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the El Montevideo subdivision was being established. Westside subdivision development was considerably less intense. Several factors are considered to be major determinants of Tucson's early development:

(1) The Establishment of the Presidio

In 1775, to establish a military presence in Tucson, the Spaniards constructed a walled garrison (presidio) east of the Santa Cruz River, roughly bounded by today's Pennington, Church, Washington and Main Streets. Tucson's central business district and government offices later developed around this hub. In 1877, the City of Tucson was formally incorporated with an engineered plat; a square mile-and-one-half parcel which included the site of the original presidio. Town authorities sold a number of these lots and blocks. This probably represented the first, large real estate movement in Tucson.

(2) Arrival of the Southern Pacific Railroad

In 1880 the Southern Pacific Railroad Tracks reached Tucson from the west and by 1881 made connection with the east, making Tucson a major link in the new transcontinental system. The cultural and economic impact of the railroad's arrival was profound. The effect of new consumer goods, building materials and services offered by the new immigrants greatly improved the standard of living. It also imposed with great rapidity an essentially Anglo-European culture upon a previously established, predominantly Hispanic and Native American culture. The railroad also brought with it a significant group of immigrants who came to Tucson to seek a healthy climate, as Tucson had been known for some time to possess a superior winter climate for consumptives.

(3) The University of Arizona

In 1885 the University of Arizona was established in Tucson as a land grant, territorially supported institution. The decision to locate the university to the east of town sparked the development of land in its surrounding area. At this time real estate speculation and consequent subdividing became the most consistent patterns in Tucson's growth. Subdivisions adjacent to the downtown hub and university grew successfully. Gradually thousands of newcomers settled in Tucson, attracted by the climate and economic prospects.

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### (4) Physiographical Features

The Tucson Mountains, with their difficult, rough terrain, provided a western barrier to subdivision development while the plains to the north and east of the downtown hub provided easy terrain for residential construction.

### (5) The El Conquistador Hotel

In the 1920s, there was also great interest in developing the land east of the city limits. The Speedway Boulevard-Broadway Boulevard loop, an early scenic route, encouraged this development. Harold Bell Wright, a pioneer Tucsonan who constructed a "palatial" residence on Wilmot Road near Speedway Boulevard, is given the credit for the interest in developing East Broadway Boulevard. Perhaps most significant was the construction of the prestigious El Conquistador Hotel in 1928 near Broadway Boulevard and Country Club Road, just north of Randolph Park, the city's newly developing municipal park with golf course. The El Conquistador Hotel spawned numerous subdivisions in the vicinity including El Encanto, Colonia Solana and San Clemente, as well as El Montevideo, providing low-to-moderate density residential development around the hotel.

The El Conquistador Hotel was built in response to the community's recognition that more and better accommodations were required for a rising tide of visitors. In 1922, the Tucson Sunshine Climate Club, an enterprise whose sole purpose was to attract tourists, was established. It was felt that Tucson needed a first class hotel. In 1925, the Tourist Hotel Committee of the Chamber of Commerce waged a very successful stock selling campaign, formed the Tucson Tourist Hotel Company and elected a board of directors to choose a site. Several sites were considered, but a parcel of 120 acres, located on the then unpaved Broadway Boulevard just east of the Country Club Road intersection, valued at \$36,000, was offered for free by Ben B. Mathews of the Urban Realty Co. and Mr. and Mrs. J. M. Roberts, and that offer was accepted. Ben B. Mathews, as president of Mountainview Homesites, Inc. was also responsible for the founding of El Montevideo Neighborhood, as shall be explained.

The hotel, designed in the Mission style by local architect Henry O. Jastaad, opened on November 22, 1928, after considerable financial difficulty. There was a main building and four cottages. The elegant main building was said to be as magnificent as a European monastery - 280 feet across the front which was surmounted by a sixty-five foot high bell tower with a copper dome. The interior featured a spacious

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lounging room, a solarium, promenades, and forty-six guest suites each with individual tiled baths and sun porches, a tea terrace, curio shop, dining room, kitchen, lobby, storerooms and a servants' dormitory. During the 1930s, a stable with fifty horses was located north of the hotel on 5th Street; a swimming pool was added in 1941. More guest quarters were also added. The resort also had tennis courts, shuffleboard, beauty and barber shops and a cocktail lounge.

The El Conquistador attracted a wealthy and famous clientele, including General John J. Pershing, author John Galsworthy, financier Henry Morgenthau, Jr., movie mogul Louis B. Mayer and the Sears and Roebuck families. It had an autumn through spring season and operated on the American plan.

It is well documented that the hotel was never a financial success. According to Bonnie Henry, of the Arizona Daily Star, it consistently suffered "genteel poverty" by enduring the Depression, a bankruptcy, an employee walkout and during the 1950s a succession of new owners. It accommodated too few people to be profitable, had a season that was too short, and operated on the American plan (thereby losing the meal trade of affluent Tucsonans). It is also said to have suffered from a poor marketing strategy. The most ominous development occurred in 1959 when ground was broken east of the hotel for the town's first shopping mall. Outlining plans for westward expansion, the mall's developer said the hotel would be "integrated" with the center. The El Conquistador Hotel was demolished in 1968 to make room for the El Con Shopping Center.

**Subdivisions Spawned by the El Conquistador Hotel:**

During the years of the founding of the El Conquistador Hotel, the suburban subdivisions surrounding the hotel and municipal park began to develop. A notice of April 6, 1930 in the Tucson Citizen, entitled "Tucson's White Spot," shows a spotlight focusing on Randolph Park surrounded by Colonia Solana, El Encanto, The El Conquistador Hotel, the Tucson Country Club (due west of the park) plus the undeveloped land which would soon be El Montevideo, with the caption: "In the 'Spotlight' - Tucson's newest, most highly restricted and fastest-growing residential district." At the same time, advertisements announcing the opening of El Montevideo touted that among its many advantages, it was only a few hundred feet from the El Conquistador, as well as in close proximity to El Encanto and Colonia Solana along the newly oil-paved Broadway Boulevard. The link to the El Conquistador Hotel was very evident in El Montevideo Estates with east-west

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streets, such as Calle Cortez, forming a direct access to the desert next to the hotel and serving as bridle paths for horseback riders from the Hotel. Colonia Solana's original landscape design, by landscape architect Stephen Child, had an axial circle with a flag pole memorial planned to terminate the vista from the Hotel. This circle was never constructed. El Encanto and El Montevideo now have walls separating them from the El Con Shopping Center, thus severing a once gracious relationship with the occupant of the intervening land.

### THE FOUNDATION OF EL MONTEVIDEO NEIGHBORHOOD

Ownership of the land upon which El Montevideo neighborhood stands can be traced to the original patent of land to a James A. Gordon, granted by President William H. Taft, of the entire southeast quarter of Section 9 in Township 14 South, Range 14 East, containing 160 acres. This patent was granted under the Act of Congress of May 20, 1862, known as the Homestead Act. Real estate transactions between the original ownership and the ownership of a portion of this quarter section by the brothers Ben B. Mathews and S.H. Mathews have not been found. On April 2, 1930, a bargain and sale deed was recorded between Old Pueblo Realty Company, a realty corporation and S.H. Mathews and Winifred B. Mathews, his wife, and Mountain View Homesites, Inc., granting the latter title to the east half of the east half of the southeast quarter of Section 9, and the east half of the west half of the northeast quarter of the southeast quarter of Section 9, in Township 14 South, and Range 14 East, containing approximately 50 acres. The parties affiliated with Old Pueblo Realty Company included Ben B. Mathews, president, S. H. Mathews and Winifred B. Mathews. Very little has been found about the Mathews. Ben Mathews is associated with Urban Realty, which was involved in the sale of land for El Encanto Estates. As previously mentioned, he is also named as the donor of part of the land for the El Conquistador Hotel. He and his family obviously purchased land and formed several corporations to undertake development activities in this area of the city. One of the original residents, Phillips Brooks Quinsler, Jr. (3840 E. Calle Guaymas, #26), refers to a "Cecil" Mathews, whose presence was frequently felt during the early years of the development of El Montevideo Estates, especially at the site of the pump house between 3761 E. Calle De Soto (#55) and 313 N. El Camino del Norte (#56), where the water supply for the neighborhood was obtained. This Mr. Mathews allegedly moved to La Mesa, California, to continue his real estate ventures.

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A promotional and perhaps somewhat hyperbolic advertisement of Sunday, May 4, 1930, from the Tucson Daily Citizen, had the following caption: "Do You Know About El Montevideo Estates- It Means 'View of the Mountains'. In 20 days, 104 of these lots have been taken by discriminating people. Many are buying three or four... (for) larger homes. Ten homes...to be built soon. Others to follow. You can still buy a large extra-sized high lot...for \$295.00 to \$595.00. 40 choice sites still remain. They are 120 feet by 135 feet...(The) elevation is 105 feet higher than downtown. This property...(is up) the street from the Municipal Golf Course and is (a few hundred) feet from the El Conquistador Hotel. The location...(cannot) be equalled - Protection is certain." It further states that the lots are priced at one third of the prices of those on nearby properties, which is why 104 lots sold in twenty days. An advertisement of January 1936, in Tucson magazine, stated that "The elevation of 2550 feet commands a view of the complete circle of mountains and every important landmark within 50 miles of Tucson."

The "protection" the above advertisement referred to was in the form of deed restrictions. Although the city of Tucson adopted a zoning code in 1930, El Montevideo, like many exclusive Tucson subdivisions, controlled development with deed restrictions. The original deed restrictions were recorded May 1, 1930. There were amendments recorded on August 10, 1937 and December 28, 1944. There was a minimum lot width of 60 feet; guest houses allowed on lots wider than 120 feet; construction of either concrete, brick or stone or if not, the exterior had to be stuccoed. Front setbacks were 35 feet, side setbacks were ten feet and rear setbacks were six feet from all property lines. Houses in Blocks 1 through 3 had to have a minimum cost of \$5,000; in Block 4 and on the lots nearest Alvernon Way of Blocks 5, 6 and 7, the minimum cost was \$4,000; on the lots nearest El Camino del Norte of Blocks 5-10, the cost was \$3,500. In 1937, lots 1 and 2 of Block 8 were excepted from all conditions and restrictions and in the 1944 amendment, minimum property values were raised by \$1,000. As was common during this era, the deed restrictions were discriminatory preventing the sale, rental or leasing of any property to any person "not of the Caucasian race, except such persons as are employed thereon as domestic servants by the owners or tenants of any lot." Ridgeland Resubdivision also had deed restrictions with the same setback restrictions, discriminatory restrictions and minimum property values of \$6,000 and \$7,000. Ridge Subdivision, platted in 1955, had its own deed restrictions which had a minimum square footage of 1,400 square feet for residences on lots 9 through 14 and 1,200 square feet for those on lots 1 through 8. There were no discriminatory restrictions.

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The major portion of the El Montevideo Neighborhood was subdivided in 1930. The original plat, El Montevideo Estates, was laid out in the grid plan and consisted of blocks 1 through 10 (see map.) Lots were 60 feet by 135 feet but during the early years, as the advertisement claimed, parcels tended to be larger. Many of the homes built during the 1930s are on these larger parcels. For example, the largest parcel pertains to the Quinsler residence, 3840 E. Calle Guaymas (#26), and includes lots 1-6 of block 7. In 1948, blocks 9 and 10 were resubdivided and became Ridgeland Resubdivision with curvilinear Ridge Drive added to accommodate a relocation of the former Camino El Conquistador. Ridgeland Resubdivision was owned by Charles and Kathryn Sutherland and Percival N. Williams and his wife Lou S. Williams, the owners of a residence known as "El Faro en el Desierto" (The Lighthouse in the Desert). In 1955, Ridgeland's Block 9 was further resubdivided to form the Ridge Subdivision, with residences radiating about a cul-de-sac. This property was owned by Forest A. Barr and Winifred Barr, his wife. In 1978, Viner Ash Place, a subdivision of former acreage in the 3700 block of Calle Cortez and Calle Barcelona, added six residences to the neighborhood. Around 1973, at the intersection of 5th Street and Dodge Boulevard, the Tamarack Condominiums were constructed on the site of the former Lighthouse YMCA, a conversion of the historic 5th Street residence once owned by the Williams.

As mentioned, El Montevideo Estates had its own water supply. The Citizen advertisement of 1930 claimed that El Montevideo maintained a well which was "of the deep well type, 240 feet in depth" that tapped "the Rincon water strata of soft, pure water." The plant was entirely enclosed beneath ground where "pressure tanks and latest improved Pomona deep well turbine pump" were housed. According to Phillips Brooks Quinsler, Jr., the water mains, which were installed along the easements behind the homes, were of good quality used piping, as it was the Depression. (Serious problems with these old mains have occurred recently and the city is undertaking to relocate new mains in the right-of-way along the streets.) The early residences all had cess pools, with sewers being installed beneath the streets probably in the late 1940s. Overhead electric and telephone lines have always run down the utility easements and along El Camino del Norte.

From its inception, the El Montevideo neighborhood has attracted and been accessible to primarily upper middle class, professional residents. There has always been an excellent mix of ages, and a tendency for residents to remain in the neighborhood. The 1936 Tucson magazine advertisement lists the first inhabitants

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of El Montevideo by name and profession: "Among those who have already built homes in El Montevideo are Fred Winn, Super(visor of) Coronado National Forest; Prof. O.H. Wedel of University of Arizona; Dr. B. A. Glennie, of Thomas-Davis Clinic; E.T. Dukes, business manager, Thomas-Davis Clinic; Mrs. Louise Raney of Arizona Studio; P.B. Quinsler of Tidmarsh Engineering Co., D. J. Lyons, John Woolfolk, Miss Margaret Knight and G. B. Kelley of Kelley's Prescription Shop." There have been doctors, dentists, contractors, realtors, archaeologists, teachers, authors, interior decorators, architects, engineers, bakery owners, lawyers, proprietors of the shops on Broadway Boulevard as well as numerous University professors in such fields as fine arts, astronomy, anthropology, economics, drama, biology, botany and psychology.

Early residents came to the new subdivision for a variety of reasons. Some reported that they were attracted by the "openness" and "better air" away from the city center. Several reported that, like many early inhabitants of Tucson, their families had moved to the desert for health reasons, especially lung ailments such as tuberculosis. The Quinsler family moved from Massachusetts on account of Mrs. Quinsler's bronchiactis and emphysema. She was treated by Dr. Roland Davison, a lung specialist, and resided in a casita at the Desert Sanatorium (the present location of Tucson Medical Center) when she first arrived. Leionne Salter's (3801 E. Calle Cortez, #85) first husband, Mr. Raney, also suffered from tuberculosis. The Lyons family also moved to Tucson on account of Mr. Lyons' bronchial ailments.

Since the historic era, residents have made use of the commercial strip on Broadway Boulevard. The Walsh Drug Store, on the corner of Broadway Boulevard and Alvernon Way apparently was the first establishment. Richard and Naomi Walsh came to Tucson from Phoenix in 1929. They had a drugstore on Campbell Avenue but decided to move "way out in the country" in 1945, against the advice of their bank manager. The Walsh Drug Store was in operation from 1946 until 1982. It is now the location of Sparkle Cleaners. The 1950 City Directory lists the following commercial and service operations on Broadway Boulevard between El Camino del Norte and Alvernon Way: Verde Landscaping (3815), B. M. Gotschall (3815), Drushia's Beauty Salon (3829), Community Barber Shop (3833), Major Bake Shop (3837), San Clemente Market (3841), Glover Cleaners (3845), Broadway Hardware Co. (3849), Walsh Drug Co. (3853) and San Clemente Texaco Service Station (3857). Early residents patronized the San Clemente Market which made deliveries and had charge accounts. For many years, Buttons Appliance Repair Shop operated adjacent to the Walsh Drug Store.

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Residents of the El Montevideo Neighborhood have always had a strong relationship with three adjacent hotels: most important, the El Conquistador Hotel (until the 1960s), the Lodge on the Desert, located on the east side of Alvernon Way south of 5th Street (pre-1930 until present) and the Aztec Inn, east of Alvernon Way opposite Calle Barcelona (1960s until present). The Quinslers attended such events as the Winter Ball at the El Conquistador Hotel. Dan Lyons, a realtor and the son of Helen Lyons, of 3802 E. Calle De Soto (#73), said the family had summer passes to use the hotel swimming pool. Several early residents, including Sally Bacon Rollings of 3801 E. Calle Barcelona (#104), rented horses from the El Conquistador Stables. The Quinslers boarded their own horses at the Stables for a period of time. Dan Lyons recalls assisting a cowboy named Buck Fletcher who used to run rodeos on the hotel grounds. There were several movies filmed in that rodeo field in which young Dan appeared as an "extra". The Pueblo Revival style Lodge on the Desert, built in 1931, now owned by Schuyler Lininger, was originally the residence of Phillips Brooks Quinsler, Sr. The four-bedroom, two-bath home became the main lounge of the Lodge which has had room additions since and has thirty-five accommodations. The El Montevideo Neighborhood Association has frequently held its meetings at the Lodge and neighbors have had summer passes to use the pool. Relatives of some residents have resided at the Lodge, sometimes for a period of months. More recently, the Aztec Inn has also provided summer pool passes, dining and meeting facilities as well as lodging for friends and relatives of El Montevideo neighbors.

There is also a historic, archaeological connection between the neighborhood and the El Conquistador Hotel. During a sewer digging in September, 1978, while the Viner Ash residences were being built on the 3700 block of E. Calle Barcelona, a Papago vessel, several old bottles, (of Squibb and Listerine) a roll of 1921 dimes and metal cans were uncovered. An archaeological survey was undertaken by the Arizona State Museum. The site No. AZ BB:13:119 has been classified as a trash dump with a historic-Anglo cultural affiliation. Believed to be a trash dump of the El Conquistador Hotel, it was felt that excavation of this trash might have afforded a glimpse into the life at a high class hotel with most of the guests being wealthy Anglos with expensive tastes.

The recreational facilities of the former Randolph Park (today's Reid Park) have been consistently enjoyed by residents of the neighborhood. Today the park features

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two 18-hole golf courses (Randolph North and South), tennis courts, a swimming pool, a baseball complex, several Little League baseball fields, a football field, a recreation center, concession stands, a dog training area, an exercise track, fishing lakes, an outdoor performance center, an experimental rose garden and an eighteen-acre zoo with over 400 animals, reptiles and birds. In the early 1930s there was only a rudimentary golf course with "greens" which were a mixture of sand, cotton seed and oil, plus a simple shelter. In the mid-1930s, grass was added and watered by hand by workers from the Works Progress Administration, who also undertook other Depression era improvements. Early residents of the El Montevideo neighborhood report playing golf on the unusual greens. Some of the young boys, such as Dan Lyons, used to caddy in their free time. Today, much use is made of the facilities by all age groups in the neighborhood. Young families take their children to the zoo, residents jog or walk along the bicycle trail which encircles the entire complex, take ceramics, glass cutting, aerobics or Country Swing dance lessons, use the swimming pool, practice soccer, watch the Tucson Toros play baseball, and play tennis and golf. Location adjacent to a public park has been very beneficial to the El Montevideo neighborhood.

El Montevideo is in Tucson Unified School District No. One. Since the 1950s, the neighborhood children have attended Peter Howell Elementary School, in the Peter Howell neighborhood just east of Alvernon Way, as well as Mansfeld Middle School and Tucson High School, both near the University of Arizona on 6th Street. Early residents attended Sam Hughes Elementary School, built around 1930 in the Sam Hughes neighborhood, just east of the University. Phillips Brooks Quinsler, Jr. also reports being with the first class to go all the way through Mansfeld Junior High. Neighborhood children took a "Graham Brothers' Dodge bus", which held about twenty four students and originated from what was then the Municipal Airport (today, Davis Monthan Air Force Base) to school.

The previously mentioned El Faro en el Desierto, on 5th Street near Dodge Boulevard (once the private residence of Percival N. Williams and his wife) was donated in 1954 by owners Dr. Charles N. and Margaret S. Newcomb to the YMCA, in memory of her father. (The Newcombs later resided in the 3700 block of Calle Cortez, in a large residence that was destroyed by fire.) The building housed the Lighthouse YMCA for more than eighteen years before being converted into a living center for young workers in the Model Cities Manpower Comprehensive Project. The building was torn down in 1973 to make way for condominiums on the five-acre site. According to Sally Rollings, the Lighthouse YMCA was like a

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"country club" for the neighborhood children. It offered swimming lessons, archery lessons and crafts and had summer camps.

Along with El Faro en el Desierto, several other historic residences in the neighborhood have been demolished to make way for commercial development. A residence, designed by Josias T. Joesler at 3810 E. Calle Altar, was demolished to make room for the Arizona Bank. The acreage adjacent to the El Con Shopping Center, now the overflow parking lot, had three historic homes; one owned by wealthy heiress and philanthropist Elizabeth Congdon.

**Noteworthy Early Residents:**

Much has been written about many of the residents who made valuable contributions to the community and within their fields of expertise. For the sake of brevity, they will not be described here. Information about them, obtained through oral history interviews and from the Arizona Historical Society Library, can be found in the El Montevideo Neighborhood Association archives.

**EARLY ARCHITECTURAL DEVELOPMENT IN TUCSON**

Tucson's architectural history reflects several distinctive cultural traditions and can be divided into three separate phases: the Sonoran Phase which refers to the Spanish/Mexican (and to a limited extent, Native American) tradition from 1776 to the 1840s; the Anglo Phase which refers to the Anglo/European traditions imported by Anglo settlers primarily after 1881; and the Post World War II Modern Phase.

**Sonoran Phase**

After the Presidio was established in 1776, Spanish colonists lived in thick walled, flat roofed adobe structures with minimal openings to the outside. The buildings were roofed with bulky, rough hewn beams known as vigas. The heavy bearing walls and relatively short spans of the vigas dictated a rectangular form. Buildings of the Sonoran Phase were regional in character employing local materials. Because of the absence of Anglo influences and the use of regional materials, Sonoran Phase architecture is often considered the "true desert building form" which most clearly reflects Tucson's early history. It is also reflected in the later Sonoran Revival, a very common style throughout this century in Tucson.

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### Anglo Phase

As previously mentioned, the arrival of the Southern Pacific Railroad in 1881 brought about a profound change in architectural development. The basic characteristics of Tucson architecture shifted from Hispanic forms utilizing regional materials to American mainstream traditions utilizing imported materials. Buildings were freed from dependence upon adobe due to the availability of fired brick and dimensioned lumber. Labeled "Victorian", this era consisted of a mix of period revivals which imitated styles from three principal architectural traditions: Ancient Classical, Renaissance Classical and Medieval. These styles were current in the east, midwest and California and for the newcomer to Tucson, they symbolized a way of life left behind. There was a conscious desire to express a "new" Tucson separated from the Sonoran past.

After the turn of the century, several distinct styles were introduced in Tucson: the Bungalow and the Southwestern Revivals. The Bungalow style (roughly 1905-1940) was developed and popularized in California. Being the first residential style employed by contractor builders, the Bungalow spread across the country. Bungalows can be found in all of Tucson's earlier historic neighborhoods. There are no Bungalows in the El Montevideo Neighborhood, but there are many examples of Southwest Revivals, the other very popular tradition from approximately 1900-1940.

A return to the Hispanic tradition and a desire to reflect regional consciousness occurred in the acceptance of styles with a Spanish flair. The Southwestern Revivals were most popular in the southwest and in Florida where a strong Hispanic tradition already existed. These included the Mission Revival, the Spanish Colonial Revival, the Pueblo Revival and the Sonoran Revival. After the 1915 Panama-California Exposition which publicized more elaborate Spanish Colonial prototypes found throughout Latin America, the Spanish Colonial Revival became an important style reaching its apex during the 1920s and 1930s. Also adapted to contractor designed and built housing, the Spanish Colonial Revival was the most popular style built in the El Montevideo Neighborhood in the 1930s. Pueblo Revival and the Sonoran Revival were also very popular styles in the neighborhood.

### Post World War II Modern Phase

Most domestic building ceased during the war years from 1941-1945. When construction resumed in 1946, there was a strong tendency to abandon styles based on historic precedent and to favor variations of the modern styles, such as the

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Ranch style and the contemporary Modern Style. The Ranch style, with its several variations, was popular from approximately 1935-1975. It originated in California and became the dominant style throughout the country during the 1950s and 1960s. The style was loosely based on early Spanish Colonial precedents modified by Bungalow and Prairie style influences. The Modern style, popular from approximately 1940-1980, with its lack of ornamental detailing, was strongly influenced by the earlier International style popular in Europe after 1925. International style buildings, with their stark, white stucco wall surfaces were rejections of the historic past and attempts to exploit modern materials and technology. Flat roofed varieties of the Modern style are sometimes called American International and resemble the International style in a less stark fashion. The International style can also be seen as a step away from the Spanish Colonial Revival. With similar forms and massing, it is stripped of Hispanic details and materials such as tiles.

### Architects in the El Montevideo Neighborhood

#### Josias Thomas Joesler

Tucson's most prolific residential architect, Joesler was born in Switzerland in 1895. He was educated in Germany and France and travelled to Italy and North Africa before settling in Spain. He then worked in Havana, Cuba, and Mexico City before finding work in Los Angeles where he was noticed by a prominent Santa Barbara architect, George Washington Smith. Smith recommended him to John and Helen Murphey who were looking for an architect to design houses for Murphey's Tucson construction company. Joesler came to Tucson in 1927 and continued to work with Murphey until his death in 1956. Among Joesler's credits are residences in the Old World Addition (razed for University Medical Center), Catalina Foothills Estates and Country Club Estates as well as notable individual buildings such as St. Philip's in the Hills church, St. Michael's and All Angels Church and the Broadway Village Shopping Center. While exhibiting superb professional skills drawn from his broad international experience, Joesler's work reveals a poetic expressiveness, a romantic atmosphere of a Spanish/Mexican romantic past. His buildings have done much to give Tucson its unique southwestern character. Buildings include: 3815 E. Calle Barcelona (#101), 3844 E. Calle Cortez (#98), 3744 E. Calle De Soto (#71), 3747 E. Calle Fernando (never built), and 3810 E. Calle Altar (demolished).

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Lew Place

A resident of Tucson since the age of three, Lew Place was the partner of his father, famous Tucson architect, Roy Place. The firm, known as Place and Place Architects, designed most of the structures on the University of Arizona campus and many public buildings. Lew Place was designer of the University of Arizona's McKale Center. Downtown buildings designed by Lew Place included the Great American (formerly Home Federal) Tower, the First Interstate Bank and the Tucson Electric Power Co. After his father's death in 1950, Lew Place had his own architecture firm. He was also partner in the Associated State Capitol Architects during the late 1960s and early 1970s. He designed his own residence in the El Montevideo neighborhood. Buildings include: 321 N. El Camino del Norte (#57).

Architects of more recently constructed residences include:

James A. Gresham: 3838 E. Calle Cortez (#68)

Charles Albanese: 3755 E. Calle Cortez (#88)

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### George Fanning

No information has been found about this architect who designed 307 N. Ridge Drive (#54).

### Frederick A. Eastman

Eastman was the architect for Tucson Mountain Park and designed the first structures in what is now the Arizona-Sonora Desert Museum. In addition, he designed a number of houses in the Catalina Foothills Estates and Blenman-Elm neighborhoods. He was also responsible for the renovation of the Fish-Stevens house on N. Main Avenue. He was noted for his Southwestern and Sonoran Revival residences. Buildings include: 3838 E. Calle Ensenada (#63).

### William Wilde

A native of Ukraine, Wilde fled the Bolshevik Revolution to Europe where he began his architectural training. In 1923, he came to the United States and continued his studies at the Rhode Island School of Design. Moving to Tucson in 1946, Wilde is credited with helping to bring Modernism to Tucson. He criticized the use of southwestern themes in new architecture but sought new forms. His Tucson buildings include the Office of Arid Land Studies, Tucson Museum of Art, Tucson Police Station (original building) and he served as consultant for Pima Community College. In the mid-1960s, Wilde went into partnership with architects Richard Anderson and Jack DeBartolo. This firm, now known as Anderson DeBartolo Pan Inc., grew from seven employees in the early 1970s to around 200 today. Buildings include: 3826 E. Calle Fernando (#40), 3837 E. Calle Fernando (#28) and 3838 E. Calle Fernando (#41).

### Arthur Thomas Brown

Art Brown was one of Tucson's pioneering contemporary architects. He was born in 1900 in Missouri and after an education at Ohio State University, he worked for numerous architectural offices in Chicago during the Depression. He moved to Tucson in 1936 when he worked in partnership with Richard Morse, and in 1939 began his own architectural practice which, after his death in 1993, has been continued by his son, Gordon Brown. Brown designed more than three hundred buildings in southern Arizona. He has been president of the Arizona Chapter AIA and in 1961 was named an AIA Fellow. Inventor as well as architect, Brown has several patents on various building-related inventions, including a prototype modular house. Buildings include: 3730 E. Calle Guaymas (#21).

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### **Studies:**

1993/4 Survey of all structures in the El Montevideo neighborhood. Completed by Elisa del Bono, Ribert Dixon and Robert Hiller, architecture students under the guidance of R. Brooks Jeffrey, Curator, Arizona Architectural Archives and Robert Giebner, Associate Dean of the College of Architecture, University of Arizona, Tucson, Arizona. Report by R. Brooks Jeffrey.

### **Directories:**

Tucson City Directories: 1930 - 1950

### **Legal Documents:**

Patent No. 227779 granting James A. Gordon land under the Act of Congress of May 20, 1862.

Bargain and Sale Deed between Southern Arizona Bank & Trust Co. and Ben B. Mathews and S. H. Mathews. June 16, 1925.

Bargain and Sale Deed between Old Pueblo Realty Company and Mountain View Homesites, Inc. April 5, 1930.

Articles of Incorporation of Mountain View Homesites, Inc. March 21, 1930.

Declaration of Establishment of Conditions and Restrictions of El Montevideo Estates. September 24, 1930.

Amended Declaration of Establishment of Conditions and Restrictions of El Montevideo Estates. August 6, 1937.

Amendment to Declaration of Establishment of Conditions and Restrictions of El Montevideo Estates. December 29, 1944.

Declaration of Establishment of Conditions and Restrictions. (Ridgeland Resubdivision). May 16, 1931.

Declaration of Establishment of Conditions and Restrictions. (Ridge Subdivision). September 23, 1955.

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**Oral History Interviews:**

Cardon, Charlotte, November 10, 1993. (3831 E. Calle Guaymas, #12)

Guthmann, Jean Eleanor, September 25, 1993. (3820 E. Calle Fernando, #39)

Harlow, Mary Louise, September 18, 1993. (3838 E. Calle Ensenada, #63)

Kelly, Andrew, September 27, 1993. (307 N. Ridge Drive, #54)

Larsen, Ira, October 5, 1993. (325 N. Ridge Drive, #53)

Lyons, Dan, October 20, 1993. (3802 E. Calle De Soto, #73)

Lyons, Helen, October 24, 1993. (3802 E. Calle De Soto, #73)

Rollings, Sally, September 27, 1993. (3801 E. Calle Barcelona, #104)

Walsh, Naomi, October 8, 1993. (Walsh Drug Store, Corner of Broadway Boulevard and Alvernon Way)

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## BOUNDARY DESCRIPTION

The boundaries of the El Montevideo Neighborhood Historic Residential District are irregular, including Calle Altar to the south and Alvernon Way to the east. The district is partially bounded by El Camino del Norte to the west and Calle Guaymas to the north. Specifically, the district includes Blocks 2, 3 and 4, lots 1, 2, 4, 14, 17 and 20 of Block 5, lots 1, 2, 13, 14, 15, 16, 18 and 20 of Block 6 and lots 4 and 19 of Block 7 of El Montevideo Estates. To the west it includes parcels 10 and 11 of the unsubdivided acreage. Also included are lots 4 and 20 of Ridgeland Subdivision (see map, El Montevideo Neighborhood Subdivisions and map, District Boundaries 1995).

## BOUNDARY JUSTIFICATION

The boundaries are drawn to include all contributing residences which are fifty years or older. There are eighty-four resources in total within these boundaries. Forty-three are contributing properties and forty-one are non-contributing properties. The boundaries will be enlarged by 150% by the year 2000, when many residences pertaining to the post World War II building boom will come of age (see map, District Boundaries 2000).