

Jefferson Park Historic District  
Name of Property

Pima County, Arizona  
County and State

---

### **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**

The Jefferson Park Historic District is a 272-acre residential neighborhood located a half mile north of the University of Arizona campus. It consists of 788 properties in the north half of Section 6, Township 14 South, Range 14 East, in the area roughly bound by Euclid Avenue, Grant Street, Campbell Avenue, and the alley south of Lester Street. The Jefferson Park Historic District includes all or part of five subdivisions that were filed between 1905 and 1945, as well as three recently replatted blocks or groups of lots. The land is generally flat with some slight rises in elevation, and streets are laid out in a rectilinear grid, except in the northwest corner, where simple curvilinear street patterns create wedge-shaped lots with large back yards. The Jefferson Park Historic District for the most part consists of one-story single-family houses, with a few duplexes and small apartment buildings. Some commercial buildings and large apartment complexes are located along the perimeter of the neighborhood, and these have largely been excluded from the boundaries of the historic district. A broad variety of architectural styles from the first half of the 20th century are represented in the neighborhood, including Bungalow, Spanish Colonial Revival, Pueblo Revival, Southwest, and various types of the National Folk and post-World War II Ranch styles. The Jefferson Park Historic District and its resources are in good condition and still convey the appearance of the neighborhood as it was in 1960. The district retains integrity in terms of location, design, setting, materials, workmanship, feeling, and association.

---

### **Narrative Description**

The Jefferson Park Historic District contains 788 properties, including 736 single-family houses, 19 duplexes, 12 apartment building or complexes, 12 commercial buildings, one school, three churches, one condominium building, one municipal office building, one vacant building, and two buildings of unknown use. There is a broad range of building sizes, with large and small houses on relatively large lots. Lots are uniformly 150 feet deep, but widths range from 40–160 feet, with the average width being about 60 feet. Houses range in size from about 800 square feet to more than 2,000 square feet. About 96 percent of all buildings are single-story houses; there are only eight historic houses that were originally built with two stories, and about 21 other two-story structures, including modern commercial properties, apartment buildings, and additions to single-family houses. Throughout the neighborhood there is considerable variability in lot width, house width, and spacing between houses, but consistent setbacks of 30–35 ft produce uniform depth of front yards. Vegetation in the neighborhood includes cactus and native desert trees and shrubs, large deciduous trees, and palm trees. There are relatively few grass lawns. A variety of residential landscape types are found in Jefferson Park, including those defined in Akros (2007) as Mediterranean Exotic, Ornamental Desert, and Enhanced Desert, but the most common type is Remnant, where gravel and native desert grasses are predominant. Due to the size of the district (most of the area within a half-square mile) and the wide arterial streets that form its boundaries, the public view of Jefferson Park is primarily from the interior of the neighborhood, which is visually very distinct from the landscape that surrounds it.

Gridded streets with fairly uniform blocks are typical throughout most of the neighborhood, with the exception of Desert Highlands, a post-World War II subdivision in the northwest corner of the proposed district, which has two curvilinear streets. The primary orientation of the streetscape is east-west. Almost all houses front on the east-west streets, and the north-south streets provide pedestrian and vehicular access into the neighborhood and to the alleys. Campbell Avenue, Euclid Avenue, and Grant Street are major arterial streets that define the boundaries of the neighborhood. Park Avenue and Mountain Avenue are the primary north-south streets that handle most of the non-local traffic through the neighborhood. Many parts of the Jefferson Park Neighborhood do not have public sidewalks, and most of the existing sidewalks are of relatively recent construction. One resident pointed out the faint traces of a pedestrian trail that cut across the fronts of lots and stated that originally there were no sidewalks due to the low number of children that lived in the area. There are continuous public sidewalks on the main arterial streets that form the boundaries of the neighborhood (Grant Road, and Euclid and Campbell avenues). Some parts of the neighborhood have square poured concrete curbs, while many areas have no curbing. Several traffic circles were recently constructed at intersections as traffic calming features. Alleys with an east-west orientation bisect each block, providing access to the backs of lots, which occasionally have garages or carports.

A notable characteristic of the Jefferson Park Neighborhood is the high incidence of raised lots, many of which are one foot or more above street grade. Retaining walls were commonly used throughout Tucson to adapt a site for construction,