

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Iron Horse Expansion Historic District

and or common

FINAL
JUNE 2011
FROM SHPO

2. Location

street & number Roughly bounded by Euclid Ave. (east); Hughes St. and 10th St. (south); 8th St. (north); and N. 4th Ave. and Hoff Ave. (west). N/A not for publication

city, town Tucson N/A vicinity of

state Arizona code 04 county Pima code 019

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>N/A</u> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple

street & number See Inventory forms.

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Pima County Recorder's Office

street & number 115 North Church Avenue

city, town Tucson state Arizona

6. Representation in Existing Surveys

Iron Horse Neighborhood Association
Expansion District Survey has this property been determined eligible? yes no

date December 1985 federal state county local

depository for survey records State Historic Preservation Office, 1688 West Adams

city, town Phoenix state Arizona 85007

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

SUMMARY PARAGRAPH

The Iron Horse Expansion Historic District includes 178 units in a twenty-one acre area of central Tucson, Arizona. The District, irregular in shape, is bounded by North Fourth Avenue, Hoff Avenue, Eighth Street, Euclid Avenue, Hughes Street and Tenth Street. It is situated between the central business district and the University of Arizona campus and is immediately north of the Southern Pacific Railroad Reserve. The District's proximity to the railroad track is closest at its southwest corner with a distance of 60 feet. The streets are laid out in a grid pattern with sparsely located desert trees on the boulevards with most vegetation on the interior of the blocks. The immediate proximity to the railroad supplied the tenants for lucrative rental speculations. The rental/residential profile has lasted until today. A laboratory for architectural styling, the District has five clear style footprints that were set down in response to growth pressures. Most of the commercial buildings existing today are from the Depression era onward and are situated primarily on Ninth Street. The historic styles include Sonoran, Territorial, Queen Anne, Western Colonial Revival, Bungalow, Period Revival styles and Commercial Panel Brick. Many are vernacular in appearance, particularly the Queen Annes. In the last fifty years, fifteen modern dwellings and commercial units have been constructed, but the District is still essentially residential.

The name of the District was derived by combing the early media references to locomotives and the railroad as the "Iron Horse", and the railroad caused "expansion" of the Village of Tucson into this (once) barren desert./13, 14, 15/

The reference numbers (eg. XXX-XX-XXX/Blk X) in the text will locate a building on the district map as follows: The first five digits designate buildings west (eg. 117-06-XXX/Blk X) and east (eg. 124-07-XXX/Blk X) of North First Avenue and are generally the least significant. The next three digits (eg. XXX-XX-325/Blk X) identify an individual building on the map and are most significant. The most significant numbers are noted within circles, adjacent to the appropriate building on the map with preceding 0's dropped. The third portion of the reference number (eg. XXX-XX-XXX/Blk 7) indicates the block number on the map.

Example: For Map 117-06-021/Blk 7. Locate Block 7 then locate building 021 in circle = resource outline.

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1. GENERAL DESCRIPTION

A. Geographical features.

The Iron Horse Historic District is located east of the Santa Cruz River in the 100 year flood plain. Prior to its development, the District was a land of low terraces and ridges on the Southwestern edge of the pediment of the Santa Catalina Mountains. The soil was layered and lensed caliche in desert hardpan. The area was cut by shallow rills of detritic stream patterns dumping into the large High School Wash one half block north of the district and into the much larger Railroad Arroyo in and to the south of the district. The Railroad Arroyo runs East to West, on the south side of the District, then turns to the northwest under the District's West quarter through large concrete tubes now. Still not adequately controlled during flooding, this southern Arroyo acted as a natural barrier until spanned by an isolated wagon bridge on Ninth Street before 1892. Normal Lower Sonoran Desert vegetation was present and is still used extensively for landscaping. The trees were palo verde, mesquite, and a wide variety of cacti that included prickly pear, aloe vera and ocotilla. Traditional use of native vegetation for landscaping continues today augmented by imported trees, shrubs and vines. Of the imports, the Texas Umbrella is the most plentiful. The number of trees such as palms, tameracts and pines are substantially less. The landscaping on the block interiors is by the individual lot owners rather than through overall plan. The few trees on the boulevards were virtually all planted in the last ten years and are about equal in number to those documentable in 1912. The water table was close to the surface making personal wells feasible. Windmills supplied pumping until the 1900's when they were replaced by electric pumps. Cheap water allowed fashionable lawns both then and now.

B. Buildings

The architectural makeup of the District has a variety of types. The few multi - storied buildings are all dwellings, primarily apartment houses. Sixty-eight or 41% of 167 residential building types are duplexes or multi-residential./26/ All, with one exception, were built before 1926. The remainder of the dwellings, 99 in number or 59%, are for the most part one story single family houses - many with rental room capabilities. The sixteen commercial buildings exist mostly on Ninth Street and are under 9% of the total number of 181 buildings of concern. The few garages, sheds, and outbuildings were noted in the inventory but not counted.

C. Structures

The Railroad Arroyo that cuts through the district is now two square concrete tubes running in tandem beneath the District. As early as 1893 a narrow foot bridge crossed the arroyo at Jacobus for railroad foot traffic into the District./1/

The City of Tucson last altered the topography of the District's low terraces

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in 1919 seeking a more favorable gradient on the streets for runoff. This massive change left near block-long stone retaining walls in its wake. Changes of topography appear to have been ongoing as 1890's examples are evident (117-06-058/Blk 5) today. Photographic documentation exists showing an adjustment to street level between 1899 and 1912 to the south of Ninth Street (117-06-144/Blk 2) and another to the north between 1912 and 1919 (117-06-010A/Blk 8) (city documents). The final change left Ninth Street as the water shed running east to west. Stevens Avenue and the railroad tracks are the one exception, they drain north to Ninth Street. A visual asset to the area, these retaining walls are handset random rubble, coursed rubble, squared stone and tooled stone in construction. The stone used was local granite and basalt from A Mountain. Generally, only one kind was used for a blockface although streetscapes sometimes had two. The predominant foundation material for dwellings was of the same varieties of stone.

D. Density of Development

The rental potential of the area was so great that the average 16 lot blocks have all been subdivided mostly into smaller lots. Although generally small in size, the alley street dwellings built on these small lots push the density of development up on most blocks. The highest density is 35 units per block. Block 3's west half is light industry and has less density of development, but the square footage under the roof is about the same for comparable area.

Block 1 has 31 buildings:	1 commercial, _____,	30 residential
1/2 Block 1A has 6 buildings:	_____, _____,	6 residential
Block 2 has 36 buildings:	2 commercial, 3 vacant lots,	33 residential
Block 3 has 16 buildings:	9 commercial, 3 vacant lots,	8 residential
Block 4 has 22 buildings:	1 commercial, 4 vacant lots,	21 residential
1/2 Block 5 has 7 buildings:	2 commercial, 1 vacant lot,	5 residential
Block 6 has 29 buildings:	2 commercial, 1 vacant lot,	27 residential
Block 7 has 22 buildings:	_____, 4 vacant lots,	22 residential
Block 8 has 18 buildings:	2 commercial, _____	16 residential

Total: 187 units 18 commer./industrial 13 vacant lots 167 residential

**Note: The District excludes six buildings on its periphery.

E. Present Uses

10% Commercial and/or Industrial
90% Residential

2. GENERAL DESCRIPTION OF DISTRICT

About 80% of the District is on property leftover from land-exchanges between Southern Pacific Railroad and the Corporate City of Tucson - then in the

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Arizona Territory. The earliest connection with the SPRR began in the late 1870's with those negotiations and its first substance as an neighborhood in 1881-1885 with its first settlement houses (124-07-045/Blk 8) and (124-07-037/Blk 1). The frequency of construction is seen as a steady base line of about 1.5 surviving buildings per year with two building booms: The first, from about 1900 to 1908 and the second about 1913 to 1926. The buildings of the District, in order of frequency, are constructed of: low-fired soft brick/high-fired brick, (125 or 74%); adobe, (32 or 19%); wood or concrete masonry units, (11 or 6%); stone, (1 or .006%). /9/ (Percents and numbers are from the total inventory). The earliest building styles are the Sonorans made of stuccoed adobe. Soft burnt adobe brick became available in 1896 and an ordinance forbidding the use of wood as a structural material was passed in 1905 by the city which resulted in only brick construction until the ordinance was repealed in 1928. Adobe was not used after 1925. Research shows one known wood house at 123 N. First Avenue (demolished 1975) and one surviving residence at 715 1/2 East Florita (124-07-055/Blk 1). Some garages have been constructed, but no integral garages exist in the area. The automobile made no great impact upon the physical aspects of the district.

The Spanish Colonial style as described and illustrated by the McAlesters in their work "A Field Guide to American Homes" is divided in Tucson into two styles: the Sonoran and the Territorial, The Sonorans with their unsatisfactory flat roofs were oftentimes fitted with framed, wood shingled roofs above parapeted walls. This innovation along with glazed windows was an instant hit and the resulting superimposition on traditional adobe construction became the Territorial style. Access to cheap milled lumber from the railroad was contributory to the decline of the Sonoran and the rise of the Territorial.

SONORAN

The Sonorans are characterized by:

- 1) adobe construction with occasional brick detailing (cap row or quoins)
- 2) generally rectangular floorplans
- 3) flat roofs with plain parapets
- 4) zero setback (generally)
- 5) vigas and canales extending through parapet at about ceiling height

The flat roofs were constructed by supporting roof timbers (vigas) on adobe walls at ceiling level. The walls were then continued as a parapet. The timbers were covered by ocotillo branches laid perpendicularly and finally covered over with one to two feet of mud. While serving well as insulation, this roof leaked in heavy rains and, when dry, constantly "dribbled" dust on the inhabitants. A prime example is 291 N. 3rd Avenue (117-06-058B/Blk 5)

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which served as a boarding house to the railroaders and the Little Adobe School House (117-06-027-0/Blk 7). Some Sonorans were restyled by roof changes into Territorials (eg. 222 N. 1st Avenue (124-07-048-0/Blk 8) and 734 E. 8th Street (124-07-040-0/Blk 8)).

TERRITORIAL

The Territorial style in the area is characterized by:

- 1) adobe construction
- 2) a rectangular or L-shaped floorplan
- 3) windows flush with wall
- 4) wood frame hip or gable roof
- 5) a wide wood frieze below a boxed cornice
- 6) a flat wood frame surrounding windows and doors.

Pure examples of this style are 235 N. 3rd Avenue (117-06-058A/Blk 5) and 636 E. Ninth Street (117-06-125-0).

The intermediary step between the large mud adobe brick (18"x24"x4") and the hard high fired brick (4"x8"x2 3/4"), was the low fired soft adobe brick (4"x9"x3"). These adobe bricks were used for many years in the Iron Horse dwellings and are now always covered by stucco or just paint. Local lore states that the 1898 Queen Anne at 629 East Ninth Street (117-06-071-0) was the first true hard brick dwelling in the Iron Horse area.

THE QUEEN ANNE PERIOD

Conservative lending practices of bankers and familiar Eastern styles won out over timetested building practices of indigenous peoples of this region. The Anglo desire for brick and lumber is quite evident in the number of brick residences built from 1891 to 1924. Eighty-three percent of new residences in the Iron Horse were brick, as compared to 17% of adobe in approximately the same time period. In fact, adobe was abandoned for dwellings by 1919, even though it was exclusively used from 1881 to 1891 as demonstrated in the surviving samples of the inventory.

From approximately 1900 to 1908, a rush of building occurred in the district, although interest in the Queen Anne style runs from about 1898-1908. Forty-three buildings that survive today from that period have Queen Anne styling that are characterized by:

- 1) bay windows
- 2) single windows surrounded by small multiple lights
- 3) voussoirs over windows and doors
- 4) pedimented porches

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- 5) palladian vents
- 6) shingled gable ends
- 7) corbelled brick chimneys
- 8) often protruding eaves and exposed rafters
- 9) variation of major construction materials

Even so, there is great variance within the style. One 1905 Queen Anne at 426 East Ninth Street (117-06-071-0) is elaborate with a wood shingle pediment, a palladian vent front and back and a columned porch. Many examples have these characteristics of styling, while others are early tract homes with simpler styling.

Included in the Queen Anne style are a number of dwellings made of soft brick - with most of the same styling elements. Although vernacular in nature, they appear to be a local mode of architectural expression within the Queen Anne style. These dwellings are characterized by hip roofs and recessed porches which establish a standard floorplan. A common variation in this type is a front room with a separate entrance. Research indicates that many were and still are used as rental rooms. This front room has three private doors: one outside entrance, one to a shared bathroom, and one to a shared living room. The floorplan facilitated various living arrangements, ideal in a rental property. Four identical Queen Anne dwellings of this type are located in a row on Third Avenue; 121-135 North Third Avenue (117-06-310-13/Blk 4) and are characterized by hip roofs, recessed porches and double entries to allow private access to the spare room.

The Queen Anne duplex, of which four examples exist in the district, indicates a subtype that is illustrative of a variation within the local Queen Anne style. The identifying features are:

- 1) bilateral symmetry
- 2) two recessed porches
- 3) gable dormer set half way up the roof
- 4) steep pitched hip roof with a one to three foot ridge
- 5) two front facing windows
- 6) two front entry doors on each side
- 7) chimneys offset left and right
- 8) shaped/tumed wood balustrades and posts
- 9) soft brick construction
- 10) one story - four square
- 11) flat walls

Three other duplexes with Queen Anne styling elements are known to exist in Tucson's Armory Park Historic District but lack sufficient characteristics of this subtype. Examples are the 1906 duplex at 112 N. Third Avenue (117-06-116A) and the 1899 duplex at 128-130 N. First Avenue (124-07-071-0), 430 E.

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Ninth Str., (117-06-292/Blk 4) and 112 N. Third Ave. (117-06-116A/Blk 3).

The period of the Queen Anne ceased abruptly in 1908, but the peak building period of this style was 1906 with ten of the twelve homes built being of the Queen Anne style. /24, 25/ Only one more Queen Anne was built after the period, the Ziegler home at 126 North First Avenue (124-07-070/Blk 1) in 1911 and is the largest and most elaborate example in the district.

By 1908 a slightly larger population had spread out in the Iron Horse to more single family residences infilling between Euclid and North Fourth Avenue. Ninth Street was a major artery with the only bridge (about 1892-1926) for wagons crossing the Railroad Arroyo in the area, and almost fifty percent of the buildings on North Fourth Avenue had been constructed.

THE BUNGALOW PERIOD

The Bungalow period of building ran mainly from 1908-1926 in the Iron Horse Expansion District and set down a citywide footprint that expanded the historic core of Tucson many miles. From 1909 through 1912, the period of preparation for Statehood was in full swing, and a slow but steady state of growth existed in Iron Horse. Eight dwellings were erected, five of which were the new rage in style, the "Bungalow". This period of time is characterized by a lull in construction frequency which occurred between two building booms. It is hypothesized that the catastrophic fire in 1910 that destroyed most of the facilities at the Southern Pacific yards had a relational effect on the economy in Tucson. This lull corresponds favorably with the building frequency profile documented suggesting a link between growth and the financial health of the Southern Pacific Railroad Co. /25/ A slight delay of one year to 1911 is attributed to work in progress.

Twenty-seven dwellings existent in 1912, have since been demolished. Eighty or 52% of all surviving dwellings were built by 1912.

Although one dwelling of the Bungalow style is documented as having been built in 1901, (117-06-045/Blk 6) and two in 1906 (117-06-047/Blk 6), (117-06-155/Blk 2), the main consistent construction of this style starts in 1908 (117-06-122/Blk 3). This period continues essentially uninterrupted save for one hiatus in 1922-3, until 1926, overlapping the Revival period by about 10 years. One bungalow (117-06-154/Blk 2) was built after the main interest in this style dissolved.

The Bungalow style allowed wide diversity in form and materials. Characteristic of the style are:

- 1) prominent porches supported by piers
- 2) porches recessed or integrated into the design with a separate roof

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- 3) single, house-wide, front porches supported only at the ends, or two narrow mirrored porches
- 4) gable roofs that are single, tandemly stacked or crossed
- 5) variation of major construction materials
- 6) protruding eaves with exposed rafters.
- 7) knee braces

The porch piers are as diverse as roof configurations, since there seems to be no two alike in the whole area. Wood, random stone, brick, bas-relief stucco and clinker brick were used in unique combinations on every new building. The prominent porches of the Bungalows vary in width from one third to the full width of the house (117-06-057E/blk 1), (117-06-004/Blk 7) and are situated either recessed under the main roof (124-07-064/Blk 1) or under a separate roof integrated into a complex roofing scheme (117-06-155/Blk 2). Whether with one porch or two, as in a Craftsman style influenced dwelling (116-07-030/Blk 6), the full to ground level heavy piers are always in evidence. There are exceptions as seen in Iron Horse (124-07-041/Blk 8). The Bungalow format was an avenue to true architectural creativity in that the style allowed the different major construction materials to be emphasized. Wood is used to advantage in details, in angle brackets, vents (117-06-155/Blk 2), or complex roofs (117-06-045/Blk 6). Structural and decorative use of random stone is found in walls (117-06-129/Blk 2, piers, (124-06-062/Blk 1) and railings of the bungalows. Hard high fired bricks were available in different colors. Rose brick is used exclusively on one blockface which include two Railroad rowhouses and the railroad cottages (124-06-156&7 /Blk 1), (124-07-055C/Blk 1), (124-06-002/Blk 1). Yellow brick is used for both piers and walls in a duplex at 642 E. Eighth Street (117-06-002/Blk 7). Clinker brick in reality is a brick destroyed during the kilning process of brickmaking but has qualities of beauty sufficient for decorative detail. Use of clinker brick on 601 E. Tenth Street (117-06-151/Blk 2) may relate to the influence of K. H. Holmes the University of Arizona's first architecture instructor, who designed a number of homes in the West University Historic District including his own. Cast concrete is frequently used as sills and railing caps. Reflecting the change of tastes and the popularity of the Bungalow, older buildings were altered with Bungalow styling elements (117-06-020/Blk 7, 117-06-054/Blk 1) Fifty-nine of these popular dwellings survive in Iron Horse today. Forty-five percent of all the surviving Bungalows are duplexes which further suggests the original owners were interested in income property.

The area east and northeast of Iron Horse continued its formative development through the next seven years until 1925 when a very heavy infill of Revival styles began.

THE REVIVAL PERIOD

The Iron Horse, fortunately, had enough vacant land left to capture a small

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sample of the picturesque Period Revival styles, which also had a citywide footprint. The period ran from 1916 to 1929, overlapping the end of the Bungalow period. Most of the Revivals (13 of 18), were built in 1916 or 1925-26 as settlement houses infilling on scattered vacant lots. Of the Revivals, spanish forms predominate. Largest in number is the Spanish Colonial Revival, then the Mission Revival and the Pueblo Revival, which are then followed by the Western Colonial Revival (a.k.a. Neo-classical Revivals). The Spanish forms in Iron Horse only mimic the Spanish and Mexican prototypes as they are too small for more than a few styling or decorative details. The Don Martin Apartments (117-06-021/Blk 7) and the Coronado Hotel (listed on the National Register) (117-06-297/Blk 4) are exceptions to the above in that both were built in previously occupied land and both are elaborate examples of the Spanish Colonial Revival style. The major building materials are brick, red tile, concrete, and stucco.

SPANISH COLONIAL REVIVAL

The Spanish Colonial Revivals are characterized by:

1. Red tiled gabled roofs or flat roofs with parapets.
2. Parapets capped with red tiled or battlements
3. Stucco over brick (some bas-relief is present)
4. Arcades
5. Limited overhang of eaves
6. Porches supported by heavy piers arched at top
7. Small red tile shed roofs over portals

The breadth of the style is shown in these examples: the Don Martin Apartments (117-06-021/Blk 7), a duplex (117-06-285A/Blk 6), and a single family residence (117-06-138/Blk 2). Outstanding anywhere but magnificent in the Iron Horse inventory is the Don Martin Apartments at 601 East Ninth Street with its Spanish Colonial Revival design by the noted architect Jas Joessler and built in 1926.

MISSION REVIVAL

The Mission Revival in this district employs the same design elements as the Spanish Colonial Revival with the exception that the front parapet is curvilinear or has a distinct coping, eg. 117-06-023B/Blk 7, 117-06-112A/Blk 3, 117-06-008A/Blk 3.

PUEBLO REVIVAL

The Pueblo Revivals are characterized by:

1. Buttressing

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2. Flat roof with parapet
3. Irregular, rounded edges on walls and parapet
4. Stucco over brick, usually with earthen colors
5. Irregular massing
6. Viga ends protruding from parapet at ceiling level

A marvelous example of the Pueblo Revival style is located at 133 North Jacobus (117-06-021-0).

WESTERN COLONIAL

The Western Colonial (a.k.a. the Neoclassical style) in the Iron Horse Expansion District appears as a common subtype characterized by:

- 1) one story
- 2) hip roof with prominent central dormer
- 3) colonnaded porch, either full- or partial-width
- 4) porch recessed under main roof, or having separate flat or shed roof
- 5) tall square columns
- 6) boxed cornice with fascia board

Examples of this style built in adobe are the Riecker home at 225 N. 1st Avenue (117-06-017-0/Blk 7) and the residence at 223 N. 2nd Avenue (117-06-032-0/Blk 6). A variant example of this style in brick is 115 N. 3rd Avenue (117-06-309-0/Blk 4). A final variation on the Neoclassical style is the Joessler designed dwelling at 428 E. 9th Street (117-06-293-0/Blk 4) with a dominant central entry porch under pediment extending the full height but less than full width of the facade. (pp. 342-3/15/) This last dwelling may also be considered a Neo-Classical (Revival), which is very similar in characteristics and appearance.

COMMERCIAL PANEL BRICK

Some of the older commercial buildings in the district have styling characteristics common to the Commercial Panel Brick style, characterized by:

1. Hard brick construction
2. Definitions of detail by "brick set", corbelling
3. One or more rectangular panels
4. Symmetrical parapet raised in the center and on the ends
5. Central or offset entries
6. Large windows and entry door(s)

There are four examples of the Panel Brick Style in the district. Two are located on Ninth Street (117-06-064/Blk 5, and 117-06-104/Blk 3). The style was adapted to a dwelling in one single case and is unique. All were built

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between 1914 and 1932. Each is constructed of hard high fired brick that was meant to be seen as a design element. The bricklayer used a stretcher bonding system for structural wall and a header set for the cap row and to define the one or more ever present panels (117-06-064/Blk 5). One exception (117-06-104/Blk 3) uses a two inch set back to establish the panel. The symmetrical parapet is always highest on the center. Usually a peak, descending in steps or flat angles to the building's edge which is always defined by a merlon. In the 1914 rowhouse, a dwelling (124-07-058/Blk 1), the panel is the central high point. There are eight merlons instead of the usual two - four to the side, each descending in height as each pair defines one of the eight units in the rowhouse. Mostly symmetrical, the size and placement of windows and doors are adjusted according to individual use (117-06-049A & B /Blk 6).

FOLK HOUSE

Folk House style dwellings are shelter made with no apparent or discernable styling attempt. They reflect the need for basic economical shelter without concern for fashionable stylistic design or detailing (124-07-055B/Blk 1).

VERNACULAR

Buildings in the district designed with recognizable elements from one or more known styles, but which fail to actually establish even a subtype of a particular style are classified as Vernacular. Whether the buildings have major alteration or not, the final product is remiss in a styling point that is identifiable or original (eg. 117-06-143/Blk 2). The Vernacular style should be distinguished from buildings that are "vernacular" in nature, such as a local adaption of an accepted style.

CONTRIBUTORS/NONCONTRIBUTORS

The District has 181 buildings of which 152 are contributing resources and 29 non-contributory. Sheds and garages are not counted due to their scarcity and insignificance. There are three contributing structures from the period of significance: the southern pre-1912 retaining walls, the northern pre - 1920 retaining walls, and the Railroad Arroyo's subteraneous tunnels. Retaining wall locations and the Railroad Arroyo's tunnels are identified in the Iron Horse Historic District map legend.

3. INTEGRITY

The sense of time and place determined by similar design quality, craftsmanship, materials, and setting is disturbed little by the District's non-contributing buildings. From 1935 to the present, only commercial units and modern houses, eighteen in number, have been built in the Iron Horse inventory area equaling less than 10% of the total number of buildings. The ten

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commercial non-contributors are situated mainly on Ninth Street and North Third Avenue. The non-contributors on Ninth Street are local oriented businesses and those on Third Avenue are light industry. The West half of Block 3 is almost totally light industry. With the possible exception of 117-06-115&116/Blk 3, the modern commercial non-contributors are not clustered, thereby curtailing intrusiveness. Even with sixteen commercial buildings, the District still retains its residential character. The residential noncontributors are Modern/Ranch style made of hard red brick or Vernaculars that have a lack or loss of style, and one multi-residential 124-07-066A/Blk 1. The single family residential non-contributors are widely scattered throughout the District.

The condition of the buildings at this time is generally fair. The area suffered severe decline beginning in approximately the mid-1950's reaching its low point in the late 1960's to early 1970's. By the middle to late 1970's through to the present, as prices of buildings continued to rise rapidly, numerous new owners were attracted to the area and its low building costs. As is customary, these new owners began repairing and/or restoring their buildings. Some Community Development Block Grant monies have been utilized toward repair and restoration. In addition, technical and skilled volunteer labor is offered to homeowners who are restoring homes at no charge by the Iron Horse Expansion Historic Association.

Of 152 contributing dwellings, 74 or 50% are unaltered, 49 or 33% have minor alterations, and 24 or 16% have major alterations. /28/ Major alterations mainly were for space or commercial reasons and had no style retention in mind. Major restoration is presently under way on several buildings: 124-07-054/Blk 1, 124-07-070/Blk 1, 117-06-294/Blk 4, 117-06-017/Blk 7.

Listing on the National Register of Historic Places could spur greater restoration efforts through increased owner occupancy, absentee owner pride, and/or tax benefits provided the absentee or business owner. A reversal of intrusive alterations may also occur as a result of the above advantages.

4. BOUNDARIES

Boundaries are justified by the architectural character of the buildings selected to be part of this historical district and their intimate association with the railroaders that caused it to come into existence. Concentrations of non-contributors on the periphery are omitted.

A survey of the population by job description shows the railroad was overwhelmingly the major employer. This predominance of railroad workers existed north of the tracks only in the Iron Horse. It is this connection with the railroad that establishes the very foundation of this nomination.

The District is different from surrounding areas in that: 1) the west boundary

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is the North Fourth Avenue Business District, Tucson's earliest neighborhood shopping area. 2) the north boundary is 80% Tucson High School, soon to be 100%. This school complex defines the existing northern boundary of Iron Horse. It reinforces the socio-economic distinctions that occurred between the Iron Horse and the area northeast of Eighth Street and Euclid. The school is responsible for the demolition of three square blocks which are used for parking lots. 3) the south boundary is bordered by 75% native desert land, Railroad Arroyo and the railroad tracks. The remaining 25% south of Hughes Avenue (an alley street) is the backside of the modern Broadway business strip. 4) the Eastern border is Euclid Avenue, a natural boundary due to the development of Euclid as an arterial. It is a five lane thoroughfare on which currently 8-10 thousand cars travel per day and is destined to be widened. The area east of Euclid has a vague association with Iron Horse in the general evolution of Tucson, but comparatively little connection with the railroad. There is a perceptible difference seen, when a comparison is made, between West and East Euclid in all areas of concern:

A. The first of two building booms was complete in Iron Horse by 1909. Older styles of the first building boom (1890-1908) predominate or are unique in the District (Sonoran, Territorial, Queen Anne, Commercial Panel Brick, Western Colonial). The District is subordinate to the area east of Euclid in the number of later Bungalow and Period Revival styles, indicating an earlier beginning in the District as a neighborhood by about thirty years.

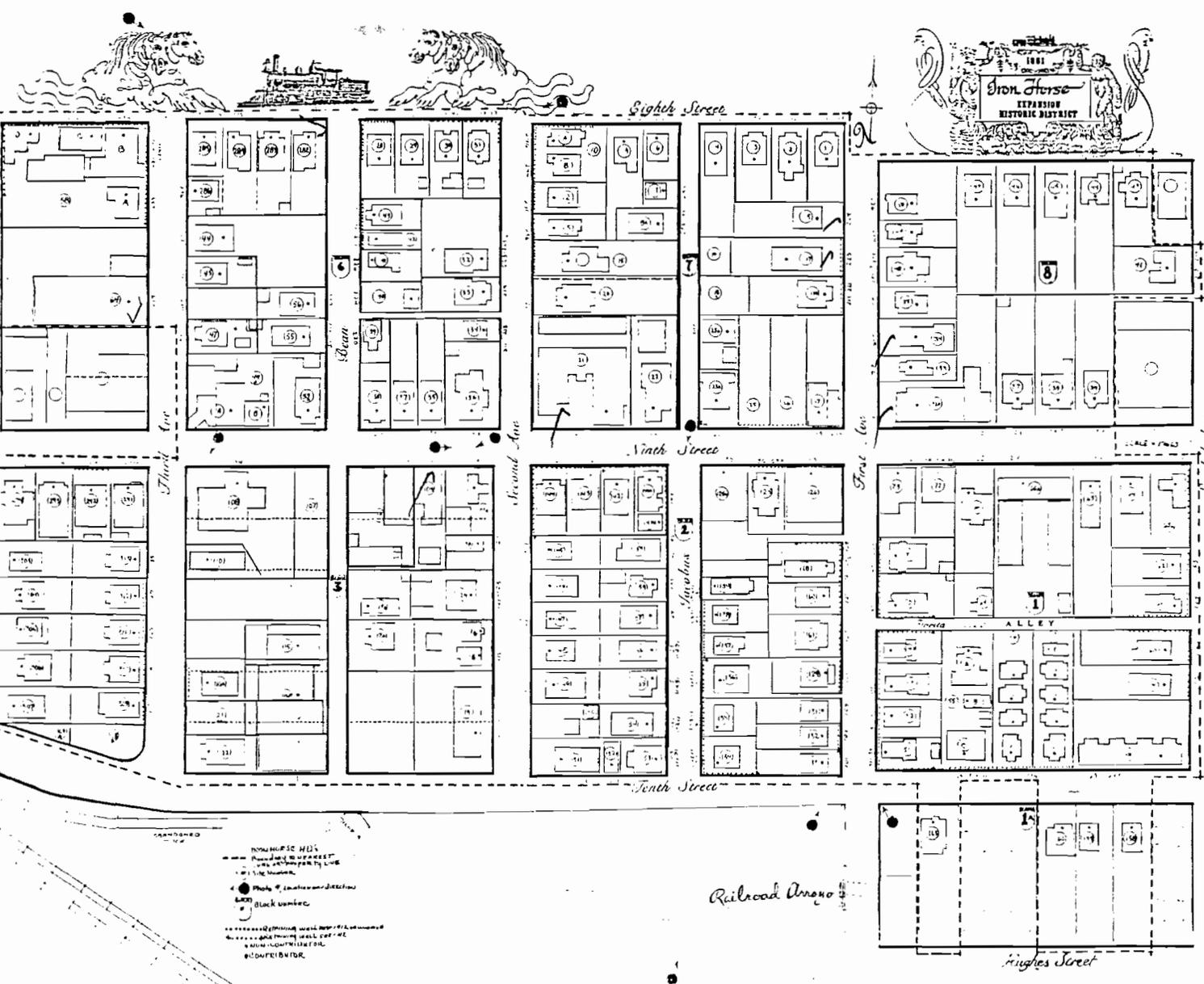
B. Density by job description, specifically railroad employees, at its peak in 1908 was 60% of the total population in the District with 117 railroaders out of a total population of 195. To the east, at its peak in 1922, there were 15% or 30 railroaders in a total population of 200.

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C. Intrusions are commercial and single family dwellings in the District as opposed to modern multi-story multi-family apartment dwellings to the east.

D. Development density in the District is highest at 35 dwellings on a normal 16 lot block compared to 23 dwellings per block to the east. The majority of the lots in the Iron Horse District are smaller than in the 8 block area to the East. It is thought that the lots were subdivided to lower costs of producing dwellings for rental purposes and that the construction costs of the buildings was lower than those in the 8 blocks to the east.

E. Setbacks and street widths are generally less in the District.



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Iron Horse List of Noncontributors

<u>SURVEY SITE</u>	<u>ADDRESS/LOCATION</u>
117-06-005-0	229 N. 1st Ave.
117-06-027-0.	643, 645 E. 9th Str.
117-06-029-0.	528 E. 8th Str.
117-06-040-0.	224 N. Bean
117-06-041-0.	226 N. Bean
117-06-103B	127 N. 2nd Ave.
117-06-110-0	140 N. 3rd Ave.
117-06-115-0	122 N. 3rd Str.
117-06-116B	523 E. 10th Str.
117-06-124A	630 E. 9th Str.
117-06-126-0	650 E. 9th Str.
117-06-139-0.	130 N. Jacobus
117-06-143-0	606 E. 9th Str.
117-06-144-0.	602 E. 9th Str.
117-06-150-0.	110 N. 2nd Ave.
117-06-152-0.	605 E. 10th Str.
117-06-159-0.	141-145 N. Jacobus
117-06-161-0	123 N. 1st Ave.
117-06-286-0.	236 N. 3rd Ave.
117-06-295-0.	422 (1-5) E. 9th St.
117-06-299A.	137 N. Hoff Ave.
117-06-305-0	128 N. Hoff
124-07-032A.	715 E. 9th Str.
124-07-034-0.	218 N. 1st Ave.
124-07-035-0.	220 N. 1st Ave.
124-07-055B.	715 1/2 E. Florita
124-07-057 I.	725I E. 10th Str.
124-07-066A	724 E. 9th Str.
124-07-072-0.	708-712 E. 9th Str.