

**United States Department of the Interior**  
National Park Service

# National Register of Historic Places Continuation Sheet

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Iron Horse East Historic District  
Pima County, Arizona

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
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	201 contributing elements

Non-Contributing elements:	30 buildings
	11 vacant lots
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	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.