

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 96000648

Date Listed: 6/20/96

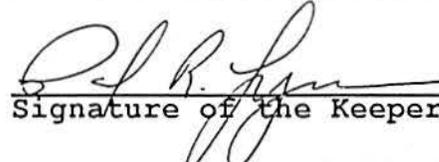
Pie Allen Historic District
Property Name

Pima
County

AZ
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

8/1/96
Date of Action

=====

Amended Items in Nomination:

Resource Count:

The eleven (11) vacant lots counted as noncontributing sites should be deleted from the resource count.

Acreage:

The correct acreage as described in the narrative is 39 acres.

Significance:

Community Planning and Development is the appropriate area of significance for the historic district. [This clarifies references made in the narrative to transportation, social history, and architecture as possible areas of significance.]

The period of significance is revised to read: 1880-1936. This period reflects the important connections between the development of the neighborhood and the arrival of the railroad.

This information was confirmed with Reba Grandrud of the AZ SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

FINAL COPY
4-25-96

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Pie Allen Historic District

FINAL
JUNE 2011
FROM SHPO

other names/site number Iron Horse East Historic District; Alexander J. Davidson Historic District

=====

2. Location

=====

street & number Roughly N. Euclid to N. Park & N. Fremont Aves.; E. 6th to E. 10th Sts. not for publication
city or town Tucson vicinity _____
state Arizona code AZ county Pima code 019 zip code 85719

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, 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 _____ nationally _____ statewide locally. (_____ See continuation sheet for additional comments.)

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

===== :===== =====
4. National Park Service Certification
=====

I, hereby certify that this property is:

- _____ entered in the National Register _____
 ___ See continuation sheet.
- _____ determined eligible for the _____
 National Register _____
 ___ See continuation sheet.
- _____ determined not eligible for the _____
 National Register _____
- _____ removed from the National Register _____

- _____ other (explain): _____

Signature of Keeper

Date of Action

===== :===== =====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- _____ public-State
- _____ public-Federal

Category of Property (Check only one box)

- _____ building(s)
- district
- _____ site
- _____ structure
- _____ object

Number of Resources within Property

Contributing	Noncontributing
<u>175</u>	<u>30</u> buildings
_____	<u>011</u> sites - see comment
<u>26</u>	_____ structures
_____	_____ objects
<u>201</u>	<u>3041</u> Total

Number of contributing resources previously listed in the National Register 0

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

N/A

===== :===== =====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
_____	<u>Multiple Dwelling</u>
_____	<u>Secondary Structure</u>
<u>Commerce/Trade</u>	<u>Business</u>
_____	<u>Department Store</u>

Areas of Significance (Enter categories from instructions)

Community Planning and Development

Period of Significance 1870-1936

Significant Dates N/A

Significant Person (Complete only if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder Multiple

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====
9. Major Bibliographical References
=====

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Arizona Historical Society

=====

10. Geographical Data

=====

Acreage of Property _____

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	12	503 900	3565 560	3	12	504 360	3564 870
2	12	503 900	3564 870	4	12	504 360	3565 560

X See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====

11. Form Prepared By

=====

name/title Board of Directors of Pie Allen Neighborhood Assoc. and Iron Horse Historic Association

organization Pie Allen Neighborhood Organization date _____

street & number 404 N. 4th Ave. #137 telephone 520-791-7907

city or town Tucson state AZ zip code 85705

=====

Additional Documentation

=====

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====

Property Owner

=====

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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Iron Horse East Historic District
Pima County, Arizona

SURVEY METHODOLOGY

A windshield survey gave a preliminary field study of the area and provided a starting point for delineation of the boundaries and the research.

The windshield survey mapped a large area map for a style footprint and intrusions.

Borders were indicated to be Euclid, a major north-south arterial to the west. On the north 6th Street, a major east-west route projected for a heavier load. Park Avenue on the east faced by parking lots and a different period footprint. Some later additions were made on this edge. The southern edge is newer houses and vacant land.

Review of the 1909 Sanborn Fire Insurance Maps for Tucson further reinforced the perception that the core of this area developed early in this century.

Preliminary research was conducted at relevant local research collections at the University of Arizona and the Arizona Historical Society. Information sources utilized include:

1. Current assessor's records building dates for Tucson have been averaged twice and known to be inaccurate--upward. However, approximately seven structures have a building date listed as pre-1900.
2. Early assessor's records were obtained and researched.
3. Early photos, several photos assumed to date from the late 1800's to early 1900's have been obtained and reviewed.
4. City Directories: 1897-1898, 1901, 1908, 1912, 1917, and 1922 have been researched and mapped by occupation, first within Iron Horse Expansion and then Iron Horse East starting in 1908. Results:

Year(s)	Total Population	Number of Railroaders	RR as a Percentage of Total
1897-1898	52	31	60%

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Iron Horse East Historic District
Pima County, Arizona

1901	140	80	57%
1908*	167	79	48%
1912*	182	35	31%
1917*	195	96	49%
1922*	308	102	33%

* Expansion beyond Euclid to the Northeast necessitated increased plotting of the population further east. New tables were made that reflected only numbers of Iron Horse East Historic District. See Continuation Sheet Section #8 page 15.

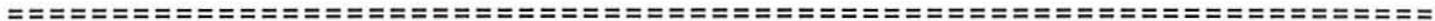
5. Tucson City Archives: street names, land transactions and relevant records were reviewed.
6. University of Arizona Special Collections: Riecker's personal papers have been obtained and reviewed to document the early land transactions described in the historical overview.
7. Arizona Historical Society Clipbooks: biographical material was obtained where possible. Identification of associated personages.
8. Literature search of manuscripts and monographs with particular focus on railroad development.
9. Oral interviews have been conducted with elderly neighbors.
10. Sanborn Fire Insurance Maps were copied and reviewed.
11. Pima County tax records were obtained and reviewed.
12. Computer sorts of all inventoried data were used to establish intelligible tables of totals and percentages of all relevant data.

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CONTINUATION SHEET

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04-25-96

Section 7 Page i Pie Allen Historic District
name of property
Pima, AZ
county and State



The name *Pie Allen Historic District* is a compromise designation between district residents. The primary author of this nomination used the name *Iron Horse East* which relates it to the nearby Iron Horse Expansion Historic District (NR listed 6/19/96). Other residents preferred *Alexander Davidson Historic District*. Review of the material indicates that Alexander Davidson in fact had little connection to this area and its historic develop. Neither is it directly associated with the development of the Iron Horse Historic District.

For purposes of this nomination, substitute *Pie Allen Historic District* where ever the name *Iron Horse East* appears.

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Iron Horse East Historic District
Pima County, Arizona

SUMMARY PARAGRAPH

The Iron Horse Historic District covers 9 blocks in a 39 acre area of central Tucson, Arizona. The irregularly shaped District is bounded on the west by Euclid, on the north by 6th Street plus 8 lots on the north side, Park Avenue on the east; plus 3/4 of a block and 2 lots east of Park Avenue. The final boundary on the south is East 10th Street plus 1 lot on its south side. It is situated between the central business district and the University of Arizona campus. The District's proximity to the railroad track closest at its southwest corner with a distance of 4 blocks. This District is the second of two districts in one neighborhood created by the coming of the railroad. The first, Iron Horse Expansion, already on the national registry, and on the West side of Euclid forms the western border of this District. Although both started at the same time, Iron Horse East's development footprint surged about 25 years later than Iron Horse Expansion. The close proximity of the railroad supplied the railroad families as tenants. The open land was ideal for a lucrative speculation in medium sized rentals and it is assumed, sales to the wealthier of these families. The historic styles in the footprint are: Transformed-Sonoran, Territorial, Western Colonial Revival, Queen Anne, Bungalow, Period Revivals, and Commercial Panel Brick. The District is still residential. In the last 50 years, 13 modern multifamily-dwellings have been constructed.

The name "Iron Horse" was derived from early media references to the locomotive and the railroad in general. The "East" designates that the District is the easternmost part of the whole neighborhood that came into existence because of the arrival of the railroad in Tucson. /13/14/15/

The reference number (01-05) in the text identifies a specific building on the District map as follows: the first two digits designate the block number and the last two digits identify the specific building. Example: for map reference (02-04) locate Block 2 on Map. Then locate Building 04 on that block.

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Iron Horse East Historic District
Pima County, Arizona

Geographic Features

The Iron Horse East Historic District is located 1 mile east of the Santa Cruz River. 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 is layered and lensed caliche in desert hardpan. The area was cut by shallow rills of dendritic stream patterns dumping into the large High School Wash which cuts through the center of the District and empties into the much larger Railroad Arroyo to the south of the district. The High School Wash runs generally east to west, and flooding is still not adequately controlled during heavy rains in its narrow 100-year floodplain. This wash, as it cuts through the district is open for most of its length. It enters on the north side of Eighth Street mid-block between Park and Tyndall Avenues from a concrete aqueduct. It exits the district at Euclid into another square concrete aqueduct which passes under the Tucson Magnet High School campus. The larger southern Railroad Arroyo acted as a natural barrier until spanned by an isolated wagon bridge on Ninth Street before 1892.

Normal Lower Sonoran Desert vegetation was and is present including palo verde, mesquite trees, creosote, and a wide variety of cacti that included prickly pear, aloe vera, and ocotillo. In private yards, non-native vegetation such as Texas Umbrella, Mulberry, Palm, and Tamarisk trees was favored during the 1950 forward. 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, which persist into the present day on many lots. In the present day, use of native vegetation is increasingly evident, replacing earlier non-native plantings. Trees on the boulevards are now more numerous than at any time in the past, with dozens of new plantings, especially mesquites, supplanting a much smaller population of declining non-native varieties.

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Iron Horse East Historic District
Pima County, Arizona

The City of Tucson last altered the topography of the District's low terraces 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. These changes in topography appear to have been ongoing, as 1890's examples are evident today, particularly in the western part of the Iron Horse neighborhood. Photographic documentation of the west side Euclid exists showing an adjustment to street level between 1899 and 1912 to the south of Ninth Street and another to the north between 1912 and 1919 /5/ Wall locations are noted on the base map. It is reasonably assumed that both side of Euclid were done at the same time. The final change left Ninth Street as the east to west watershed. A visual asset to the area, these retaining walls are handset random rubble, coursed rubble, stucco, cast and block material. The stone used was local basalt from A Mountain. In virtually every case in the inventory, the individual property owners constructed their retaining wall with individually selected material--even on walls running the full block face (03-14). Another solution used here was banked dirt and low retaining wall (xx-xx). The predominant foundation material for dwellings was of the same varieties of stone use for walls throughout the neighborhood.

Buildings

The architectural makeup of the District is varied. Most of dwellings are private residential types, which blurred the accuracy of the typing somewhat]. The few multistoried buildings are dwellings, primarily apartment houses, with one exception (11-04). Of the 205 buildings in the district, 30 (15%) are noncontributing. Of the remaining 175 contributing buildings, 120 (68%) are single-family dwellings. Forty-two (24%) of the buildings are duplexes, 9 (6%) are garage-apartments, and 3 (2%) are commercial. /26/ All, with one exception, were built before 1936. Many of the houses had rental rooms. Most of the commercial buildings are located near and along 9th Street and Park Avenue. There are many garages in this district, which were noted but not inventoried. (See the base map).

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Iron Horse East Historic District
Pima County, Arizona

Density of Development

Although the lots in Iron Horse East are larger than those directly to the west, there are 12 houses located on alley streets and 10 in the rear of the lots behind existing houses. The highest density of detached housing is 25 units per block. The rental potential of the area was substantial with 42 duplexes and 9 garage-apartments. There are and were a large number of private rooms. /7/ Although, it is still unclear how many of the single-family dwellings were rentals.

Block 1* has 26 buildings:	7 noncontributing, 3 vacant lots
Block 2* has 28 buildings:	2 noncontributing, 1 vacant lot
Block 3 has 26 buildings:	5 noncontributing, 1 vacant lot
Block 4 has 22 buildings:	2 noncontributing, 0 vacant lots
Block 5* has 26 buildings:	1 noncontributing, 2 vacant lots
Block 6 has 18 buildings:	4 noncontributing, 1 vacant lot
Block 7 has 18 buildings:	1 noncontributing, 2 vacant lots
Block 10 has 20 buildings:	5 noncontributing, 1 vacant lot
Block 11 has 20 buildings:	3 noncontributing, 0 vacant lots
Block 12 has 1 building:	0 noncontributing, 0 vacant lots

* Note: These blocks have satellite additions.

The district includes: 205 buildings total, 30 of which are noncontributing buildings; 9 of the 30 are modern multifamily buildings. The 11 vacant lots, many garages, and outbuildings are noted on the Base Map, but not in the Inventory. The district excludes 6 buildings on its periphery.

2. GENERAL DESCRIPTION OF DISTRICT

There are 7 surviving buildings that predate the 1900's in the district. The oldest, a transformed Sonoran home (03-04), was purportedly built in 1870. After 1900 the rhythm of construction was erratic. The first and second surge in building were 1905 and 1915, 7

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Iron Horse East Historic District
Pima County, Arizona

houses were added in each of these years to the District. The pattern continued to escalate, reaching a high point of 19 houses built in 1920 and 15 houses in 1925. The decade beginning in 1920 was a period of tremendous growth, with approximately half of the entire District's houses added during this time. The last surge was less impressive (8 houses built in 1929).

The principal material of choice in the district was stucco over brick (SOB). There are 133 examples of SOB and 36 examples of exposed high-fired brick. These two categories represents 169 structures, or 95% of the building stock (+ or -2%). There are 11 stuccoed adobe structures and 6 wood-frame structures. The rest of the inventory is made up of a few samples of some form of cement or metal.

The earliest remaining building styles are the Sonorans made of adobe; now 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 1908. The last use of adobe in 1937 was an anomaly. Research shows five known wood frame houses from the historic period. An elegant example is Survey Site 04-06. Many garages were constructed, usually at the rear of the lots. It is thought that most are contemporary with the dwelling. No integral garages exist in the area. There is one absolute example of a bungalow with a porte cochere (01-17). In addition, 01-23 has a pergola which acts as a porte cochere. Garages for the care and storage of the automobile proliferated in this District in contrast to the Iron Horse Expansion District directly to the west.

Styles Within 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. After 1880, the Sonorans with their unsatisfactory flat roofs, were often fitted with framed, wood shingled roofs above existing parapet walls. This innovation, along with glazed windows, was technically effective and the resulting superimposition on traditional adobe construction became the Territorial style. Access to cheap milled lumber from the railroad contributed to the decline of the Sonoran and the rise of the Territorial.

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Iron Horse East Historic District
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SONORAN

The Sonorans are characterized by:

- 1) Adobe construction with occasional brick detailing (cap row or quoins)
- 2) Generally rectangular floor plans
- 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 inside the building 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. Some Sonorans were restyled by roof changes into Territorials. There are no surviving unaltered Sonorans in the District, as both examples have been transformed by Spanish red-tiled (historic) roofs not the usual Anglo hipped roof. The two examples of this alteration are (03-04) and (04-11).

TERRITORIAL

The Territorial style in the area is characterized by:

- 1) Adobe construction
- 2) A rectangular or E shaped floor plan
- 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.

A pure example of this style is (01-09).

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Iron Horse East Historic District
Pima County, Arizona

THE QUEEN ANNE PERIOD

Conservative lending practices of bankers and familiar Eastern styles won out over the time-tested 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 1903 into the modern period. The Roaring Twenties produced a rush of building in the district with thin interest in the Queen Anne style from about 1900 to 1925. Eleven buildings survive today from the Queen Anne period and are characterized by:

- 1) Bay windows
- 2) Single windows surrounded by small multiple lights
- 3) Voussoirs over windows and doors
- 4) Pedimented porches
- 5) Palladian vents
- 6) Shingled gable ends
- 7) Corralled brick chimneys
- 8) Often protruding eaves and exposed rafters
- 9) Variation of major construction materials

There is great variance in the use of the styling elements here in the District. Two excellent examples of this style are (01-21 and 01-22) These are elaborate, with fish-scale wood shingles on the attic pediment, a palladian vent, and on one of these a wrap-around porch. These characteristics of styling appear to lesser degree on the remaining Queen Anne homes.

In fact these other examples appear to be vernacular in nature and are very restrained in the use of the elements that typically define the style. Examples like (03-09 and 03-11) are the antithesis of high-style Queen Anne. (Any example approaching a definitive Queen Anne in the University area has been demolished.)

These dwellings are characterized by hip roofs and recessed porches, which establish a standard floor plan. A common variation in this type is a front room with a separate

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Iron Horse East Historic District
Pima County, Arizona

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 floor plan facilitated various living arrangements, ideal in a rental property.

The period of the Queen Anne in the District ranges from 1905 to 1925 with no particular pattern in building dates.

THE BUNGALOW PERIOD

The Bungalow period of building ran mainly from 1902-1936 in the Iron Horse East Historic District. This style, by far the most popular, is represented by 77 buildings, or 43% of the total number of buildings in the district. From 1909 through 1912, the period of preparation for Statehood was in full swing, and a slow but steady rate of growth existed in Iron Horse East. This period is characterized by a lull in construction frequency which occurred between two building surges of 1905-7 and 1915-18). We hypothesized that the catastrophic 1910 fire that destroyed most of the facilities at the Southern Pacific yards had a relational effect on the economy in Tucson. This lull corresponds 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) for signs of a drop in housing starts is attributed to work in progress. The main consistent construction of this style starts in 1905. Four homes, one of which is a duplex, were built in this year. This period continues on uninterrupted, (except of 1911 and 1912) till 1930. The Bungalow style drove the District building boom that occurred in 1920-21 when 23 of the 32 houses built were this style. Although Bungalow construction continued until 1936, the frequency lost its lead to the Revivals and slowly declined.

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 room
- 3) Single, house-wide front porches supported only at the ends, or two

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Iron Horse East Historic District
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narrow reversible 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, as there seem 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 (02-09) (01-15), and are situated either recessed under the main roof (02-14) or under a separate roof integrated into a complex roofing scheme (05-04). Whether with one porch or two, as in a Craftsman-style-influenced dwelling (02-22), full-to-ground-level heavy piers are always in evidence. In some examples these piers were exceptionally emphasized, which gave rise to the term "elephantine piers"(02-17).

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 (02-19), or complex roofs (07-17). Structural and decorative use of random stone is found in walls (10-03), piers, (07-02) and railings of the bungalows. Cast concrete is frequently used for sills and railing caps.

The use of clinker brick was very prominent in this style across the country and in other districts in Tucson. Clinker brick in reality is a brick that is distorted during the firing process of brickmaking. The qualities produced by this firing accident produce variations in color, texture and shape. These bricks, previously discarded, became valued for their rustic, unpredictable qualities. Iron horse East has only one modest example, (04-14).

Within The bungalow style, 12 (29%) of the 42 buildings were typed as duplexes, which further suggests the original owners were interested in income property. Their building frequency matches the surge and boom profile.

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Iron Horse East Historic District
Pima County, Arizona

THE REVIVAL PERIOD

Iron Horse East had ample vacant land to capture a large percentage of picturesque Period Revival styles, which also had a citywide footprint. This period ran from 1919 to 1936, along with the Bungalow period. Most of the Revivals were built in the 1920's as settlement houses infilling scattered vacant lots. Of the Revivals, Spanish forms predominate. Largest in number is the Spanish Colonial Revival(42)(01-11), then the Mission Revival(7)(11-01), and the Pueblo Revival(12)(05-07), which are then followed by the Western Colonial Revival (a.k.a. Neo-classical Revivals). The Spanish forms in Iron Horse East vary widely, with some only mimicking the Spanish and Mexican prototypes, as they are too small for more than a few decorative details, while others are quite elaborately developed. The home (04-03) is a good example of Spanish Revival. The major building materials are brick, red tile, concrete, and stucco. The revival styles, developed fully in the 1920's, had their styling elements of roof tiles, ornamental vigas, arched openings and fanciful shaped parapets. Most of the styling elements were real and recognizable, but were used mostly to vary the appearance of rental types.

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 half 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: NYC, a bar (11-17), a duplex (05-08), and a single family residence (04-17).

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Iron Horse East Historic District
Pima County, Arizona

MISSION REVIVAL

The Mission Revival style 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, e.g., (11-01) or (11-15).

PUEBLO REVIVAL

The Pueblo Revivals are characterized by:

- 1) Buttressing
- 2) Flat roof with parapet
- 3) Irregular, rounded edges on walls and parapet
- 4) Stucco over brick, usually painted an earth tone
- 5) Irregular massing
- 6) Viga ends protruding from parapet at ceiling level

An excellent example of the Pueblo Revival style is the 1926-28 El Capitan Court(05-07). There are only four examples of this style in the neighborhood. The El Capitan Court, one of two models of clustered housing in the District, is an excellent example of a style rare in Tucson.

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", coralling
- 3) One or more rectangular panels

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- 4) Symmetrical parapet raised in the center and at both ends
- 5) Central or offset entries
- 6) Large windows and entry door(s)

There are three examples of the Panel Brick Style in the District. They are (11-14), the c.1927 Hussar Electric Building(11-14), and the c.1929 H&W Market. (The latter was adapted to a dwelling and is unique.) All three were built 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 banding system for structural wall and a header set for the cap row and to define the ever-present panels. The symmetrical parapet is always highest on the center. The peak of the parapet gradually descends in steps or flat angles to the edge of the building, which is always defined by a merlon.

FOLK HOUSE

Folk House style dwellings are shelter made with no apparent or discernible styling architecture. They reflect the need for basic economical shelter without concern for

fashionable stylistic design or detailing. There are 12 houses attributed to this category in the District. Samples are (04-04A) c.1910, and (01-07) c.1900. Buildings of this type were built throughout the historic period with the earliest (03-12) built in 1898 and the latest (03-19) built in 1947.

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 alterations or not, the final product is remiss in a styling point that is identifiable or original (e.g. c.1929 (03-17). The Vernacular

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style should be distinguished from buildings that are "vernacular" in nature, such as a local adaptation of an accepted style.

CONTRIBUTORS/NONCONTRIBUTORS

There are 26 other contributing structures from the period of significance: the pre-1912 retaining walls, and the pre-1920 retaining walls. Retaining wall locations are identified on the Historic District map. No documentary or pictorial evidence has been located to determine which of these walls is pre-1912 or pre-1920, although it certainly exists. Each of the lengths of retaining walls is identified in its location on the Base Map.

The District has 205 buildings of which 175 are contributing resources and 30 non-contributing. Sheds and garages are not included due to their insignificance. Each of the garages and sheds is identified in its location on the Base Map.

Contributing elements:	175 buildings
	26 walls

	201 contributing elements

Non-Contributing elements:	30 buildings
	11 vacant lots

	41 Non-Contributing elements

E. Present Uses

10% Commercial and/or Industrial
90% Residential

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GENERAL CONDITION OF BUILDINGS

The district was significantly complete by 1930 (and absolutely complete by 1936). The condition of the buildings at present is generally good. 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 NPS

building prices. This generation of new owners began repairing and/or restoring their buildings. Of the 205 buildings, 23 were built after the historic period. Of the buildings that were built during the historic period, there are five that have been altered such that they no longer contribute to the Historic District (these include buildings at 06-13, 10-07 and 01-24). The remainder have minor or unimportant alterations, or no alterations.

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 might also occur as a result of the above advantages.

3. INTEGRITY

The sense of time and place determined by similar design quality, craftsmanship, materials, and setting is not disturbed significantly by the District's noncontributing buildings. From 1935 to the present, only commercial apartment buildings and modern houses, twenty-one in number, have been built in the Iron Horse East inventory area (10 % of the total number of buildings). Included with the noncontributing category are 10 buildings built during the historic period. These have undergone noncompatible and insensitive remodeling. Examples include infilling porches and replacing structural elements with modern materials. In the case of 01-24, the Classical columns were replaced with wrought iron supports and a section of the porch was infilled. The house at 409 N. Park (01-16) has

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had a second -story addition. The photograph in the inventory speaks to the total disregard to the vocabulary of this house.

IDENTITY OF BUILDINGS--CONTRIBUTORS / NONCONTRIBUTORS

Most of the contributing buildings in the Iron Horse East District are either single-family residences or duplexes built between 1874 and 1945, with the majority built between 1905 and 1925. Many of the homes relate to each other in building style, i.e. clusters of NPS Form bungalows facing each other on 8th Street or three Queen Annes in a row on 6th Street. Buildings also relate to each other via type, i.e. strings of duplexes were built on Tyndall Ave. and rows of single-family dwellings are apparent on the 800 block of 7th Street. Two commercial contributors stand out--NYC, a bar located at 10th Street and Park, and the old Fire House, located at 9th Street and Park. Both of these buildings have retained their historical integrity and have not been altered structurally. The District still retains its residential character.

The noncontributing buildings include seven historic buildings which have been altered significantly to obviate their historical integrity. These are single-family residences. Seven other buildings were built between 1950 and 1965 as multifamily apartments, probably providing off-campus housing for the University students, due to the close proximity to the campus. These modern-looking apartment complexes do not blend in well with the older buildings, as many of them are two-story structures with large parking lots. Several other buildings had modern apartment complexes added in the back to be rented out, in all likelihood to U of A students. Some of these property owners realized that they could make money building apartments on their back lots. Scattered throughout the district are a few modern (c. 1960) ranch-style single-family homes. Fortunately, these are not very prominent and do not affect the overall historic nature of the neighborhood.

4. BOUNDARIES

Boundaries are justified by the architectural character of the building selected to be part of this Historical District and their intimate association with the railroaders who caused it to

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come into existence. Concentrations of non-contributing structures on the periphery are omitted. A survey of the population by job overwhelmingly demonstrates that the Southern Pacific Railroad was the major employer. It is this connection with the railroad that establishes the very foundation of this nomination.

See full justification argument Section #10.