers had multiple skills, but this was the only work they could find. As was the case elsewhere in the Southwest and California, they constituted a floating pool of workers that could be exploited (typically by Anglo-American corporations) to provide labor at the lowest wages (Vélez-Ibáñez 1996).

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The Southern Pacific was the largest single employer of the neighborhood's workers, as would be expected because it was the largest single employer of Hispanics in Tucson at this time. Most of these jobs were at the low end of the wage scale because the railroad unions that controlled access to many skilled, well-paid jobs blocked Hispanics from these positions until the 1960s (Sheridan 1986). However, as noted above, Hispanics were able to secure skilled work in the railroad shops. The second largest employer of the neighborhood's workers was the City, mainly with the Water Department, located at 18th Ave. and 11th St., or with the Street Department.

This profile provides a picture of hard work with a relatively slim margin of economic security and within little more than a decade even this was imperiled. The Depression of the 1930s was called in Spanish *la crisis*, and with good reason: on many jobs, Hispanics were the first workers to be laid off and "the slight [economic] gains of the first two decades of the century were reversed by poverty and unemployment during the third" (Sheridan 1986:235). Yet Tucson's Hispanic community rallied and relief efforts were organized, among them the *Comité Pro-Infantil* formed by the *Alianza Hispanico-Americana* and other groups; the committee provided food for children at Drachman and other barrio schools (Sheridan 1986). Federal relief efforts helped also, particularly the Works Progress Administration.

In the early 1940s, a study of Tucson's housing was conducted by planning consultant Ladislas Segoe as part of a comprehensive regional plan (Bufkin 1981). The study found two areas of Tucson where the housing was so substandard that major redevelopment was recommended. These areas consisted of the old Hispanic core (including what is now Barrio Libre Historic District) and the neighborhoods immediately to the south (including Barrio Santa Rosa). For Barrio Santa Rosa, the housing statistics were as follows (Segoe and Faure 1942):

- Dwelling units occupied by owner, 27 percent
- Dwelling units with more than 1.51 persons per room, 41 percent
- Dwelling units with no indoor bathroom, 80 percent
- Dwelling units in serious disrepair, 43 percent

The study also found that although the neighborhood was predominately Hispanic, over a quarter (27 percent) of the residents were "non-white," which at that time meant neither Hispanic nor Anglo. These "non-whites" consisted of African-Americans, Native Americans (Tohono O'odham), and Chinese-Americans (the grocers noted above) (Getty 1950).

By 1942, when Segoe's study was issued, the recently created Tucson Housing Authority had already selected a site in the middle of Barrio Santa Rosa for defense worker's housing. The National Defense Act of 1940 included Public Law 671, an extension of the United States Housing Act of 1937. P.L. 671 authorized the U.S. Housing Authority to work with local housing authorities to provide housing for the millions of workers migrating to defense industrial centers (which included Tucson) (Kelly 2000; Lusignan et al. 2004). The Tucson project, designated La Reforma and completed in early 1943, consisted of 162 units in eight courtyard blocks, covering the area from 19th south to 21st, and from 10th east to Meyer. As stipulated by P.L. 671, the project was converted to subsidized housing for low-income families after the war.

The postwar years witnessed a general outmigration from the older barrios. Many Hispanics who had served in World War II and the Korean conflict, who were eligible for the Veterans Administration home loan program, moved to new subdivisions, leaving the older generation behind (Officer 1964). However, Barrio Santa Rosa was an exception because the neighborhood still had vacant lots (mostly in the southern portion), where 16 new dwellings were built within the decade following the war. During this time, as noted in Section 7, the neighborhood gained an important resource in the form of Pio Decimo, a Catholic community services center.

Following the passage of the United States Housing Act in 1949, a measure to provide more public housing in Tucson was defeated by five to one (Arizona Daily Star 27 September 1950). Roy Drachman, one of the city's most prominent businessmen, characterized the Housing Act itself as "dangerous socialism" (Tucson Daily Citizen 22 September 1950). However, in 1965, Tucson voters approved the City's proposal to demolish most of Tucson's old Hispanic core as part of the federal urban renewal program (Bufkin 1981). The required corollary of this "slum clearance" was the construction of a second public housing project next to La Reforma, on the west. Designated Connie W. Chambers Homes (after Cornelius "Connie" Chambers, the THA director at the time), the project consisted of 200 units and a recreation center. However, little was done to ameliorate substandard housing elsewhere in the neighborhood. The county assessor's records from this time show that many dwelling units still lacked indoor bathrooms and were in poor condition. In 1979, the City introduced the Old Pueblo South Community Plan; its goal was to "revitalize" the neighborhoods of Armory Park,

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Santa Rita, Ochoa, Santa Rosa, Barrio Libre, and El Hoyo "by upgrading the physical and social environment" with "an area-wide program to rehabilitate deteriorated houses and construct new dwellings" on vacant lots (City of Tucson 1979:2).

In Barrio Santa Rosa, a few new subsidized single-family dwellings were built. La Reforma was classified as "obsolete" and demolished in 1983. The gentrification of the neighborhood began in the late 1980s when relatively affluent Anglo-Americans began moving in, to rehabilitate older dwellings or construct Neo-Traditional buildings on lots where older dwellings had been demolished. The corresponding rise in property taxes has adversely affected lower-income families in the neighborhood. In 1995, the City received a HOPE VI grant from the Department of Housing and Urban Development to conduct a third experiment in public housing. This resulted in major redevelopment of most of the area west of Meyer. Connie Chambers was demolished and replaced with Posadas Sentinel, a 120-unit project consisting of 60 subsidized and 60 non-subsidized units. A new community center was constructed, and Drachman, the neighborhood's elementary school, was relocated to the site of the original Santa Rosa Park; the new park is north of the school.

Community activists consider the demolition of La Reforma and Connie Chambers to have been an unwarranted disposal of viable housing; further, they maintain that what the City actually means by "revitalization" is simply the displacement of lower-income families to other areas and the encouragement of gentrification (Regan 2001). Although La Reforma and Connie Chambers were stereotyped as "the projects" and typically associated with family dysfunction and crime, many former residents remember both as close-knit, supportive communities (Kelly 2000).

Area of Significance - Architecture

The building tradition of the Sonoran frontier was characterized by adaptation and expediency. Tucsonenses survived "largely because they understood the limitations imposed by a harsh environment, and learned to live within them" (Sheridan 1986:14). Their architecture during the Spanish Viceregal and Mexican Republic periods was composed, quite literally, of earth and timber (Bunting 1974, 1976). Bearing walls were built of adobe brick and mud mortar with (or, often, without) foundations of stone rubble masonry. Walls were typically of bonded two-wythe construction, with a one-to-ten ratio of thickness to height. Dwellings were limited to a single story, but with high walls; thus a typical 15-foot wall would have a thickness of 18 inches or more. Openings were spanned with pairs of roughly hewn mesquite lintels. On the exterior, walls were plastered with mud or (commonly) left exposed.

Roofs were built of logs with diameters of 9 to 12 inches, stripped of bark, laid on 20- to 40-inch centers, and covered with a decking of saguaro ribs, followed by multiple layers of brush or other organic material and earth, ranging in depth from 8 to 24 inches. The roof surface was graded to channel rainwater to drains that pierced the parapet. In this building tradition, the essential unit, or module was a rectangular room 12 to 15 feet wide, depending on the span of the roof beams, and not much longer. At the most basic level, the room was a self-sufficient multipurpose living space (Wilson 1997). The traditional floor plan was linear, formed incrementally of these modular units, each with its own exterior door. The households of presidial Tucson lived in a contiguous series of such rooms built along the interior of the presidio walls (Gallegos 1935).

As Tucson, the largest settlement in the U.S. Territory of Arizona, grew from the 1860s through the 1880s, this frontier model was expanded into the traditional Hispanic urban model, with the Sonoran row house as the characteristic property type. As noted above, the largest surviving concentration of these row houses is in Barrio Libre Historic District, the only remaining portion of the old Hispanic urban core (Giebner and Sobin 1972, 1973). As the city became a distribution node within the U.S. market economy, particularly after 1880 when the Southern Pacific Railroad arrived, manufactured building products and materials became increasingly available. For walls, adobe brick remained the principal structural material; when fired common brick became available, it was used primarily to cap adobe brick parapets. Cylindrical metal *canales* (roof drains) replaced wood troughs. Glazing and ready-made window sash and paneled wood doors became available, as well as milled lumber for door and window frames. Yet the basic form remained and initially, at least, Anglo-American influence did not alter the essential Hispanic nature of Tucson's architecture.

However, as Anglo-American building techniques and concepts of architectural space were gradually introduced, basic changes occurred. The first was manifested in the introduction of wood frame technology: earth roofs were covered with (and, in new construction, eventually displaced by) lightweight gabled or hipped roofs framed of milled lumber, and clad in wood shingles, terne plate, or corrugated iron. As noted above, the second and more fundamental introduction was the

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Anglo-American idea of the house subdivided into rooms as the basic building unit, as contrasted with the traditional Hispanic idea of the self-sufficient room as the basic unit; furthermore, Anglo-Americans introduced the concept of the residential suburb with its uniform lots and setbacks (Veregge 1993). Hispanic builders selectively borrowed these ideas and concepts, just as they borrowed new materials and building techniques, while at the same time retaining key elements of their regional tradition. This architecture of cultural convergence would characterize Hispanic vernacular in the region until the middle of the next century.

Architect Harris Sobin (1975, 1977) developed an evolutionary model to describe these developments. In his study of the historic architecture of Florence, Arizona, Sobin discerned a sequential pattern consisting of acculturation (the Sonoran style), fusion (Early and Late Transitional styles), and importation (American Victorian styles). The Sonoran style is defined as the original Hispanic building tradition. Early Transitional is the first hybrid phase combining the Sonoran adobe brick form, linear plan, and lot placement with Anglo-American features (gabled roof, window sash); original Sonoran dwellings with a pitched roof added over the earth roof are termed "Transformed" Sonoran. Late Transitional is the succeeding hybrid phase, distinguished by adobe brick walls, square plan, broad porch, hipped roof, and setbacks. The sequence ends with American Victorian styles that represent a complete break with the regional building tradition; a typical example would be a Queen Anne built of fired brick.

This model has since become standard for explaining architectural developments in Tucson, and has been used in guidebooks for the general public, such as the *Tucson Preservation Primer* (Giebner 1981) and, most recently, *A Guide to Tucson Architecture* (Nequette and Jeffery 2002). Sobin's model does effectively describe the development of Tucson's Anglo-American architecture during the Territorial period, wherein cultural hybrids are simply a brief intermediate phase prior to the wholesale importation of late-nineteenth century architectural fashion from the Eastern U.S. But, as Husband (1988) points out in her study of Tucson's suburban row houses (i.e., row houses in barrios outside the old Hispanic urban core), this mid- to late-nineteenth-century sequence is inadequate for describing the early twentieth-century architecture of these barrios. To document the survival of the Sonoran Tradition into this period, cultural geographer Eliza Husband (1988:17-30) uses a simplified typology of the basic forms: parapeted Sonoran and pitched-roof (hipped or gabled) Sonoran. Typical examples are 1010-1014 Rubio (Photograph 24), 904 8th (Photograph 25), and 821-823 8th (Photograph 26)

However, these are not static categories. As noted above, one of Sobin's evolutionary types is the Transformed Sonoran, where the traditional flat roof was covered with a framed pitched roof. This process continued throughout the early twentieth century. However, by the mid-1910s, asphalt roofing was available, which obviated the disadvantages of the traditional earthen roof. At the same time, the influence of the Mission/Spanish Colonial Revival style filtered down to the barrios as a fashion for flat-roofed step-parapeted dwellings. Changes in roof form were also associated with building additions. In its suburban form, the Sonoran row house was subject to incremental modular change in the traditional manner. The surviving examples of three-or-more-unit dwellings in Barrio Santa Rosa began with one or two units to which additional units were added incrementally. One of the few examples in the neighborhood of a row house with more than three units is 827-835 8th (Photograph 1). The building was constructed sequentially, starting with the northernmost portion, and had its present footprint by 1919. The building originally had a pitched roof, which was changed to the present parapeted flat roof ca. 1930. A typical three-unit Sonoran row house is 1015-1019 Meyer (Photograph 2); in this example, two units were built ca. 1925 and a third was added ca. 1930, along with the front-gabled roof.

Overall, the frequency of the three-or-more-unit row house declined over time. As Husband (1988:12) notes, "the growing predominance of the two-unit, rather than three-or-more-unit, dwelling" reflects the popularity of the Anglo-American "duplex" form. In terms of lot placement she also notes that

row houses in the suburbs were typically placed at the front of the lot just as they had been downtown. In Sanborn maps showing suburban row houses, it can be seen that the first set of rooms was also placed to one side, evidently to leave room for further additions. As a long-term process, this did not often have time enough to happen in suburban barrios before the row-house form was abandoned....As many as a third of the one-room adobe houses, by 1920, were centered on the lot from side to side. They were no longer placed to leave room for a developing row, but apparently reflected the Anglo model of a house set back from front and side property lines [Husband 1988:11].

With regard to the morphology of pitched roofs, hipped roofs tended to predominate in the earlier years, particularly the hipped roof with gabled vents (gable-on-hip) that was also a characteristic feature of Anglo-American dwellings at that

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time (Photograph 11). From the late 1910s, gabled roofs became more common, with a lower pitch and slatted gable vents showing influence of Craftsman/Bungalow models (Husband 1988) (Photograph 26).

By the mid-1950s, the Sonoran Tradition had died. In the late nineteenth and early twentieth century, Tucson's Anglo-American establishment regarded adobe as an inferior building material, associated with a backwards culture. Yet this adobe vernacular tradition persisted in the city's barrios until the postwar period, when it was abandoned because of economic and social factors. Today it has become fashionable, as seen in the many recent Neo-Traditional dwellings in the barrio that echo the real examples.

Barrio Santa Rosa is distinguished by its examples of the architectural development of the neighborhood from the Sonoran row houses of its early days to the Ranch era. In Tucson's other older barrios, the immediate postwar period saw an exodus of the younger generation and no new construction. Barrio Santa Rosa was an exception, and actually had an influx of young families. Most of them eschewed the adobe vernacular tradition and built simple Ranch-style dwellings. In this sense, the Ranch style is the final chapter of this barrio's historic architectural development.

Tucson's barrios have many traits in common, as well as many differences, the latter depending largely upon age and location. Barrio Santa Rosa is most similar to Barrio Libre Historic District, and in many respects is a southern continuation of that district, containing examples of the classic Sonoran row house together with single-family dwellings in the Sonoran Tradition and Anglo-American styles. Today, despite the major redevelopment that has occurred in the neighborhood since the 1940s, Barrio Santa Rosa has retained much of its distinctive historic built environment and has maintained its connections with the traditions that created it.

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Barrio Santa Rosa Historic District
Name of Property

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Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property approximately 30 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

Barrio Santa Rosa Historic District
Name of Property

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1 12 502576 3563899
Zone Easting Northing

3 12 502806 3563876
Zone Easting Northing

2 12 502685 3563936
Zone Easting Northing

4 12 502830 3563730
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is delineated on the accompanying district map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encloses the extant portion of the historic neighborhood, excluding peripheral lots now occupied by buildings that postdate the neighborhood's period of significance and peripheral vacant lots.

11. Form Prepared By

name/title Morgan Rieder, Historic Preservation Consultant

organization N/A

date July 15, 2011

street & number 58 Spruce St.

telephone (207) 272-7849

city or town Portland

state ME

zip code 04102

e-mail mrieder@msn.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Barrio Santa Rosa Historic District

City or Vicinity: Tucson

County: Pima

State: Arizona

Barrio Santa Rosa Historic District
Name of Property

Pima County, Arizona
County and State

Photographer: Morgan Rieder

Date Photographed: September 2008 (5, 11, 20), November 2009 (2-4, 8, 9, 12-15, 17-19, 21, 22, 25),
December 2009 (1, 6, 7, 10, 16, 23, 24, 26)

Description of Photograph(s) and number:

- 1 of 26. 827-835 S. 8th Ave.; view east-northeast.
- 2 of 26. 1015-1019 S. Meyer Ave.; view east-southeast.
- 3 of 26. 1023-1025 S. Meyer Ave.; view east-northeast.
- 4 of 26. 121 W. 19th St.; view southwest.
- 5 of 26. 125 W. 19th St.; view south-southwest.
- 6 of 26. 928 S. 8th Ave.; view west-southwest.
- 7 of 26. 930 S. 8th Ave.; view west-northwest.
- 8 of 26. 126 W. Armijo St.; view northwest.
- 9 of 26. 921 S. 7th Ave.; view east-northeast.
- 10 of 26. 848 S. 8th Ave.; view northeast.
- 11 of 26. 901 S. Meyer Ave.; view east-southeast.
- 12 of 26. 821 S. Rubio Ave.; view south-southwest.
- 13 of 26. 863 S. 9th Ave.; view northeast.
- 14 of 26. W. 19th St. at S. 7th Ave.; view west.
- 15 of 26. S. 7th Ave. at W. 22nd St.; view north-northeast.
- 16 of 26. S. Meyer Ave. at W. 19th St.; view south-southeast.
- 17 of 26. S. Rubio Ave., at W. 19th St.; view north-northwest.
- 18 of 26. S. Russell Ave. at W. 21st St.; view south-southeast.
- 19 of 26. W. Armijo St. at S. 7th Ave.; view west.
- 20 of 26. 860 S. Meyer Ave.; view west-northwest.
- 21 of 26. 1015 S. 7th Ave.; view east-southeast.
- 22 of 26. 950 S. 8th Ave.; view west-northwest.
- 23 of 26. 23-25 W. 19th St.; view south-southeast.
- 24 of 26. 1010-1014 S. Rubio Ave.; view west-southwest.
- 25 of 26. 904 S. 8th Ave.; view west-northwest.
- 26 of 26. 821-823 S. 8th Ave.; view southeast.

Property Owner:

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Barrio Santa Rosa Historic District
Name of Property

Pima County, Arizona
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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barrio Santa Rosa Historic District
Name of Property

Pima County, Arizona
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Name of multiple property listing

Additional UTM References

| | | | | | | | |
|---|-------------------|--------------------------|----------------------------|---|-------------------|--------------------------|----------------------------|
| 5 | <u>12</u> Zone | <u>502864</u> Easting | <u>3563484</u> Northing | 7 | <u>12</u> Zone | <u>502548</u> Easting | <u>3563407</u> Northing |
| 6 | <u>12</u> Zone | <u>502813</u> Easting | <u>3563396</u> Northing | 8 | <u>12</u> Zone | <u>502478</u> Easting | <u>3563809</u> Northing |

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Index of Figures

1. Portion of 1906 city map (courtesy Arizona State Historical Society Library, Tucson), with approximate boundary of Barrio Santa Rosa Historic District.

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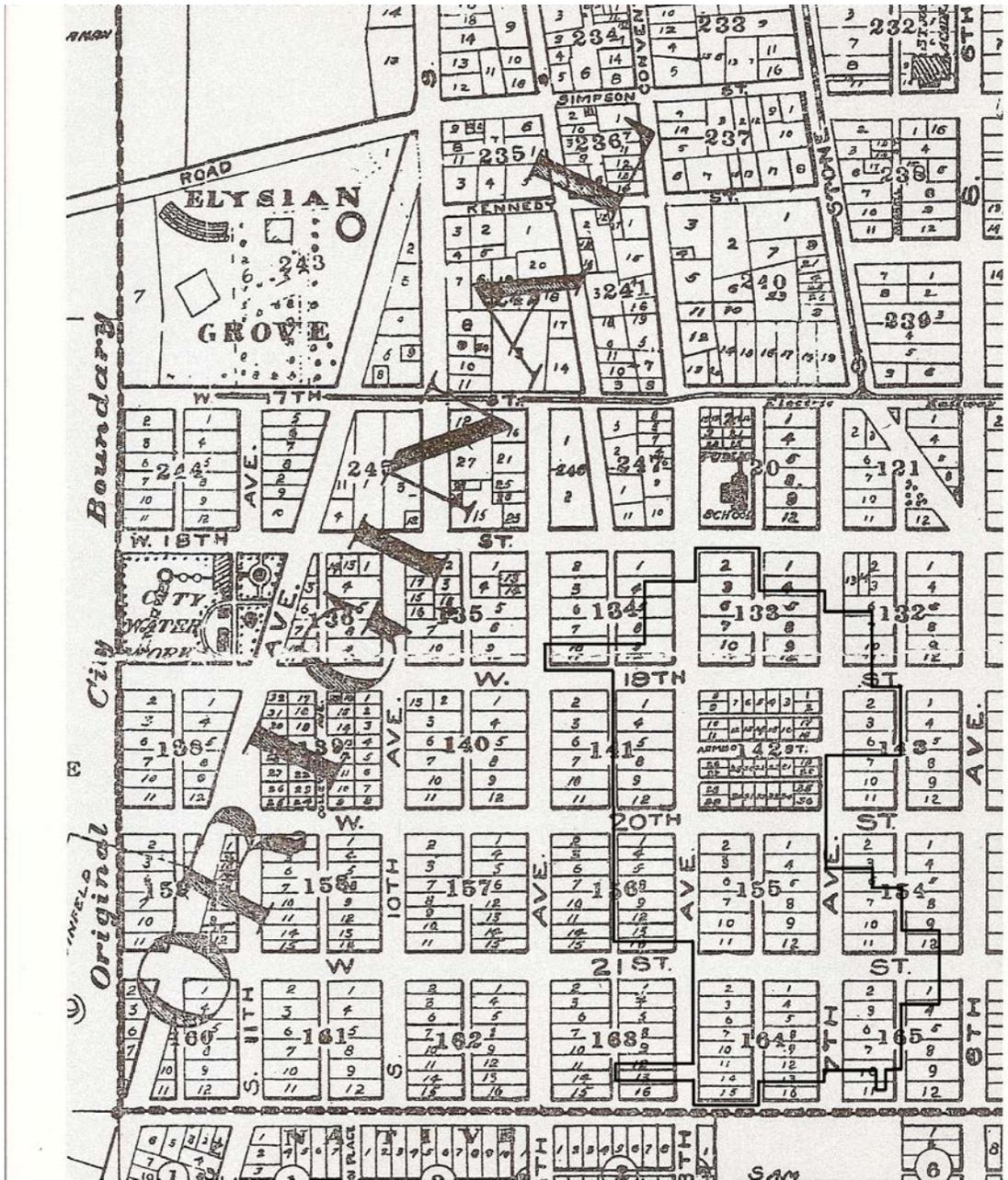


Figure 1. Portion of 1906 city map (courtesy Arizona State Historical Society Library), with approximate boundary of Barrio Santa Rosa Historic District.

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National Park Service

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Barrio Santa Rosa Historic District
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Photograph 1. 827-835 S. 8th Ave.; view east-northeast.



Photograph 2. 1015-1019 S. Meyer Ave.; view east-southeast.

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Photograph 3. 1023-1025 S. Meyer Ave.; view east-northeast.



Photograph 4. 121 W. 19th St.; view southwest.

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Photograph 5. 125 W. 19th St.; view south-southwest.



Photograph 6. 928 S. 8th Ave.; view west-southwest.

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Photograph 7. 930 S. 8th Ave.; view west-northwest.



Photograph 8. 126 W. Armijo St.; view northwest.

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Photograph 9. 921 S. 7th Ave.; view east-northeast.



Photograph 10. 848 S. 8th Ave.; view northeast.

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Photograph 11. 901 S. Meyer Ave.; view east-southeast.



Photograph 12. 821 S. Rubio Ave.; view south-southwest.

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Photograph 13. 863 S. 9th Ave.; view northeast.



Photograph 14. W. 19th St. at S. 7th Ave.; view west.

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Photograph 15. S. 7th Ave. at W. 22nd St.; view north-northeast.



Photograph 16. S. Meyer Ave. at W. 19th St.; view south-southeast.

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Photograph 17. S. Rubio Ave., at W. 19th St.; view north-northwest.



Photograph 18. S. Russell Ave. at W. 21st St.; view south-southeast.

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Photograph 19. S. Rubio Ave., at W. 19th St.; view north-northwest.



Photograph 20. S. Russell Ave. at W. 21st St.; view south-southeast.

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Photograph 21. 1015 S. 7th Ave.; view east-southeast.



Photograph 22. 950 S. 8th Ave.; view west-northwest.

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Photograph 23. 23-25 W. 19th St.; view south-southeast.



Photograph 24. 1010-1014 S. Rubio Ave.; view west-southwest.

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Photograph 25. 904 S. 8th Ave.; view west-northwest.



Photograph 26. 821-823 S. 8th Ave.; view southeast.