

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

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. NAME OF PROPERTY

HISTORIC NAME: Feldman's Historic District (Name and Boundary Change – see next line)
OTHER NAME/SITE NUMBER: Speedway-Drachman Historic District

2. LOCATION

STREET & NUMBER: Generally north of E. Speedway Boulevard; west of N. Park Avenue;
south of E. Lee Street; east of N. 7th Avenue.

NOT FOR PUBLICATION: N/A

CITY OR TOWN: Tucson **VICINITY:** N/A
STATE: Arizona **CODE:** AZ **COUNTY:** Pima **CODE:** 019 **ZIP CODE:** 85705, 85719

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, 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 Historic Preservation Officer
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	Signature of the Keeper	Date of Action
___ 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): _____	_____	_____

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY (COMBINATION OF PREVIOUS LISTING PLUS BOUNDARY INCREASE):

CONTRIBUTING	NONCONTRIBUTING	
488	128	BUILDINGS
0	0	SITES
0	0	STRUCTURES
0	0	OBJECTS
488	128	TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 356*

*from 1989 Listing; subsequent demolitions and C/NC status changes affect this original number.

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS:

- COMMERCE/TRADE/store
- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- EDUCATION/school
- HEALTH CARE/sanitarium
- RELIGION/religious facility

CURRENT FUNCTIONS:

- COMMERCE/TRADE/store
- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- HEALTH CARE/sanitarium
- RELIGION/religious facility

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: (Amended to 1989 Listing:)
 20TH CENTURY REVIVALS
 Mission/Spanish Colonial Revival; Tudor Revival
 MODERN MOVEMENT
 Ranch Style; International;
 Other: Postwar Commercial, Mission and Romanesque Revivals

MATERIALS: (Amended to 1989 Listing:)

FOUNDATION	STUCCO; CONCRETE; BRICK
WALLS	STUCCO; BRICK; WOOD: Weatherboard
ROOF	ASPHALT; SYNTHETICS: Foam; TERRA COTTA
OTHER	WOOD (windows, porch posts); METAL: steel (windows, porch posts) GLASS (windows)

NARRATIVE DESCRIPTION (see continuation sheets 7/5 through 7/46)

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- A PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.**
- B PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.**
- C PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.**
- D PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.**

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: ARCHITECTURE, COMMUNITY PLANNING AND DEVELOPMENT, HEALTH/MEDICINE

PERIOD OF SIGNIFICANCE: (Amended:) 1901-1960

SIGNIFICANT DATES: (Amended:) 1901 (first subdivision plat), 1941 (first Ranch house), 1960 (practical buildout of the neighborhood)

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Josias Thomas Joesler (1895–1956) (1933 St. Luke's Chapel)

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8/48 through 8/61)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9/62 through 9/67)

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register: "Speedway-Drachman Historic District," 1989

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: Arizona Historical Society

Federal agency

Local government: Tucson-Pima County Library; City of Tucson

University: University of Arizona

Other -- Specify Repository:

USDI/NPS NRHP Registration Form

Feldman's Historic District, Pima County, Arizona

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 108 acres

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing
1	12	502742	3567223	3	12	504075 3566594
2	12	504073	3567218	4	12	502728 3566576

VERBAL BOUNDARY DESCRIPTION: Attached district map [Map 2.] shows exact boundaries of the district.

BOUNDARY JUSTIFICATION (see continuation sheet 10/68)

11. FORM PREPARED BY

NAME/TITLE: James W. Steely, MSAS, Historian, Architectural Historian
Robert Graham, AIA, Historical Architect, Architectural Historian
Roberta Graham, Architectural Assistant

ORGANIZATION: SWCA[®] Environmental Consultants **DATE:** 9 February 2007
Motley Design Group, LLC

STREET & NUMBER: 2120 North Central Avenue, Suite 130 **TELEPHONE:** 602-274-3831

CITY OR TOWN: Phoenix **STATE:** AZ **ZIP CODE:** 78004

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheets MAPS/69 through MAPS/77)

PHOTOGRAPHS (see continuation sheet PHOTOGRAPHS/78)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: Multiple (see continuation sheets 7/18 through 7/46, and 2004-2005 survey forms)

STREET & NUMBER: **TELEPHONE:**

CITY OR TOWN: **STATE:** **ZIP CODE:**

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 5

Feldman's Historic District
Pima County, Arizona

Section 7: Description

SUMMARY

Note: This narrative of the Registration Form complements the corresponding narrative from the Speedway-Drachman Historic District (NRHP 1989). All section subtitles are repeated here or slightly modified, but generally only new information is included, as a continuation of the earlier text. The property lists at the end of this section—Contributing, Noncontributing, and Demolished—are comprehensive Feldman's Historic District lists combining the 1989 inventory with the updated 2004–2005 survey (SWCA 2004-2005).

See updated and new survey forms for photographs of all properties mentioned as examples in the text.

Feldman's Historic District is a historic residential area north of downtown Tucson and northwest of the University of Arizona campus. It includes the existing Speedway-Drachman Historic District (NRHP 1989), but this registration form: 1) amends the existing district to facilitate the name change; 2) changes the period of significance, now from 1901 to 1960; 3) changes the 1989 boundary through substantial increases to the northeast, north and west, and a small decrease on the south; and 4) re-evaluates all properties with standardized Contributing/Noncontributing methodology. The inclusive Feldman's neighborhood covers approximately 42 blocks roughly bounded by E. Speedway Boulevard on the south, N. Park Avenue on the east, E. Lee Street on the north, and N. 7th Avenue on the west.

The change in period of significance adds a number of mid-20th century houses, commercial buildings, and churches built after 1939. The period and boundary increase adds 166 Contributing properties—many in the mid-20th century Ranch Style—within the original district and adjacent to its west, north and northeast extents. The boundary decrease removes from the total number of properties 15 formerly Contributing residences along Speedway Boulevard, Demolished because of street widening and institutional expansions since 1989.

As part of this re-survey and nomination amendment project (SWCA 2004-2005), reevaluation of properties *within the original district* resulted in 73 changes to Contributing and Noncontributing status in the original district. Since 1989 within the original boundaries, 61 properties were sympathetically rehabilitated (exterior restoration) and are now classified as Contributing. Conversely, 12 properties suffered damage to their historic integrity—through both exterior alterations and addition of public-view-blocking fences and walls—and are now classified as Noncontributing. Further, by applying the State Historic Preservation Officer's current Contributing/Noncontributing methodology (Garrison 1992) to formerly Noncontributing properties with few if any changes since 1989, 19 were reclassified as Contributing. Extension of the period of significance to one year earlier, 1901, acknowledges the initial filing of the Feldman's Addition subdivision plat, initiating much of the neighborhood that continued to fill open lots through 1960. Extension of the period of significance forward to 1960 resulted in the addition of 33 properties built between the years 1940 and 1960 throughout the original district, in addition to the 185 properties (Contributing and Noncontributing) *added through the boundary increase* with this nomination amendment.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 6

Feldman's Historic District
Pima County, Arizona

Houses, house-scale apartments, residential outbuildings, religious buildings, and a small commercial development in the greater Feldman's neighborhood amended in this nomination as Feldman's Historic District, generally retain high levels of integrity of location, design, materials, workmanship, feeling, setting, and association. Typical alterations range from medium-impact changes to porches, windows and doors, to major-impact changes through unsympathetic additions, complete changes of exterior materials, and privacy walls that hide from public view the majority of character-defining features. Through the Contributing/Noncontributing evaluation outlined in those **FACTORS** below, the amended district boundary encompasses a total of 616 properties of which 79.2 per cent are Contributing (488 properties) and 20.7 per cent are Noncontributing (128 properties) based on the 2004-2005 historic-properties survey update. See **METHODOLOGY** below for explanations of property counts and inventory numbers.

METHODOLOGY

For purposes of describing the neighborhood within its historic district boundaries, this nomination uses “the Feldman’s neighborhood,” instead of its multiple historic subdivision names, or the outmoded “Speedway-Drachman” label. That label, derived by assigning two major street names to a residential neighborhood not known historically or currently as “Speedway-Drachman,” apparently originated from City of Tucson planning-area names assigned as early as the 1960s within arbitrary boundaries (Fey 2004). For the 2004 survey and present nomination updates, all stakeholders—residents, city preservation office, and SHPO—agreed to an appropriate name change for the historic district along with other amendments accomplished through this Registration Form. The nominated Feldman's Historic District of 2005 includes the same general area as the current Feldman's Neighborhood Association, covering six historic subdivisions that contribute to the district: Feldman’s Addition (1901-1906/1924-1925), University Home Addition (1902/1903), Tucson Heights (1904-1905), Schumacher Addition (1908), Highland Park Addition (1921/1922), and Bronx Park Addition (1923).

From late 2003 through 2005, SWCA and MDG consultants reviewed the 1989 Speedway-Drachman historic properties survey (Husband 1989b) on file at the Arizona State Historic Preservation Office in Phoenix. They located only those Arizona Historic Property Inventory Forms for buildings within the NRHP-listed 1989 historic district. If a larger area had been surveyed in 1989 from which to determine those boundaries, additional survey forms apparently are no longer extant in either Phoenix or Tucson. Further, in 1989 the SHPO offered two types of forms, the “long” two-page form to gather similar information collected by current (2005) forms, and the “short” one-page form for properties pre-determined to be Noncontributing for any reason, including age (not yet 50 years old) and alterations. Most historic district properties listed in 1989 as Noncontributing appear on the “short forms,” and any updates for those properties in 2004-2005 required not only reevaluation but also recording on the current two-page form. Conversely, 19 properties listed in 1989 as Contributing on the “long form” have been demolished or severely altered to the status of Noncontributing. Amendments were made to those properties' original forms to explain the change in status for each property.

As noted in the **SUMMARY** above and elsewhere, the choice in 1989 of “1939” as the end of the period of significance resulted—for a neighborhood that did not halt home construction for two more decades—in an

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 7

Feldman's Historic District
Pima County, Arizona

outdated nomination within one year of listing. Several individual amendments to Speedway-Drachman properties' status have been approved by the SHPO and the NPS through the years, most responding to proactive requests for reclassification as Contributing properties.

In recent years the City of Tucson's historic preservation program, the SHPO, and the National Park Service's National Register Program evolved through much experience into a more practical approach to age and grouping of historic properties. The 50-year-old guideline is now tempered for historic districts that contain properties that will be 50 years old in generally five to ten years. The National Park Service (NPS) *National Register Bulletin: Guidelines for Evaluating and Nominating Properties that have Achieved Significance Within the Past Fifty Years* (Sherfy and Luce 1998) acknowledges that "properties less than 50 years old may be integral parts of a district when there is sufficient perspective to consider the properties as historic."

This is accomplished by demonstrating that: (a) the district's period of significance is justified as a discrete period with a defined beginning and end; (b) the character of the district's historic resources is clearly defined and assessed; (c) specific resources in the district are demonstrated to date from that discrete era; and, (d) the majority of district properties are over 50 years old. In these instances it is not necessary to prove exceptional importance of either the district itself or of the less-than-50-year-old properties.

Historic districts with less-than-50 year-old properties that share elements of historical and architectural significance of the districts illustrate the policy discussed [in the Bulletin]. For example, some historic districts represent planned communities whose plan, layout of the streets and lots, and original construction of homes all began more than 50 years ago. Frequently, construction of buildings continued into the less-than-50-year period, with the later resources resulting from identical historical patterns as the earlier buildings and representing a continuation of the planned community design.

While some districts have a unified historic and/or architectural development, it is important to recognize that integral does not mean that a district must have homogeneous resources or significance. Districts can also include diverse resources that represent the area's development over time. A commercial or residential area, for example, may form a unified whole, but have resources built in a variety of styles over a long period of time. In such a context, a post-World War II movie theater or recreation facility may have increased significance because these are important buildings and represent that period of the district's history. Thus such buildings often are integral parts of districts in which they are located. (Sherfy and Luce 1998)

The Feldman's neighborhood fits this scenario, including a "defined beginning and end" that represents the postwar rush for housing through a practical "buildout" of the neighborhood by 1960, along with major physical and social changes in the community at the same time.

In further evolution of NRHP evaluation approach, by considering the "Contributing" status of integral 44- to

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 8

Feldman's Historic District
Pima County, Arizona

49-year-old places within the potential or existing historic district at the time of survey, their own contribution to the district is documented, and the need for re-survey in the short term is lessened or eliminated. Prior to the 2004-2005 survey update for Feldman's, the 1989 survey effort did not acknowledge properties built after 1939 (then exactly 50 years earlier). In contrast, the 2004-2005 Feldman's effort anticipated inevitable aging—and ongoing alterations—of Tucson's postwar neighborhoods and commercial areas, and explored historical changes related to specific milestone dates, such as changes in Tucson neighborhoods resulting from the city's General Land Use Plan ratified in 1960 (Bufkin 1981; see Section 8).

Many Feldman's residential properties include "related secondary resources" as defined by NPS registration form instructions (McClelland 1997:14), usually garages and small outbuildings that are not counted separately in the property inventory. A few platted lots contain more than one substantial building, usually additional residences or guesthouses, counted separately and with distinct addresses and survey inventory numbers. The 1989 survey assigned "SD-" (Speedway-Drachman) prefixes to inventory numbers 1 – 500; the 2004-2005 survey assigned "F-" (Feldman's) prefixes to inventory numbers 501 and forward.

REVIEW OF THE 1989 NATIONAL REGISTER NOMINATION'S SECTION 7

Original nomination for the Speedway-Drachman Historic District described the location, geography, general history, and architecture of a neighborhood that features a surprisingly broad range of "small to medium-sized one- or one-and-one-half-story homes" (Husband 1989a). Upon its cardinal-directions street grid are cardinal-oriented homes in architectural styles ranging from National Folk configurations to Bungalows and Tudor Revival houses, and Spanish Colonial variants of Mission and Pueblo Revivals and Monterrey Style. Two former tuberculosis sanitariums (a third no longer extant, Hillcrest Sanitarium, stood as late as 1948 on the block bounded by Adams, 3rd, 4th, and Lee; see Sanborn 1948:75) and the former University Heights School are the largest historic buildings in the district, all sympathetically converted to apartments by 1989. However, the 1929 St. Luke's in the Desert Sanatorium, due to a substantial circa 2000 remodeling, is now Noncontributing to the district; however, its freestanding 1933 chapel by Tucson architect Josias Thomas Joesler fortunately remains a Contributing resource to the district. Besides St. Luke's Chapel, the only other religious building considered Contributing at the time of nomination, the First Southern Baptist Church sanctuary at 445 E. Speedway Boulevard, was built in 1939 in the Classical Revival Style. That building has since been crowded by many institutional additions, but retains sufficient individual integrity to hold its Contributing status.

The 1989 Section 7 conclusion warned of a trend favoring the loss of historic houses for large apartment complexes popular in the University of Arizona campus orbit. The text also noted a major in-progress city-sponsored widening of Speedway Boulevard that threatened a number of neighborhood properties along that arterial. Indeed, the 1990-1994 Speedway reconstruction resulted in the loss of at least one additional Contributing residence (825 E. Speedway Blvd.) after the project's completion. The amended historic district's southern boundary reflects several other losses along the Speedway arterial as well.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 9

Feldman's Historic District
Pima County, Arizona

SETTING

While the integrity of setting declined along Speedway Boulevard after its early 1990s reconstruction, city planners envisioned this thoroughfare from its origin as a major east-west arterial, from the time shortly after 1901 that its name changed from Feldman Street to Speedway Boulevard. The post-1960 apartment-block-construction trend within the Feldman's neighborhood fortunately halted after 1989, and the University of Arizona adopted in 2003 a campus master plan that pledged a cooperative relationship with its surrounding residential historic districts (University of Arizona 2003). As a result of these stabilizing trends, the Feldman's neighborhood overall retains remarkable integrity of setting, plus feeling and association, for a 20th century neighborhood with similar residential massing, uniform setbacks, consistent streetscapes, and continued popularity of desert-plant yard landscapes. Unfortunately the percentage of single-family homeowner-occupants in Feldman's is an alarmingly low rate of 23 per cent (in 2004).

Expansion of the historic district boundaries, particularly along E. Drachman and E. Adams Streets around N. 1st and N. 2nd Avenues, results in a more comprehensive neighborhood setting, at least for the postwar development of the neighborhood. The half-block commercial strip at 1400-1414 N. 1st Avenue, begun in 1948 and expanded to its present configuration in 1960, served local customers with pedestrian and auto access to its laundry, grocery store and drug store. The large religious complex at 628 E. Adams Street, expanding a small sanctuary after 1950, also followed a traditional neighborhood trend of churches within residential additions.

Survey and research decisions in 2004-2005 on the integrity of individual properties were based on the current condition of all properties, and on a number of factors unique to the Feldman's neighborhood based on its buildings and cultural landscapes. See **CONTRIBUTING/NONCONTRIBUTING FACTORS** below for the process of decisions in 2004-2005, also applicable to future evaluations following evolution or incidental changes to properties in the Feldman's neighborhood.

LANDSCAPE

Another recent progression in NPS, SHPO, and community approaches toward evaluating historic significance is the factor of landscape, acknowledging that buildings are much more than individual objects with no immediate context. Part of the 2004 strategy for updating the 1989 Feldman's survey recognized its "softscape" of diverse vegetation, "hardscape" of yard features, and streetscape infrastructure as significant historic and visual factors. Thus the 2004 intensive survey forms include acknowledgment of vegetation in general, plus notes on individual properties for irrigation and plant types. An oft-overlooked aspect of landscape—further acknowledging a "cultural landscape" for the neighborhood and for each property—is the "hardscape" and transportation infrastructure: streets, curb and gutter, driveways, sidewalks, entry walks, walls, arbors, etc. Most of these items from 1940-1960 are considered significant elements (see **CHARACTER-DEFINING FEATURES** below) that are worthy of preservation, typically concrete, sometimes stamp-dated, and in Feldman's frequently cast with curb-surface street names and "WPA" (the federal Works Progress

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 10

Feldman's Historic District
Pima County, Arizona

Administration) credit for these 1935-1942 New Deal-funded improvements. For evaluation purposes, these are considered elements within the property boundary of each individual building (residence or church in the Feldman's neighborhood), rather than separated as city property and infrastructure systems as a whole.

In roughly sequential order of appearance, "hardscape" and "softscape" features of a typical Feldman's residential property progress inward from the perimeters. In the best maintained yards, these features range from the rectilinear street system, to the WPA-stamped curbs and sidewalks, to a perpendicular walkway approach to the house, to a low retaining wall surmounted by walkway steps, to desert plantings of cacti and succulents, to mature trees (Aleppo pines, date palms, juniper and mesquite) or shrubbery close to the house, to steps up to front porch surfaces in line with the front door. Many yards are carpeted with gravel, and many yards exhibit little maintenance other than early attempts to establish grass lawns and ornamental bushes along property lines. Popularity in the last decade of dense privacy walls threatens the very characteristics that distinguish the historic district's landscape.

A recent major sidewalk-development project (in 2004), with a city infrastructure grant to the neighborhood association, brought to Feldman's consistent walking surfaces, streetlights on some corridors, curb cuts for disability access, and other upgrades, while saving historic "WPA" stamps and street names on curbs where possible.

ARCHITECTURAL CHARACTER OF THE HISTORIC DISTRICT

In addition to the typical characteristics noted below under **ARCHITECTURAL STYLES**, other features are essential to the integrity—and thus Contributing status—of historic residential properties in the Feldman's neighborhood:

- uniform setback
- façade width of original floorplan (no intruding side additions)
- rhythm of foundation placements on lots
- retaining walls to adjust house geometry to site variations
- front drive at side consistent with block face (many houses have only alley drives)
- accommodation of pedestrians: sidewalks, walkways, small but shading porches
- accommodation of autos: curbs, drives, carports, garages
- exterior building materials: stucco, or unpainted red brick, or concrete block unpainted or painted
- roof finishes of composition shingles, asbestos, and barrel tiles

The 1400 N. 1st Avenue commercial strip, churches, and former tuberculosis sanitariums deviate from these residential characteristics, but all these institutional buildings are low scale surrounded by limited formal landscape improvements, announce their services with restrained signs, and accommodate both pedestrian and automobile access.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 11

Feldman's Historic District
Pima County, Arizona

ARCHITECTURAL STYLES OF THE HISTORIC DISTRICT

Expanded boundaries of the 1989 Speedway-Drachman Historic District incorporate as similar a diversity of housing examples in age and architectural styles as represented in the original boundaries. Along the appended block faces of E. Mabel, E. Drachman, E. Adams, and E. Lee Street, plus N. 1st Avenue and other thoroughfares are fine examples of 1910s-1940s Bungalows (135 E. Mabel Street of 1918, 1430 N. 1st of 1925, and 1521 N. 6th of 1949) and 1920s Spanish Colonial Revivals (621 E. Drachman of 1928) including the related Mission Revival (127 E. Mabel Street of 1927). Also, Sanborn Maps reveal a proliferation of small detached garages associated with most individual houses, the majority constructed of adobe (Sanborn 1948).

The Ranch Style appeared as an evolution of the Feldman's neighborhood's signature early-20th century housing by 1941, with completion of the 895-square-foot brick house at 421 E. Helen Street. This modern but compact residence entered a housing market in Feldman's and Tucson that had changed little since subdivision construction commenced in 1902: interior space less than 1,000 square feet, simple walls of thick masonry for low heat gain, conservative window sizes and placement for cross-ventilation, front and back doors, all under a low roof apparently to prevent the heat gain of large attics. The new Federal Housing Administration (FHA) standards (implemented in 1934) inspired some subtle changes by 1940, but mostly to the interior for accommodation of new appliances and other health and safety standards. Ironically, the quality of Feldman's earlier houses matched many "new" FHA standards, so that the Ranch Houses fit well into the neighborhood despite their first-glance differences in proportions and straightforward presentations of brick walls laid in common bond. The 1989 historic district nomination is therefore amended with the following additional architectural categories:

20th CENTURY REVIVALS

Tudor Revival

The 1989 evaluation of the neighborhood identified one example of the Tudor Revival Style (627 E. Speedway Blvd.) in the Feldman's neighborhood, noting that the style was "little used in Tucson" (Husband 1989a:7/11). That 1927 example, fortunately surviving the Speedway Boulevard widening, enclosed 1,979 square feet of interior space, indicating that the style might have been chosen by someone wanting a larger house than offered with the typical Feldman's floorplan. Likewise, a 1948 Tudor Revival house missed in the 1989 sweep, (1222 N. Fourth Ave.) wrapping a relatively large house of 1,458 square feet within Tudor details of steeply pitched roofs over asymmetrical extended bays with both hipped and clipped-gable configurations. Otherwise, the house is built of common-bond bricks framing steel-sash windows under an asbestos-shingled roof with barrel-tile ridgelines...all typical features of contemporaneous Ranch Style houses in Arizona.

MODERN MOVEMENT

Ranch

In their *Guide to Tucson Architecture* (2002), Anne Nequette and Brooks Jeffery describe the Tucson Ranch

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 12

Feldman's Historic District
Pima County, Arizona

Style house as “typically...single-story...low in profile and horizontal in expression” (Nequette and Jeffery 2002:292-293). Feldman’s examples of the Ranch Style exhibit a number of subtle adjustments and details to add variety—a Federal Housing Administration hallmark—to this formula, including front door placement (centered or off-center), porch configurations (from door-protecting stoops to full-width verandas), and automobile protection (driveway in front with carport or rear alley-access drive invisible from front). Ranch Style additions within the amended Feldman’s Historic District all follow these modest-scale patterns. (A few slightly later Ranch examples in and very near the historic district reflect the growing national trend of long, low facades stretching across more than one original narrow lot, as with 345 E. Drachman Street, built on two lots in 1961 and which also encloses a one-car garage at the east end of its continuous facade. One nearby Ranch example, just outside the district boundary at 345 E. Elm Street built in 1950, deviates from the otherwise strict cardinal-orientation with oblique southwest façade presentation to a right-angle intersection.)

Thus the modest-scale “Transitional Ranch,” so-called because of its position in the move from bungalows of the previous generation to the very wide and very low California Ranch that appeared in large numbers in new Arizona subdivisions by the late 1950s, predominates post-1940 house types in the Feldman’s neighborhood. Occasionally the “transitional” nature of design is quite evident, particularly in examples (415 and 401 E. Helen Street) that package distinct bungalow features—L plan under front-facing multiple gables, exposed rafter ends, medium-pitch roofs—into the Ranch Style simplicity of plain brick walls and horizontal-emphasis windows.

These and other typical character-defining features of the immediate prewar and postwar Ranch Style homes in Feldman’s include:

- L floor plan with extended side bay presented to street; or L floor plan, single-plane façade parallel to street with side bay extended to rear; or rectangular plan with single-plane façade parallel to street
- some foundations only slightly above ground level, most often a concrete slab; some foundations raised up to two feet by a concrete slab or a concrete perimeter beam for pier-and-beam foundations
- relatively narrow façade conforming to the standard 75-foot lot widths
- occasional screened sleeping porch, or “Arizona room,” visible from street
- exterior walls of painted stucco, or “running bond” or “common bond”—with 6th-row headers—pattern of standard brick (measuring 2x4x8 inches), or concrete block/“pumice block” (8x8x16)
- some gable-side fireplaces in masonry materials that match wall finish materials
- brick window sills
- “picture window,” at least one, presented to street from interior living room
- casement windows, in steel just before the war, in wood just after the war, and again in steel by the later 1940s and throughout the 1950s
- some double-hung wooden windows because of steel shortages shortly after World War II
- occasional casement window at one façade corner, usually lighting kitchen inside
- single front entry door, off center, sometimes 90° to street with entry into L
- shaded porches as shallow stoop, inset corner, or full-width under extended eave
- porch posts of wood, sometimes roughly finished, sometimes with brackets; porch supports of fabricated

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 13

Feldman's Historic District
Pima County, Arizona

- metal on later houses and updates of earlier houses
- low roof following L plan, with multiple gables, or hipped, or combinations of both
- exposed rafter ends
- gable ends of brick unbroken for wall surface, often with vents of symmetrical patterned spaces in the brickwork
- various roof materials, composition (asphalt) shingles, or asbestos shingles, or barrel tile (see Spanish Colonial discussion below), or flat shingles (usually asbestos originally) with barrel-tile ridgelines, or flat roof with surrounding parapets (see Pueblo Revival discussion below), or wood shingle
- roof-mounted evaporative cooler fan units
- rarely an original offset chimney on side gable or centered at rear
- driveways most frequently at one side of the lot leading into shelter (see next)
- detached and attached garages, wall finishes matching the companion house
- carports under an extension of the house roof side gable, or as a shed extension off the house side

Ranch Style variations in Spanish Colonial and Pueblo Revivals (sometimes gathered under the description "Spanish Eclectic") are contemporaneous romantic reflections of the perceived origin of the Ranch home, from the California, Arizona, and New Mexico rancheros of Spain's colonial era (see May 1946). Houses with gabled or hipped barrel-tile roofs on otherwise classic Ranch Style features (above) are often categorized as Spanish Colonial Ranch, and they occasionally display other faithful details of distressed-wood porch beams and deeper, more functional porches. Stuccoed-wall Ranch houses with a floor plan similar to contemporaries, but flat roof surrounded by parapets present the Pueblo Revival variation, such as 421 E. Mabel Street).

The dynamics of a postwar Tucson economy sometimes led to residential alterations that applied new style elements to older houses. In some cases—such as 1217 N. Tyndall Avenue, 41 and 527 E. Speedway Boulevard, 1436 N. 1st Avenue—a porch infill (as opposed to complete enclosure) brought simple Ranch Style details and steel-sash windows to older bungalows and Spanish Colonial examples. In other cases, such as 1227 N. Fifth Avenue, porch reconstruction before 1960 introduced poured concrete surfaces and fabricated-metal posts. On a case-by-case basis, these changes might be considered appropriate within the expanded period of significance, acknowledging a range of sympathetic changes as a historic evolutionary process in the neighborhood.

Before the box-apartment trend of the 1960s, the Feldman's neighborhood accommodated a steady rental market associated with the nearby University of Arizona campus first with rented rooms in existing houses and converted garages. In the late 1940s through mid 1950s an increasing demand for apartments led to Ranch Style duplexes on single lots—such as 1508 N. 5th Avenue and 834 E. Lee Street—and Ranch Style clusters of single- and multiple-unit buildings—exemplified by 409-425 E. Drachman Street and 1325-1333 N. 2nd Avenue.

International

Also called American International and Contemporary Style, the "International" modern alternatives to the dominant Ranch Style choice in Feldman's—for examples 1334 N. Fifth Avenue, 204 E. Helen Street, and 333

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 14

Feldman's Historic District
Pima County, Arizona

E. Drachman—followed similar foundation-plan, setback, driveway and landscape characters of their Ranch Style neighbors. But these examples feature some distinctive details popular with design-conscious owners possibly connected to the university through allied arts.

- flat roofs extended as cantilevered eaves, and as carports supported by thin metal posts
- pronounced fascias around roof perimeter

Other: Postwar Commercial

The commercial strip at 1400-1414 N. 1st Avenue, developed between 1948 and 1960, follows the Modern Movement's typical postwar trends, according to Richard Longstreth in *The Buildings of Main Street* (2000:65). In comparison to more exuberant commercial buildings of a decade before, the postwar "façade no longer conveys the sense of a slick package so much as it resembles an open container for the salesroom beyond...the exterior wall surface plays no more than a background role." Original extended signs for the adjacent grocery, laundry, and drug stores further confirm the trend toward attracting occupants of passing automobiles as much as customers walking from their nearby homes. Another commercial business completed in 1960, 219 E. Mabel St. (originally A&A Ambulance, now Falcon Pools), is a narrow-façade, long-sided concrete-block 2-story building on the edge of the neighborhood near N. 6th Avenue. The public presentation juxtaposes large blocks for an entry pavilion, a cantilevered balcony above, and wood-trimmed walls.

Other: Mission and Romanesque Revivals

By extending the period of significance and survey area from the 1989 Feldman's effort, two additional religious buildings meet the Contributing tests of historic integrity for neighborhood services in a residential context. The Tucson Chinese Christian Fellowship congregation occupies a 1951 sanctuary and connecting wings originally built by a Latter Day Saints (LDS) congregation at 307 E. Helen Street. Their sanctuary is a simple brick flat-roofed building with implied Mission Revival (symmetrical stepped entry parapet) and Territorial (contrasting brick coping atop the parapet walls) influences in an otherwise Modern presentation. The Siloam Freewill Church (originally called Christian and Missionary Alliance Church, still occupied [2005] by the same congregation with evolved name) at 628 E. Adams St. occupies a circa 1950 sanctuary, service wings, and later additions of modern simplicity. The main entry facing Adams features a brick "bell tower" and round arches in an updated Romanesque Revival presentation.

CONTRIBUTING/NONCONTRIBUTING FACTORS

Survey methodology *in the 1989 survey* generally considered properties eligible that retained original 1) footprint (foundation, plan and façade, as seen from public view), 2) roof form (in public view), 3) exterior materials, and 4) windows, doors and porches (in public view). Beyond these four conditions considered acceptable for Contributing status in previous surveys, typical *medium-impact* changes over the years in the Feldman's neighborhood include window and door replacements, porch infills (porch shape still visible) and porch enclosures (original porch shape no longer clear), roof material replacements (addition of barrel tiles when not original, replacement of asbestos shingles with composition), masonry painting or new stucco, and landscape structures not obscuring the building façade. Typical *major-impact* changes included new exterior

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 15

Feldman's Historic District
Pima County, Arizona

finishes (stucco over brick, stuccoed “bump-out” window and door surrounds, artificial siding), window and door infills and replacements larger or smaller than original openings, façade additions that accommodate a variety of expansions including bathrooms, bedrooms and garages, and—particularly—privacy walls and vegetation densities that partially or totally obscure the historic building façade from public view. Surprisingly, most existing carports appear to be original or within the period of significance (before 1960), and few original adobe garages have been infilled, testament to the value of auto shelter in Tucson’s climate.

This is a dynamic neighborhood economically, and mild-to-major exterior changes have been popular for many years with a large percentage of single-family and duplex owners, and particularly absentee landlords. The **Contributing** and **Noncontributing** factors below further analyze the condition of building and landscape fabric in the Feldman’s neighborhood, and provide guidelines for their National Register status. These conditions, combined with **MODERN MOVEMENT** character-defining features noted above, additionally offer guidelines for residents to distinguish, now and in the future, the difference between remodeling and rehabilitation, the latter a calculated approach to update a building without fatally damaging its historic integrity.

As a general rule, of the five typical *medium-impact* changes in historic exterior appearance on Feldman’s properties—updated windows and doors, porch alterations, non-historic roof materials, subtle wall-material changes, and pronounced landscape structures—their effects are considered cumulative. If only two of these changes have been made, the building generally can be considered Contributing; if three to five of these changes have been made, the building generally is considered Noncontributing. **Mitigating Factors** below utilized in 2004-2005 and are recommended in the future to settle on-the-line dilemmas between Contributing and Noncontributing.

Paint colors are considered reversible, especially on wood and stucco surfaces. While non-historically painted bricks and concrete blocks were not considered to detract from historic conditions in the 2004-2005 survey and evaluation, future reversal of masonry paint should be undertaken with care, without damaging the original masonry surfaces (i.e. no particle blasting, no high-pressure water blasting, and only hand-scrubbing or approved-chemical removal). If vegetation is particularly lush and gradually masks a building façade, “Contributing” property owners should prevent the foliage from obliterating views of the house from streets and sidewalks. Enthusiasm for view-blocking walls will hopefully wane in future investments, and existing obtrusive walls can be removed or drastically redesigned.

Contributing Registration Requirements (based on the seven NRHP integrity aspects of location, design, materials, workmanship, feeling, setting, and association)

1. Footprint intact, particularly foundation limits in public view: front and sides.
2. Roof form intact, particularly roof edging in public view, but without interference of excessive height of non-historic rear additions.
3. Original exterior wall-surface material (not affected by paint colors) and roof-surface material.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 16

Feldman's Historic District
Pima County, Arizona

4. Original windows and doors, and in declining significance:
 - a. Original windows, but doors replaced.
 - b. Original window openings with sympathetic replacements.
5. Porches/entry stoops/verandahs intact, with no more alteration than sympathetic infill, or infilled within the period of significance.

Noncontributing Negatives (quick decision on Noncontributing status)

1. Front addition eliminating substantial part of original façade and protruding into the historic setback.
2. Porch *enclosure* or severe alteration, as opposed to well-designed porch *infill* that retains original porch outlines and/or reveals.
3. Side addition: without sympathetic design and setback; equal to or larger than original house; incompatible surface material (as opposed to exact match=not OK; sympathetic material=OK).
4. Window and door replacements that expand, shrink, otherwise alter, or blank-out original openings and their surrounds.
5. Perimeter walls and gates blocking views—pedestrian and auto—of front elevations.

Mitigating Factors to settle Registration status

1. Substantial documented original landscape and plantings present and dominant (e.g. mature trees).
2. Extremely rare example of building style and original materials.
3. Occupation by significant individuals who would recognize the building today.
4. Passes the text: are the majority of character-defining features intact?
5. Passes the extreme test: would its removal be an irreplaceable loss?

INTEGRITY

The 2004-2005 survey update of the Feldman's neighborhood applied a consistent test to each property, based on the seven aspects of NRHP integrity (annotated below), the eligibility guidelines of the Arizona Historic Sites Review Committee (Garrison 1992), and an appreciation of character-defining features (above) unique to this historic district. As a result, not only were many properties re-evaluated as Contributing simply because of progressing age (built between 1940 and 1960), but many more changed from their 1989 evaluation of Noncontributing because their alterations had not caused a fatal loss of integrity or character-defining features.

Quotes and approaches below on integrity aspects of the Feldman's neighborhood are from the official NPS description of each, *National Register Bulletin* [15]: *How to Apply the National Register Criteria for Evaluation* (Savage and Pope 1997:44-45).

Location: The Feldman's neighborhood retains integrity of location in that all its contributing resources occupy their original sites from the period of significance, 1901-1960, through the present.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 17

Feldman's Historic District
Pima County, Arizona

- Design:* The large majority of building forms, residential plans, property spaces, internal structures, and architectural styles of Feldman's are intact and represent considerable integrity of design. As a historic district, Feldman's retains "spatial relationships between major features; visual rhythms in [the] streetscape [and] landscape plantings; the layout and materials of walkways and roads; and the relationship of other features" (Savage and Pope 1997).
- Materials:* The physical elements of Feldman's, combined during the period of significance to form the patterns of residential buildings and associated properties, "retain the key exterior materials dating from the period of...historic significance" and "reveal the preferences of those who created the propert[ies] and indicate the availability of particular types of materials and technologies" (Savage and Pope 1997).
- Workmanship:* Through the application and assembly of materials used during the period of significance, workmanship in the Feldman's neighborhood retains "evidence of the crafts" in Tucson's postwar building boom, and illustrates "the aesthetic principles of [this] historic period." In addition, workmanship here reveals "individual, local, [and] regional...applications of both technological practices and aesthetic principles" (Savage and Pope 1997).
- Setting:* The physical environment of Feldman's is very much intact, particularly away from the busy Speedway and N. 6th Avenue corridors, through "relationships between buildings and other features [and] open space." Setting is retained within the boundary of the historic district, and also "between the property and its surroundings," including the university and adjacent historic neighborhoods such as West University to the south (Savage and Pope 1997).
- Association:* Feldman's physical setting is "sufficiently intact to convey" its period of significance to "an observer," particularly someone familiar with the neighborhood between 1940 and 1960. Integrity of association is dependent upon strength in other aspects of integrity, particularly design, materials, workmanship and setting (Savage and Pope 1997).
- Feeling:* The physical features of the Feldman's neighborhood, "taken together, convey the property's historic character." The neighborhood's retention of original design, materials, workmanship, and setting relate the strong feeling of pre- and postwar residential subdivisions in Tucson (Savage and Pope 1997).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Feldman's Historic District
Pima County, Arizona

Section 7 Page 19

TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

Street Address Inv. # 1989 NR Status 2005 NR Status Reason Date Style Present Use

330 E. Adams	F-589	N/A	Non-contributing	AGE	1964	Ranch	Parsonage of Baptist Church
333-335 E. Adams	F-529	N/A	Non-contributing	AGE	1980	Contemporary Southwest Vernacular	Duplex Res.
336 E. Adams	F-590	N/A	Contributing		1925	Sp. Eclectic	Single Family Residential
342 E. Adams	F-591	N/A	Non-contributing	AGE	1965	Ranch	Single Family Residential
348 E. Adams	F-592	N/A	Contributing		1937	Sp. Eclectic Infl.	Single Family Residential
375 E. Adams	F-528	N/A	Non-contributing	AGE	1996	Contemporary Bungalow Rev.	Fourplex Res.
385 E. Adams	F-527	N/A	Non-contributing	AGE	1996	Contemporary Bungalow Rev.	Fourplex Res.
402 E. Adams	F-596	N/A	Contributing		1948	Sp. Eclectic Infl.	Duplex Res.
405-435 E. Adams /1530 N. 4th/1525 N. Third	F-541	N/A	8 Non-contributing	AGE	2005	Contemporary Builder Eclectic Rev.	8 Duplex Res.
410-412 E. Adams	F-597	N/A	Contributing		1948, 1951	Sp. Eclectic Infl.	Multi-Unit Res.
422 E. Adams	F-598	N/A	2 Non-contributing	AGE	2005	Contemporary Builder Eclectic Rev.	2 Multi-Unit Res.
428 E. Adams	F-599	N/A	Contributing		1948	Ranch	Single Family Residential
438 E. Adams /1485 N. Third	F-600	N/A	4 Non-contributing	AGE	2005	Contemporary Builder Eclectic Rev.	4 Multi-Unit Res.
502-504 E. Adams	F-606	N/A	Non-contributing	AGE	1972	Ranch	Duplex Res.
503 E. Adams	F-554	N/A	Contributing		1956	Ranch	Single Family Residential
510 E. Adams	F-607	N/A	Contributing		1938, 1949	Natl. Folk, Foursquare	Fourplex Res.*
515 E. Adams	F-553	N/A	Contributing		1958	Ranch / American Internatl.	Single Family Residential
516 E. Adams	F-608	N/A	Contributing		1925	Sp. Eclectic	Single Family Residential

* Fourplex Residence (1949) at rear of lot, on alley; orig Single Family Resident (1938) at front of lot demolished?

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Feldman's Historic District
Pima County, Arizona

Section 7 Page 26

TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

Street Address Inv. # 1989 NR Status 2005 NR Status Reason Date Style Present Use

1321 N. Euclid	SD-120	Contributing	Contributing		1925	Sp. Eclectic/Mission	Single Family Residential
1324 N. Euclid	SD-130	Contributing	Contributing		1923	Sp. Colonial Rev./Mission	Single Family Residential
1338 N. Euclid	SD-131	Contributing	Non-contributing	WALL	1922	Crafts. Bungalow	Single Family Residential
1343 N. Euclid	SD-119	Contributing	Contributing		1922	Crafts. Bungalow	Single Family Residential
1347 N. Euclid	SD-118	Contributing	Contributing		1922	Crafts. Bungalow	Single Family Residential
1348 N. Euclid	SD-132	Contributing	Contributing		1922	Crafts. Bungalow	Single Family Residential
1406 N. Euclid	SD-15	Non-contributing	Contributing	AGE	1949	Ranch	Single Family Residential
1410-12 N. Euclid	SD-16	Non-contributing	Non-contributing	FENCE	1951	Ranch	Duplex Res.
1424 N. Euclid	SD-17	Contributing	Contributing		1926	Crafts. Bungalow	Single Family Residential
1425 N. Euclid	SD-28A	Contributing	Contributing		1927	Sp. Colonial Rev./Mission	Single Family Residential
1425 ½ N. Euclid (rear)	SD-28B	Non-contributing	Contributing	INTEG	1921/ 1941	California Bungalow	Multi-Unit Res.
1428 N. Euclid	SD-18	Contributing	Contributing		1936	Sp. Colonial Rev./Mission	Single Family Residential
1441 N. Euclid	SD-27	Contributing	Contributing		1925	Crafts. Bungalow	Single Family Residential
1502-04 N. Euclid	SD-6	Non-contributing	Non-contributing	AGE	1961	Contemporary	Multi-Unit Res.
1115 N. Fifth	SD-327	Contributing	Contributing		1937	Sp. Eclectic	Single Family Residential
1120 N. Fifth	SD-345	Contributing	N/A	DEMO	1924	Crafts. Bungalow	Single Family Residential
1130 N. Fifth	SD-346	Contributing	N/A	DEMO	1920	Crafts. Bungalow	Single Family Residential
1133 N. Fifth	SD-337	Contributing	Contributing		1919	Crafts. Bungalow	Single Family Residential
1135 N. Fifth	SD-336A	Contributing	Contributing		1920	Crafts. Bungalow	Single Family Residential
1135 N. Fifth (rear)	SD-336B	Non-contributing	Non-contributing	INTEG	1927	Sp. Colonial Rev.	Single Family Residential
1136 N. Fifth	SD-347	Contributing	N/A	DEMO	1921	Crafts. Bungalow	Single Family Residential

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Feldman's Historic District
Pima County, Arizona

Section 7 Page 30

TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

Street Address Inv. # 1989 NR Status 2005 NR Status Reason Date Style Present Use

1400-06 N First/ 703 E. Drachman	F-632	N/A	Contributing		1960	American Internatl./ Modern Movement	Commercial*
1409 N. First	F-623	N/A	Contributing		1941	Sp. Eclectic Infl.	Single Family Residential
1412 N. First	F-633	N/A	Contributing		1948	Moderne Commercial	Store Front Commercial
1415 N. First	F-622	N/A	Contributing		1936	Bungalow/Tudor Infl.	Single Family Residential
1421-1427 N. First	F-621	N/A	2 Contributing		1947	Transitional Ranch	2 Single Family Residential
1430 N. First	F-634	N/A	Contributing		1925	Bungalow	Single Family Residential
1436 N. First	F-635	N/A	Contributing		1907	Bungalow	Single Family Residential
1448 N. First /700 E. Adams	F-630	N/A	Contributing		1918	Bungalow	Single Family Residential
1201 N. Fourth	SD- 266	Non- contributing	Contributing	INTEG	1928	Sp. Colonial Rev.	Commercial**
1209 N. Fourth	SD- 283	Contributing	Non- contributing	FENCE	1921	Crafts. Bungalow	Single Family Residential
1222 N. Fourth	SD- 251	Non- contributing	Contributing	AGE	1948	Tudor Rev.	Single Family Residential
1223 N. Fourth	SD- 282	Non- contributing	Non- contributing	INTEG	1922	Crafts. Bungalow	Single Family Residential
1227 N. Fourth	SD- 281	Contributing	Contributing		1919	Crafts. Bungalow	Single Family Residential
1228 N. Fourth	SD- 252	Contributing	Contributing		1920	Crafts. Bungalow	Single Family Residential
1229 N. Fourth	SD- 280	Non- contributing	Contributing	AGE	1945	Transitional Ranch	Single Family Residential
1234 N. Fourth	SD- 253	Contributing	Contributing		1921	Crafts. Bungalow	Single Family Residential
1236 N. Fourth	SD- 254	Non- contributing	Contributing	INTEG	1926	Sp. Colonial Rev.	Single Family Residential
1248 N. Fourth	SD- 255	Contributing	Contributing		1925	Sp. Eclectic/Mission	Single Family Residential

* From 1960 to present used as commercial laundry; owner name in 2005: "Pioneer Cleaners & Dyers Inc."

** Originally commercial-corner grocery store, converted to use as Single Family Residence, date unknown.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Feldman's Historic District
Pima County, Arizona

Section 7 Page 35

TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

Street Address	Inv. #	1989 NR Status	2005 NR Status	Reason	Date	Style	Present Use
324 E. Lee	F-523	N/A	Contributing		1926	Spanish Eclectic	Single Family Residential
334 E. Lee	F-524	N/A	Contributing		1949	American International Ranch	Single Family Residential
340 E. Lee	F-525	N/A	Non-contributing	INTEG	1952	National Folk - Front Gable	Single Family Residential
348-350 E. Lee	F-526	N/A	Non-contributing	AGE	1983	Contemporary Spanish Eclectic	Duplex Residential
410 E. Lee	F-536	N/A	Contributing		1933	Spanish Eclectic	Single Family Residential
416 E. Lee	F-537	N/A	Non-contributing	INTEG	1949	Contemporary Southwest Vernacular	Single Family Residential
420-424 E. Lee	F-538	N/A	Non-contributing	AGE	1984	Builder Vernacular	Triplex Residential
430-436 E. Lee	F-539	N/A	Non-contributing	AGE	1980	Spanish Contemporary	Fourplex Residential
450-456 E. Lee	F-540	N/A	Non-contributing	AGE	1976	American International Influence	Fourplex Residential
508-510 E. Lee	F-543	N/A	Contributing		1954	Ranch	Duplex Residential
516 E. Lee	F-544	N/A	Contributing		1954	Ranch	Single Family Residential
522 E. Lee	F-545	N/A	Contributing		1954	Transitional Ranch	Single Family Residential
526-528 E. Lee	F-546	N/A	Non-contributing	AGE	1976	Contemporary / Southwestern	Duplex Residential
534 E. Lee	F-547	N/A	Non-contributing	INTEG	1948	Ranch	Single Family Residential
540 E. Lee , 1541-43 N. Second	F-548	N/A	Non-contributing	AGE	1964	Ranch Influence	Triplex Residential
826 E. Lee	F-556	N/A	Contributing		1920,1949	National Folk - Hall & Parlor	SF Residential (1920) rear rental unit (1949)
834-836 E. Lee	F-557	N/A	Contributing		1938,1948	National Folk - Hall & Parlor	SF Residential (1938) rear rental units (1948)
844 E. Lee	F-558	N/A	Contributing		1920	Bungalow	Single Family Residential
848 E. Lee	F-559	N/A	Contributing		1919	Bungalow	Single Family Residential
908 E. Lee	F-564	N/A	Contributing		1950	National Folk - Hall & Parlor	Single Family Residential

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Feldman's Historic District
Pima County, Arizona

Section 7 Page 39

TABLE OF PROPERTIES: Includes all properties surveyed in 1989 and 2004

Abbreviations: c. circa, Crafts. Craftsman, Infl. Influence, Natl. National, Ren. Renaissance, SD Speedway-Drachman, Sp. Spanish, Rev. Revival, DEMO Demolished

Reason: AGE: < 45 years old in 2005 OR amendment of Period of Significance; INTEG: (re-)evaluation of historic integrity; WALL, FENCE: masking public view

Street Address Inv. # 1989 NR Status 2005 NR Status Reason Date Style Present Use

Street Address	Inv. #	1989 NR Status	2005 NR Status	Reason	Date	Style	Present Use
708 E. Mabel	SD-186	Contributing	Contributing		1920	Crafts. Bungalow	Single Family Residential
711 E. Mabel	SD-107	Contributing	Contributing		1926	Sp. Colonial Rev.	Single Family Residential
712 E. Mabel	SD-187	Contributing	Contributing		1920	Crafts. Bungalow	Single Family Residential
716 E. Mabel	SD-188	Contributing	Contributing		1923	Crafts. Bungalow	Single Family Residential
721 E. Mabel	SD-106	Contributing	Contributing		1924	Sp. Colonial Rev.	Single Family Residential
728 E. Mabel	SD-190	Contributing	Contributing		1922	Crafts. Bungalow	Single Family Residential
729 E. Mabel	SD-105	Contributing	Contributing		1922	Crafts. Bungalow	Single Family Residential
732 E. Mabel	SD-189	Contributing	Contributing		1922	Crafts. Bungalow/Prairie	Single Family Residential
737 E. Mabel	SD-500	N/A	Non-contributing	AGE	>1989	Southwest Modern	Single Family Residential
747 E. Mabel	SD-104	Contributing	Contributing		1920	Crafts. Bungalow	Single Family Residential
815 E. Mabel	SD-126	Contributing	Contributing		1921	Crafts. Bungalow	Single Family Residential
816 E. Mabel	SD-166	Contributing	Contributing		1921	Crafts. Bungalow	Single Family Residential
821 E. Mabel	SD-125	Non-contributing	Non-contributing	INTEG	1921	Crafts. Bungalow	Single Family Residential
822 E. Mabel	SD-167	Contributing	Contributing		1922	Crafts. Bungalow	Single Family Residential
828 E. Mabel	SD-168	Non-contributing	Contributing	AGE	1949	Ranch	Single Family Residential
834 E. Mabel	SD-169	Contributing	Contributing		1926	Sp. Colonial Rev.	Single Family Residential
840 E. Mabel	SD-170	Contributing	Contributing		1924	Sp. Eclectic/Mission	Single Family Residential
846 E. Mabel	SD-171	Contributing	Contributing		1921	Crafts. Bungalow	Single Family Residential
909 E. Mabel	SD-141A	Contributing	Contributing		1924	Crafts. Bungalow	Single Family Residential
909 E. Mabel (rear)	SD-141B	Contributing	Contributing		1926	Natl. Folk	Single Family Residential
915 E. Mabel	SD-140	Contributing	Contributing		1923	Crafts. Bungalow	Single Family Residential

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 48

Feldman's Historic District
Pima County, Arizona

Section 8: Statement of Significance

SUMMARY

Note: This narrative of the Registration Form is intended to complement the corresponding narrative from the Speedway-Drachman Historic District (NRHP 1989). Section subtitles are repeated here or slightly modified, but generally only new information is included, intended as a continuation of the earlier text. See survey forms for photographs of all properties mentioned as examples in the text.

The nomination of Feldman's Historic District is an amendment to the existing Speedway-Drachman Historic District (NRHP 1989) to 1) facilitate the name change, 2) extend the period of significance from 1901 to 1960, 3) change the 1989 boundary, and 4) re-evaluate all properties with standardized Contributing/Noncontributing methodology. The Feldman's neighborhood—as it is commonly known by its residents' association, city preservation office (a Certified Local Government), and signature street signs throughout the district—is an early- through mid-20th century residential area of approximately 42 blocks covering six historic subdivision plats. Feldman's Addition of 1901 is the largest subdivision represented by the existing historic district and boundary increase amendment. Speedway Avenue (originally named Feldman Street in 1901) and Drachman Street are two east-west thoroughfares through the neighborhood, which the city apparently designated in the 1960s as a planning area named Speedway-Drachman, thus the contemporary selection in 1989 of this non-historic name (Fey 2004).

Extension of the period of significance back to 1901 (from the 1989 nomination's 1902), acknowledges the initial filing of the Feldman's Addition subdivision plat. Further, Feldman's post-1939 next-fashion Ranch Style houses can now be understood as: a logical continuation of historic trends in the same neighborhood; a significant representation of post-Depression and post-World War II housing development in Tucson; the final popular stylistic selection for the "buildout" of most remaining open lots in the subdivisions by 1960; and unquestionably popular for today's residents of the historic district.

The boundary increase on the original district's northeast, north and west edges is associated primarily with extension of the period of significance through 1960. This approach acknowledges that the neighborhood continued to grow after 1939 through the infill of long-platted lots—primarily with Ranch Style houses—until practical "buildout" of the area north to (and actually beyond) Lee Street by 1960. Lee Street was chosen as the north boundary in 2005 by the city and the neighborhood association as the practical limit of recognizing and managing historic resources within the six original subdivisions. The boundary decrease on the neighborhood's south side responds to the loss since 1989 of several formerly Contributing properties along Speedway Boulevard, caused by widening of the boulevard and by expansion into the neighborhood of commercial and institutional complexes along Speedway Boulevard.

The re-evaluation of properties in the existing district, along with evaluation of properties within the recommended boundary increase, follows *The Arizona State Historic Preservation Office Policy Statement for*

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 49

Feldman's Historic District
Pima County, Arizona

Recommendations of Eligibility to the Arizona Register of Historic Places (Garrison 1992). See Section 7 for explanation of the evaluation methodology developed for the Feldman's Historic District amendments through this SHPO guidance.

The altered tuberculosis institution mentioned above, St. Luke's in the Desert Sanitarium begun in 1918, along with the former Tucson-Arizona Sanitarium at 721 E. Adams Street (Sanborn 1919:70), possessed sufficient integrity and significance in 1989 to add the area of Health/Medicine, thoroughly treated in the Speedway-Drachman Historic District nomination. Unfortunately, extensive alterations of circa 2000 to St. Luke's main building adversely affected its integrity of design, materials, workmanship, feeling and association; its NRHP listing status is now Noncontributing. However, because of the strong legacy of three sanitariums in the present neighborhood and the survival of St. Luke's freestanding 1933 Chapel and adjacent staff housing (605 and 639 E. Adams Street), the area of Health/Medicine remains in this amended nomination.

With the above amendments, the Feldman's Historic District, as an extension of the Speedway-Drachman Historic District in both time and space, is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development (in 1989 construed as "other: suburbanization") and Health/Medicine (see paragraph above) for its well-preserved continuum of suburban development through a rectilinear street grid from 1901 through 1960. Further, the steady post-World War II infill of the Feldman's neighborhood represents a little-studied but significant precursor to large-scale entrepreneur-developer subdivisions that later became the hallmark of 1950s Arizona suburban housing and Ranch Style examples by the tens of thousands. The district is also eligible for listing under Criterion C in the area of Architecture (in 1989 discussed in Section 8 as "Architectural Context") for its well-preserved and dense collection of housing styles ranging from popular-vernacular configurations, bungalows and Spanish Colonial Revival, to Ranch Style homes for individual owners and Ranch Style compounds for apartment renters. Further, the postwar significance of architecture in Feldman's Historic District is enhanced by two 1950s neighborhood religious buildings in variations on modern styles, and a compact 1948-1960 commercial strip on N. 1st Ave. in mid-20th century modern styling.

REVIEW OF THE 1989 NATIONAL REGISTER NOMINATION'S SECTION 8

The Speedway-Drachman neighborhood's 1989 historic-properties survey and subsequent National Register listing identified in this city planning area a seamless combination of parts of six subdivisions that grew historically around three tuberculosis sanitariums north of downtown Tucson and northwest of the University of Arizona campus. The subdivisions in order of plat approval are Feldman's Addition (1901-1906/1924-1925), University Home Addition (1902/1903), Tucson Heights (1904-1905), Schumacher Addition (1908), Highland Park Addition (1921/1922), and Bronx Park Addition (1923). Most residential examples within the original historic district, described as "a notable collection in Tucson of early 20th century buildings," exhibit modest working- and middle-class responses to the California Bungalow and its evolution into Mission/Spanish Colonial Revival interpretations. The latter Arizona-desert/Mediterranean exterior configurations, while not changing the bungalow's open floor plan appreciably, expressed an increasing Southwestern identity coinciding

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 50

Feldman's Historic District
Pima County, Arizona

with the 1930s Great Depression. Characteristics of the original historic district also contributed to areas of significance associated with the “suburbanization of Tucson in the 1920s” (Husband 1989).

The 1989 evaluation employed a period of significance from 1902 through 1939 (the latter year exactly 50 years prior to the nomination date) and thus omitted the neighborhood’s subsequent, swift and persistent shift to modest Ranch Style houses upon a large number of remaining lots in its old subdivisions. Extension in this amendment of the period of significance to one year earlier, 1901, acknowledges the initial filing of the Feldman’s Addition subdivision plat. Amending the latter date to 1960 acknowledges Feldman’s post-1939 houses, most in the popular Ranch Style, and identifies the “buildout” of the neighborhood by that date.

Notably, as an investigation of the historic district’s significance for “suburbanization” (correctly: Community Planning and Development), the 1989 nomination did *not* consider in depth:

- Building contractors and their characteristics as unique or typical through house building in the Feldman’s neighborhood.
- Buyers and occupants of homes, and shopkeepers of the handful of small businesses, in the neighborhood, who appear from City Directory listings in the 1950s to be working- and middle-class, mostly homeowners but many renters, often associated with the University of Arizona, and highly transient as revealed by frequent changes in address occupancy within one decade, 1950-1960.
- Incremental expansion of city and public-service utilities—water (provided by the 1938-1983 water tower on the nearby block bounded by Lee, 3rd, 4th and Elm; Ebert 2004), sewer, wastewater, electricity, natural gas, street paving/curbing/guttering, and storm drainage—and city annexation into the neighborhood, which probably predicted which streets developed and when their lots sold.
- Public transportation patterns and systems, including: the role of 1906–1925 Tucson Rapid Transit (TRT) Company’s streetcar line from downtown to N. 3rd Street to the University of Arizona campus, three blocks south of Speedway on N. Park Avenue; and TRT’s subsequent bus lines after 1925 that ran through the Feldman’s neighborhood along N. 1st Avenue and N. Park Avenue; U.S. Highway 80 (Stone Avenue), etc. (Haney and Scavone 1971; Scavone and Haney 1975)
- Presence of three additional subdivisions in the Speedway-Drachman Historic District boundaries, Schumacher Addition (1908), Highland Park Addition (1921/1922), and Bronx Park Addition (1923).
- Subdivision founders, beginning with A.M. Feldman, a significant Tucson entrepreneur who combined photography and land development before his death in a streetcar accident (“Feldman” Vertical File).
- Origin of street names including: Samuel H. *Drachman*, member of an early Arizona Jewish family with subsequent generations successful in real estate and housing enterprises (“Drachman” Vertical File); *Mabel* Enidspooner, daughter of Sam Hughes (“Streets-Names” Vertical File); *Helen* Feldman, daughter of A.M. Feldman (“Streets-Names” Vertical File); etc.

These important contextual aspects of the historic district should be further explored at earliest opportunities through neighborhood collection of resident information, development of a city Historic Context explaining the details of Tucson’s suburban evolution, and scholarly research assisted by University of Arizona programs.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 51

Feldman's Historic District
Pima County, Arizona

HISTORIC CONTEXTS, and HISTORICAL BACKGROUND (forward from 1940)

The predecessor 1989 Speedway-Drachman Historic District nomination named four Historic Contexts—with capital letters to signify a formal basis of evaluation—that applied to the history and built environment of Tucson as a whole. “1. Historical Development of Tucson, 1900-1930s,” “2. The Progressive Era (1893-1915 [sic]) and the Idea of the Healthy West: Tucson as a Health-Seekers’ Destination to 1927,” “3. The Consumer Era and the Glamorous West: Tourism and Automobile Ownership in Tucson 1928-1939,” and “4. Demand for Mass-Producing Housing in Tucson and the Nation 1919-1930” probed Tucson’s general history and treated the Feldman’s neighborhood as a part of that whole. An additional “context” evaluation in Section 8, “Tucson Residential Architecture, 1900-1939,” rather than offer yet another formal Historic Context for Tucson, appeared more accurately to explain the NRHP *area of significance* of Architecture. This latter device created a basis of evaluating the Feldman neighborhood’s historic housing stock, using the arbitrary 50-year-old cutoff of 1939 without that year being a significant date in the continuum of Feldman’s development. (Husband 1989a)

More recent studies for other, somewhat similar neighborhoods in Tucson’s phenomenon of mid-20th century home building and community development identified a number of highly localized historic contexts to evaluate the significance of specific historic districts. Ryden and Associates in their 2003 NRHP nomination of Blenman-Elm Historic District—which they dub “Tucson’s vanguard of the Ranch Style”—evaluated this 1903-platted neighborhood through the identified Historic Contexts of “Residential Subdivision Development in Tucson, 1903-1960,” “Blenman-Elm Establishment and Growth, 1903-1960,” “Outstanding Residents of Blenman-Elm, 1903-1960,” and “The Evolution of Architectural Styles in Tucson, 1900-1960” (Ryden, et al 2003a). In their 2003 NRHP nomination of Catalina Vista Historic District, Ryden et al examined this 1940 subdivision through “Tucson Subdivisions in Transition, 1940-1962,” “Outstanding Residents of Catalina Vista, 1940-1962,” and “The Evolution of Architectural Styles in Tucson, 1940-1962” (Ryden, et al 2003b). Morgan Rieder in his 2000 amendment to the 1994 Sam Hughes Neighborhood Historic District nomination did not utilize a Historic Context framework for evaluation, but associated the neighborhood’s significance with the NRHP areas of Architecture, Community Planning and Development, and Social History (Rieder 2000).

Such a cornucopia of identified Historic Contexts in Tucson indeed offers evaluation criteria per National Park Service preservation-planning standards, but in practice only for individual, locally significant resources nominated to the National Register. Since the City of Tucson has not established (by the time of this 2005 Feldman’s Historic District nomination) community-consistent Historic Contexts—with the components of theme/place/time that apply to Tucson history rather than its arbitrary subdivisions—it is difficult to evaluate yet another historic neighborhood’s expanded period of significance without adding more Historic Context titles to the mix. Therefore, to amend the 1989 Speedway-Drachman nomination and with precedent from its community-based context titles, the following Historic Contexts (following 1. – 4. previously named) are framed as a formal and further basis of evaluation through extension of the original period of significance:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 52

Feldman's Historic District
Pima County, Arizona

5. Post-Depression and Wartime Prosperity in Tucson, 1939–1945

By the late 1930s some economic recovery could be seen in the Tucson area, based on the nation's paradoxical benefits from the war that began in Europe in 1939, agricultural markets, and associated services including transcontinental business for the city's biggest employer, the Southern Pacific Railroad (Bufkin 1981:75). Signaling a change in cultural mood in the city's Blenman-Elm neighborhood, wrote Don Ryden, the modern post-depression family house first found "local popularization.... [I]t was here in the late 1930s that the earliest concentration of Ranch Style homes were built in Tucson signaling a departure from the generally popular Spanish Eclectic period revival styles of the 1920s" (Ryden 2003b). Tucson recorded a population in 1940 of 36,818, still a relatively small business, education, and agricultural center when the U.S. entered World War II in the winter of 1941. Nationally, rationing of gasoline and tires, disruption of the peacetime lifeways for millions of Americans, and "wartime shortages of building materials," wrote James Massey and Shirley Maxwell in *Old House Journal*, "wiped out a[n American] housing boomlet that began around 1940" (Massey and Maxwell 2004:89).

University of Arizona enrollment held relatively steady at 2,789 in 1941-42, but dropped to 1,860 in the 1943-44 academic year (University of Arizona 2004). U.S. military bases at Tucson (Davis-Monthan Army Air Field) and nearby (Marana and Avra Valley) brought much wartime activity to Tucson and its position on a major rail route and transcontinental highway, U.S. 80. Manufacture of military aircraft at the Consolidated-Vultee Aircraft plant boosted local employment tremendously. Additionally the region enthusiastically produced agricultural commodities necessary to fighting a war and feeding the immediate population. (Bufkin 1981, Collins, et al 1993).

Significantly, in 1943 the City of Tucson and Pima County "established a joint City-County Planning Department," according to geographer Don Bufkin's examination of Tucson in the 20th century. The jointly staffed department focused on regional planning already under way since the mid 1930s but greatly needed because of the area's frenzy of wartime commotion centered on Davis-Monthan Field and the adjacent Consolidated-Vultee aircraft plant (Bufkin 1981).

The tenuously good economy for Tucson during the war contrasted dramatically with worldwide relocation of the community's younger generation to war zones and the plunge in University of Arizona enrollment during the conflict. Arizona's junior U.S. Senator Ernest William McFarland applied his own experience as a returning serviceman during the First World War, amounting to a difficult struggle for readjustment following his wartime experience. As early as 1943 McFarland crafted education, housing and employment laws designed to aid American soldiers (nicknamed G.I.s for their standardized "government-issue" clothing, barracks, weapons, vehicles, etc., provided by the armed services) and their integration into society as better educated, trained and adjusted citizens.

"Speaking before the American Legion [meeting in Yuma] in 1943, McFarland presented his plan to reintegrate veterans into society at the conclusion of World War II. The original proposal had three

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 53

Feldman's Historic District
Pima County, Arizona

components: bonuses for each returning GI based on the number of days spent in domestic and overseas service, monthly assistance for GIs to attend high school, college, and vocational schools, and funds for down payments on homes, farms, or businesses. McFarland introduced the...Serviceman's Readjustment Act of 1944. By unanimous votes, the Senate and the House approved the legislation in March and May, respectively and, on June 22, 1944, President Franklin Roosevelt signed the GI Bill into law" (Senate 2004).

McFarland's memoirs focused on support of veterans' groups and the national need for a "G.I. Bill," but unfortunately did not reveal statistics probably gathered by his Arizona constituencies—including higher education—on the value of such a program to his state. Nevertheless, combined with the Federal Housing Administration assistance available to home buyers after the war, the G.I. Bill had, in the words of a fellow senator aware of U.S. Western history, "more impact on the American way of life than any other law since the Homestead Act." Ultimately, 7.8 million World War II veterans used the G.I. Bill, ensuring the rebirth of the University of Arizona and adjacent Feldman's neighborhood, and stimulating postwar housing booms across the country. (Marshall & Co. 1993)

6. Post-War Tucson Housing Demand, and Growth of the University of Arizona Campus, 1945-1960

Massey and Maxwell (2004:89) in an *Old House Journal* article on postwar housing noted, "at war's end in 1945, there were 3,600,000 American families needing homes." FHA and GI Bill mortgages offered the start-up financing never before available, to a market never before witnessed. The G.I. Bill allowed veterans to apply their postwar benefits to the remaining 10 percent down-payment of FHA and other mortgage loans, thus waiving the need for cash entry into home ownership. By 1948 FHA guaranteed mortgage loans for up to 90 percent of a home's value and extended repayment to 30 years (Ames and McClelland 2002:31). "So, what kind of houses did that easy mortgage money build?" Massey and Maxwell asked. "Mostly small ones. Peacetime salaries were high, but so was inflation, nearly doubling the prewar cost of building a home. Consequently most postwar houses had less room than those of 1940." This juxtaposition of circumstances made the idle and scattered—and small—lots of Feldman's and adjacent old additions attractive both to home lenders and new homebuyers returning to Tucson after the war.

"The subdivisions prematurely platted in the 1920s," observed Don Bufkin of Tucson, "north and east of the urban core were consumed by suddenly expanding growth quite unforeseen by local officials and the first city planners" (Bufkin 1981:84). This growth concentrated on middle-class subdivisions encircling the University of Arizona, most platted after the First World War but some, like Feldman's and its neighbors, platted just after the turn of the century and still offering substantial numbers of lots for development. Incremental extension of utility services into these subdivisions, perhaps street by street as the city could afford, probably explains why older blocks did not host new houses sooner or more consistently before the war. As late as 1948 the city limits boundary dipped into the current Feldman's neighborhood, leaving about six blocks of the current neighborhood between N. 1st Avenue and N. Park Avenue, north of E. Drachman Street—including the old Tucson-Arizona Sanitarium—in Pima County jurisdiction (Sanborn 1948).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 54

Feldman's Historic District
Pima County, Arizona

“Arizona’s population growth began in earnest following World War II,” Doti and Schweikart described in their journal article on postwar financing in housing booms in Arizona and California, “picking up momentum in the 1950s with the widespread use of air conditioners. Virtually all of the [state’s] population and business growth from 1946 to 1960 occurred in Phoenix and Tucson”

After the war the only restriction on Arizona’s growth was cool air and ready cash. Air conditioners solved the first problem, but Arizona’s depression-toughened banks could not supply enough credit to turn the tremendous potential...into a marketable community. It was the federal government that provided the resources to generate this credit (Doti and Schweikart 1989:176-177)

FHA standards for house design included a number of characteristics present in the Feldman’s neighborhood: exterior variations in groups of otherwise similar houses yet “attractively designed without excessive ornamentation”; accommodation for modern appliances (i.e., interior spaces and adequate electrical and natural gas service); seemingly mutually exclusive “principles of expandability, standardization, and variability”; other factors “such as orientation to sunlight, prevailing winds, and view”; and “efficient layout of interior space.” The “FHA minimum house” of 534 square feet might have influenced the typical Feldman’s house of about 1,000 square feet, to exceed the FHA minimum and make the neighborhood attractive to slightly larger and multi-generation families. (Ames and McClelland 2002:62)

By 1950 Tucson’s population passed 45,000, fewer than 10,000 more than in 1940. During this modest growth between 1940 and 1950, Tucson annexed 1.6 square miles to total about 9.6 square miles within the city limits. Meanwhile Pima County’s population doubled in the same decade to 141,216, indicating a huge urbanized area around Tucson—in some old but mostly new subdivisions—not yet annexed. University of Arizona enrollment climbed steadily by about 500 students per year after recovering from the war and hosting G.I. Bill-funded veterans; enrollment reached 6,502 in the 1949-50 school year. By 1960, the year that the Feldman’s neighborhood finally reached its housing capacity designed in the century’s first two decades, Tucson had annexed a whopping 60 more square miles for a total of 70.9 square miles, supporting a burgeoning population of 212,892. The University of Arizona enrollment reached 11,772 in 1959-60, with a faculty of 867. (Bufkin 1981:90; University 2004)

University student and faculty population figures doubled in the next decade, placing agonizing pressure on the Feldman’s neighborhood and its then-majority of single-family, owner-occupant housing. This traditional neighborhood lay in the path of university campus growth and its constituents’ undeniable need for nearby apartment units and space for an ever-increasing number of automobiles (see **SUMMARY** below).

Tucson and Pima County responded as did most American urban areas to their unprecedented overall growth by developing suburban management plans that siphoned attention and resources from the historic inner city. The city council adopted a general land-use plan for Tucson in late 1959, and Pima County officials ratified their joint participation in 1960 (Bufkin 1981:88). This inadvertent move of the city away from its older

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 55

Feldman's Historic District
Pima County, Arizona

neighborhoods, the virtual “buildout” of the greater Feldman’s neighborhood, and the emergence of the university community as competitors for limited contiguous land, caused dramatic visual and social changes to the historic residential area west of Park Avenue and north of Speedway Boulevard. After 1960, the Feldman’s neighborhood struggled through almost four decades of incursion and decline. Fortunately, a new generation of residents in the 1990s rediscovered its neighborhood qualities that developed from 1901 through 1960.

ARCHITECTURE

Ranch Style

The 1989 evaluation employed a period of significance from 1902 through 1939 (50 years prior to the nomination date) and thus omitted the greater neighborhood’s subsequent, swift and persistent shift to modest Ranch Style houses upon a large number of remaining lots in the old subdivisions. Since 1989 much scholarship has evaluated the Ranch-Style phenomenon and post-World War II cultural resource trends in the United States. Feldman’s post-1939 next-fashion houses can now be understood as:

- 1) a logical continuation of historic trends in the same neighborhood,
- 2) a significant representation of post-Depression and post-World War II housing development in Tucson,
- 3) the most popular stylistic selection for the “buildout” of most remaining open lots in the subdivisions by 1960, and
- 4) unquestionably popular for today’s residents of the historic district. Homeowners are attracted by factors that transcend the styles of houses previously recognized for their pre-World War II charm. Popular qualities of Ranch houses are partly explained by similar attributes to adjacent older housing: proximity to city centers and services, consistent setbacks, mature vegetation, quality building materials, and passive “energy efficiency” common to American houses before widespread application of modern mechanical air conditioning systems.

Elsewhere in Arizona and the U.S., developers now labeled “community builders,” “operative builders” and “merchant builders” perfected the techniques of mass suburban construction along national postwar housing models. Nevertheless, the postwar practical buildout of Feldman’s through 1960 followed prewar practices of individual lot sales with (probably) a variety of contractors producing popular configurations that appealed to typical buyers (along with their mortgage bankers and loan agents).

In the Feldman’s neighborhood, an evident pattern of clustering two or three houses of similar age on proximal lots implies that “home builders”—small-scale contractors who had no relation to the original “subdividers”—constructed these residences with one small crew working efficiently through closely linked stages on a few houses at once. From the 1920s: 203, 207 and 215 E. Adams Street, from the 1930s: 213 and 225 E. Drachman Street, from the 1940s: 402, 412 and 428 E. Adams, and from the 1950s: 228 and 231 E. Lee Street plus adjacent 223 E. Adams Street, provide examples of this persistent trend.

The “reverse assembly line...in which the workers, and not the product, moved from place to place,” wrote Erika Finbraaten in her Arizona State University thesis *Post World II Homebuilding: An Industrial Revolution* (2003:iii), proved a profound key to the postwar “merchant builder” housing boom elsewhere in Tucson and the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 56

Feldman's Historic District
Pima County, Arizona

West. That pattern on a very small scale in Feldman's also suggests that most of the neighborhood's new Ranch Style homes from 1940 through 1960 were erected by the "home builders" as speculative projects—rather than as individual or custom orders—for sale after their start of construction.

A similar interesting pattern produced intimate clusters of small Ranch Style examples rented in the 1950s through the present as apartments. Harry and Rose Altman built the five-building Altman Apartments at 409-415 E. Drachman Street one by one from 1944 through 1955 in a very informal arrangement. A more geometric-thinking landlord built the six flat-roofed Ranch apartments at 1325-1333 N. 2nd Avenue and 534 E. Drachman Street one by one between 1949 and 1953, in a neat three-by-three pattern with consistent spaces and a central garage shelter between individual units.

The Ranch Style, viewed in its origin by builders and owners as both modern in its simplicity and romantic in its perceived outgrowth from Western ranches, can now be analyzed in the context of exceeding the half-century mark in age. Fortunately a number of national scholars and regional historians have studied the Ranch house phenomenon for many years, and provide a basis of evaluating the significance of Feldman's neighborhood examples in the area of architecture. Clifford Edward Clark in his *The American Family Home 1800-1960* (1986) notes in his chapter "Ranch House Modern" that the house style represented nothing less than a lifestyle: full of light, inviting to the outdoors (through the rear patio), and informal in plan. "Convenience rather than style, comfort rather than some formal notion of beauty," Clark summarizes, "became the hallmarks of the new [Ranch] designs" (Clark 1986:211, 216). Arizona historian Doug Kupel and architect Don Ryden have classified the Ranch phenomenon into a number of sub-categories. Feldman's 1940-1960 housing is dominated by many very small examples of what they call "Classic Ranch Style," with concrete slab foundations, small "porches" at entries, exterior wall surfaces of brick, stucco or concrete masonry units, and other specific details common to the configuration throughout Arizona's urban areas (Ryden, Parmiter and Kupel 2003a:8/95). Arizona historical planner Debbie Abele observes that "the mass-market Ranch often had a simple, rectangular form but upscale builder ranches and custom-designs were typically characterized by projecting wings or a more rambling footprint as well as more exterior façade detailing" (Abele 2003:23).

In sum, the Ranch Style in Arizona was a refined product of the 1930s Great Depression, followed by wartime austerity; the rising expense of quality building materials, a concurrent decline in detailed craftsmanship, and a struggle to mitigate the hot climate with a comfortable interior. While the world changed dramatically with World War II, these particular factors applied to the postwar order with greater rationale than before. Socially, the undeniable simplicity of the style betrayed a growing American interest in modernism, especially a version promoted by popular magazines, newspapers, architectural journals, and widely read books such as *Western Ranch Houses* by California architect Cliff May (May 1946). Periodicals, novels and movies of the 1930s through 1950s also played a role in stimulating the romantic element of the Ranch Style, from its very name to its frequent details of low-pitched roofs, rough-wood porch posts, and rustic little metal porch lanterns near the front door. "Especially in the postwar period," added Massey and Maxwell (2004:90), "the basic ranch house was a small, unelaborated rectangle with a flat or low-sloped roof (okay, a box), just big enough for a living-dining room combination...a small but open kitchen; one bath; and two or three bedrooms."

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 57

Feldman's Historic District
Pima County, Arizona

On their interiors, Ranch houses in the Feldman's neighborhood were strongly influenced by a growing list of affordable household appliances for at-home conveniences, and by extension the availability of affordable electricity and natural gas. Appliances ranged from modern refrigerators and ranges—for which homeowners also competed over limited quantities just after the war—to vastly improved radios and telephones. The communication devices alone brought families inside in the evenings, off the once-popular socializer, the front porch. The functional front porch in turn declined in favor of the back yard and patio, where outdoor grills, lawn furniture and promising shade trees drew owner attention and unwanted building expenses away from the façades of Ranch houses and their contemporaries.

Interior appliances also included evaporative cooling—the familiar “swamp cooler” air conditioning technology—that emerged before the war then thrived in Arizona's postwar suburban areas, supplied in large part by the inventive Goettl Brothers factory in Phoenix (Collins 2005). The resulting evaporative cooler units still “decorate” many rooftops and side elevations throughout the Feldman's neighborhood. Other passive climate-comfort responses in postwar building design in the Feldman's neighborhood ranged from solid masonry walls to concrete slab floors, cardinal orientation and shading devices of extended eaves and aluminum window awnings, and numerous operable windows for circulation. Popular steel-casement window sets were perhaps seen as more efficient and convenient than wood double-sash units. Unfortunately, ubiquitous low roofs on Ranch houses and their contemporaries can now be seen as astounding inefficiencies, where austerity in labor and materials—absent air-trapping insulation in walls and ceilings—came with the price of very high interior heat gain in harsh Santa Cruz Valley summers. The occasional “Arizona room,” a screened porch acting as a summer bedroom, offered some relief from this oppression.

All these factors, emerging in popularity and application during the 1920s and 1930s, paralleled widespread improvements in public works infrastructure of tap water and wastewater, electricity and gas, curbs and sidewalks and gutters, and paved streets connected to paved highways. Thus neighborhoods such as Feldman's were strongly influenced by the automobile, which guaranteed individual mobility, hastened to-shop/to-work/to-class/to-worship time durations, and eventually invited the family car from a separate garage to an attached carport or garage, to the front driveway, or just curbside, ready to roll.

Ranch Style Variations

Despite many declarations that the Spanish Colonial Revival style variations fell to late 1930s embrace of the Ranch Style, in Tucson the earlier revival style adapted naturally the oncoming Ranch Style attributes. From the 1930s through the 1960s and beyond, “Spanish Eclectic” features—plain stuccoed walls, parapet-lined flat roofs or barrel-tile sloped roofs, and simple awning stoops or porches—also clothed the modern features of the Ranch house. Good examples are at 421 E. Mabel Street and the apartments ensemble at 1325-1333 N. 2nd Avenue.

The “Contemporary Style House,” as labeled in Ames and McClelland (2002)—also related to the International Style by McAlester and McAlester (1990) and in NPS *Bulletin 16* (McClelland 1997:26)—in Feldman's (1334 N. Fifth Ave. and 204 E. Helen St.) offered one of the few alternatives to exterior presentation selected by lot

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 58

Feldman's Historic District
Pima County, Arizona

buyers between 1945 and 1960. "Architects and others promoted the development of small houses," describe Ames and McClelland (2002:67)," reflecting modernistic design principles to meet the postwar housing shortage." The seemingly straightforward use of "cantilevered forms," as flat roofs extended dramatically as deep-shading eaves, "glass curtain walls" or picture windows, and elevations of "post-and-beam construction" often displaying the bare simplicity of vertical and horizontal structure, established the Contemporary Style as a visual category beyond the Ranch Style, such as 333 E. Drachman Street.

Later apartment groups also reflected this contemporary interpretation, including the 1959 concrete-block (CMU) fourplex at 1330 N. Second Ave. with geometric patterns of projecting CMUs, and its matching addition at 610 E. Drachman St. (Contributing for its continuity of the older design). "Landscaping and integration into the landscape" included in c. 1960s houses and these apartments, add McAlester and McAlester (1990:482) are typical of the Contemporary Style approach, a perfect fit into the Feldman's neighborhood that appeared to embrace the desert garden from at least the postwar period forward.

Commercial Modernism

The commercial strip along N. 1st Avenue just north of E. Drachman Street dramatically updated the relationship of the handful of small shops previously represented in the Feldman's neighborhood. The corner grocery of 1925 at 803 E. Helen Street (now converted to a residence) and the Woodwind Music Shop installed perhaps before World War II in the small 1907 house at 1436 N. 1st Avenue (once again a residence) represented an era when retail outlets faced few regulations and benefited from very low overhead costs. The arrival of Nu-Way Market and Petty's Drug Store in 1948 on undeveloped lots at 1st and Drachman (curiously, along with the Woodwind Shop in a small area of the neighborhood excluded from the Tucson city limits until 1948) confirmed that the automobile defined the postwar shopping experience. In Longstreth's evaluation for *The Buildings of Main Street* (2000:126), this one-story linear series of shops with angle parking at the frontage sidewalk "entailed new concepts of form and space, with space, or volume, as the primary consideration."

Architecture [of the postwar era] thus was no longer conceived so much as masses or blocks enclosing space as it was abstract planes defining space. The idea of a façade was considered antiquated; buildings were to be three-dimensional objects differentiating indoor and outdoor space while permitting a sense of continuity or "spatial flow" between the two. Composition was to be developed not in two-dimensional terms—in plan and elevation (including the façade)—but in three dimensions, balancing horizontal and vertical planes (the floors, roof and walls).

Completion of the small strip center in 1960 with Pioneer Laundry & Dry Cleaners and adjacent "20¢ Coin Laundry" further accommodated the automobile. The dry cleaners' drive-through drop-off driveway and awning on the corner, and an apparent increase in neighborhood renters who utilized the self-service laundry next door, forecast changes soon to come in the neighborhood, Tucson, and the nation.

Another interesting Commercial Modern business completed in 1960, 219 E. Mabel St. (originally A&A Ambulance, now Falcon Pools), imposed a compact concrete-block 2-story building onto one original-plat lot

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 59

Feldman's Historic District
Pima County, Arizona

on the edge of the neighborhood near N. 6th Avenue. The public presentation juxtaposes large blocks for an entry pavilion, a cantilevered balcony above, and walls with decorative-pattern wood trim.

COMMUNITY PLANNING AND DEVELOPMENT

The Feldman's neighborhood is an American suburb representing the transition from "second stage" through "third stage" and "fourth stage" transportation-related development of residential subdivisions, according to categories in the National Park Service (NPS) bulletin *Historic Residential Suburbs* (Ames and McClelland 2002:16). After the earliest "first stage" of Railroad and Horsecar Suburbs (1830-1890), suburban planners in the U.S. responded to consumer embrace of fixed-rail electric-powered vehicles in Streetcar Suburbs (1888-1928) as the second phase subdivision type that reached Tucson in 1906 with electrification and expansion of the Tucson Rapid Transit Company (Caywood and Glaab 1998). Affordable family cars and the rise of the middle class soon inspired the third major stage of Early Automobile Suburbs (1908-1945), well suited to Tucson and the Feldman's Addition because of proximity to downtown, the University of Arizona, and Stone Avenue as U.S. Highway 80, as well as the gridiron street system and ease of national-railroad-system access for automobile-related products. "The rapid adoption of the mass-produced automobile by Americans," the NPS bulletin explains, "led to the creation of the automobile-oriented suburb of single-family houses on [relatively] spacious lots that has become the quintessential American landscape of the twentieth century" (Ames and McClelland 2002:21).

The fourth-stage American housing trend emerged as Post-World War II and Early Freeway Suburbs (1945-1960), easily joined by Feldman's because of its multitude of available lots never sold before the war. Feldman's and its adjacent subdivisions, based on a gridiron street system typical both of Western surveying practices and early automobile suburbs, easily accommodated this stage during the postwar housing boom. This same era brought interconnecting advancements in highway planning, funding, and construction. Development of Speedway, Stone (also serving U.S. 80), Grant and other arterials created thoroughfares for automobile-related growth. For the Feldman's neighborhood, the NPS bulletin mirrors, "the postwar housing boom was fueled by increased automobile ownership, advances in building technology, and the Baby Boom. A critical shortage of housing and the availability of low-cost, long-term mortgages, especially favorable to veterans, greatly spurred the increase in home ownership" (Ames and McClelland 2002:24).

Within a typical gridiron of streets, most suburban developers of the late 19th and early 20th centuries easily subdivided their land into uniform residential lots. The American world of suburb building branched about 1900 into several groups that dominated practices through World War II. These developers included "subdividers"—such as Tucson's A.M. Feldman and Samuel and Mose Drachman—who filed the plat maps, improved undeveloped land through streets and water systems, then sold the lots to individuals or to builders of small groups of houses. "Home builders" extended their land-improvements into construction of their development's first homes in order to stimulate sales and separate themselves from questionable land schemes risky to the individual lot buyer (Ames and McClelland 2002:26).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 60

Feldman's Historic District
Pima County, Arizona

By the 1930s, probably through a consistent city program of annexation plus water, sewer, and street improvements, Feldman's Addition (1901-1906/1924-1925) and five of its adjacent plats—University Home Addition (1902/1903), Tucson Heights (1904-1905), Schumacher Addition (1908), Highland Park Addition (1921/1922), and Bronx Park Addition (1923)—revealed few if any boundaries between them. With Feldman's and these associated subdivisions after World War II, the risk of lot sales for the developers and buyers alike evaporated with the postwar housing shortage caused by general prosperity breaking free from wartime rationing and economic diversion. While other developer types at the same time came to dominate much larger tracts in the Tucson area—the famous postwar “community builders,” “operative builders” and “merchant builders” (Ames and McClelland 2002:26-29)—in 1945 modest contractors gravitated to this older neighborhood near the university, where quickly built houses would turn a quick profit for themselves, and attract large numbers of serious home owners rapidly to Tucson's expanding center. And while a hallmark of newly platted post-war suburbs emerged elsewhere with curved streets and large but oddly shaped lots, the Feldman's neighborhood offered the no-nonsense classic gridiron street relationship.

For Tucson home buyers in the “boomlet” of 1940 and then the postwar housing boom after 1945, the Feldman's neighborhood also offered existing city services—thanks largely to recent WPA improvements—such as paved streets, curbs and gutters, plus underground water and sewer connections. Electric and natural gas service already laced the neighborhood, ready with excess capacity to power and fire light bulbs, appliances, and other modern post-depression conveniences. The gently rolling landscape of Helen, Mabel, Drachman and other neighborhood streets offered visual streetscape variety not common to most Arizona desert towns, and an apparent early tradition of desert-species yards—cacti, palo verde trees, palms—allowed a quickly “finished” look to anyone's lawn.

The success of infill construction in the Feldman's neighborhood revealed Tucson's response to the oft-cited national “housing shortage,” based on “the lack of new housing, continued population growth, and six million returning veterans eager to start families” (Ames and McClelland 2002:65). As the war wound down, this demand meant that potential buyers were willing to meet the challenges of materials and bet their confidence and productivity on financial assistance. The first buyers of open Feldman's lots in 1945 faced a number of difficulties, including wartime restriction on building materials, and then a shortage of materials from suppliers once restrictions lifted that fall.

Financing for home construction presented another hurdle for most, as traditional Arizona banks did not offer mortgage loans. Federal Housing Administration (FHA) loans partly filled the need, and Veterans Administration (VA)—“G.I. Bill”—loans provided additional home financing for returning veterans (see **HISTORIC CONTEXTS** above). Arizona financial entrepreneurs leveraged East-coast insurance company funds to purchase an enormous sum in Tucson area VA/FHA mortgages, thus supplying the tremendous demand from loan applicants (Doti and Schweikart 1989:178-179).

Federal Housing Administration standards applied to both the neighborhood and the individual houses (see **ARCHITECTURAL CONTEXT** above). To receive approval for FHA-backed financing, an approved

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 61

Feldman's Historic District
Pima County, Arizona

subdivision plat followed seven FHA standards including: suitable location for health and transportation systems, installation of utilities and street improvements, compliance with local regulations and "appropriate" deed restrictions, and financial stability including adequate taxing (Ames and McClelland 2002:48).

Postwar homeowners in Feldman's through 1960 represented the working and middle-class population of Tucson, and their need to be close to paved streets and a highway, shopping for staples, a city bus route, and places of employment including the University of Arizona and downtown. The commercial-strip shops at the northeast corner of E. Drachman Street and N. 1st Avenue, and the neighborhood churches nestled away from main arteries, all enhanced the living experience in this "third-stage" Early Automobile Suburb for Tucson.

Evaluation of Feldman's Historic District was difficult and unfortunately underdeveloped without reasonably accessible information on developers, builders, homeowners, and others who have shaped its history. Examination of 1950-decade city directories (City Directories 1950, 1955, 1960) reveals that residential occupants of the Feldman's neighborhood represented working- and middle-class wage earners, their spouses and children: school teachers; firemen; railroad workers; salesmen. An area occupied by African American families, known as Sugar Hill (Beal 2005), just west of St. Luke's sanitarium deserves more study for an understanding of social trends and racially segregated housing in Tucson. Much research has recently emerged on the "merchant builders" of postwar Arizona, but little is known about the entrepreneur home builders or building-supply companies who worked in older neighborhoods on random lots in Tucson between 1945 and 1960, and even prior to 1942. Gathering this information for the greater Feldman's neighborhood in the near future into a neighborhood physical file or electronic database will greatly enhance homeowners' understanding and appreciation of their exceptional historic district.

CONCLUSIONS

As noted in **HISTORIC CONTEXTS** above, evaluation of this historic district was difficult without existing and consistent Tucson community-wide Historic Contexts, particularly addressing the city's role in World War II and pertinent aspects of its phenomenal postwar boom. Future updating of information on the Feldman's neighborhood and all other significant properties eligible for National Register listing in Tucson will be greatly assisted by eventual development of such Historic Context titles and documents (underway in 2006).

Otherwise, the Feldman's Historic District, as an extension of the Speedway-Drachman Historic District in both space and time, is unquestionably eligible for listing in the National Register of Historic Places at the local level of significance during the historic period 1901–1960. Its significance is evaluated under Criterion A in the areas of Health/Medicine as the host of two large tuberculosis sanitariums, and Community Planning and Development for its well-preserved continuum of suburban development through a rectilinear street grid, and transition through cultural and economic changes in the postwar years. The district is also evaluated in the extended period of significance under Criterion C in the area of Architecture for its small-scale eclectic housing of the early- to mid-20th century, and its well-preserved and dense collection of Ranch Style homes of individual owners and Ranch Style duplexes and compounds for apartment renters.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 9 Page 62

Feldman's Historic District
Pima County, Arizona

Section 9, Major Bibliographical References

Note: *This section of the Registration Form is intended to complement the corresponding Bibliography from the Speedway-Drachman Historic District. Generally new citations are presented, intended as a continuation of the earlier list of references, but earlier sources still pertinent to this amendment are repeated.*

Abele, Debbie

- 2003 *Encanto Vista Historic District National Register Nomination* (draft). National Register of Historic Places Registration Form. City Historic Preservation Office. Phoenix.

Ames, David L., and Linda Flint McClelland

- 2002 *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places*. U.S. Department of the Interior, National Park Service. Washington, D.C.

Beal, Tom

- 2005 "Life Less Sweet in Sugar Hill." *Arizona Daily Star*. December 11, 2005. "Sugar Hill, less than a mile from the UA campus, was one if the few places in Tucson where black professionals could buy a home between World War II and the passage of civil-rights legislation in the '60s.... [the name Sugar Hill, Johnny Bowens said] 'wasn't derogatory...it simply referred to a place where you could live the sweet life. Every African-American neighborhood in the country has a "Sugar Hill," sort of representing the middle class and above...professional, educated and so forth, that image.'" Electronic document: www.azstarnet.com/allheadlines/106494, accessed December 12, 2005. Copy provided by J.T. Fey.

Bufkin, Don

- 1981 "From Mud Village to Modern Metropolis : The Urbanization of Tucson." *Journal of Arizona History*. Vol. 22. Pages 63-98. Accessed at Tucson-Pima Public Library.

Carpenter, Stan

- 2004 Interview with James W. Steely. 27 February 2004.

Caywood, W. Eugene, with Keith Glaab

- 1998 *Hooves and Rails: A History of the Tucson Street Railway 1897 – 1906*. Old Pueblo Trolley [Press]. Tucson. Available as electronic document: <http://www.library.arizona.edu/images/hooves/html/>.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 9 Page 63

Feldman's Historic District
Pima County, Arizona

City Directories

1950

1955

1960 *Tucson, Arizona, ConSurvey city directory.* Mullin-Kille Company. Chillicothe, Ohio. Copies reviewed at Arizona Room, Burton Barr Central Library, Phoenix.

Clark, Clifford Edward, Jr.

1986 *The American Family Home 1800-1960.* The University of North Carolina Press. Chapel Hill. See Chapter 7, "Ranch House Modern," pp. 193-216, and Chapter 8, "The Suburban Complex," pp. 217-236.

Collins, William S., Melanie Sturgeon, Robert Carrier

1993 *The United States Military in Arizona, 1846-1945.* Statewide Historic Context. Arizona State Historic Preservation Office. Phoenix.

Collins, William S.

2005 *The Emerging Metropolis, 1944-1973.* Arizona State Parks Board. Phoenix.

Doti, Lynne Pierson, and Larry Schweikart

1989 "Financing the Postwar Housing Boom in Phoenix and Los Angeles, 1945-1960." *Pacific Historical Review.* May 1989, pp. 173-194.

"Drachman" Vertical File

Various Dates and Clippings
Tucson-Pima County Library.

Ebert, Jim, Tucson Engineering Division (*title*)

2004 Personal Communication with James W. Steely. 17 March 2004.

Fey, John T., Tucson Planning Department (*title*)

2004 Personal Communication with James W. Steely. 5 February 2004.

"Feldman, A.M." Vertical File

Various Dates and Clippings
Arizona Historical Society Library. Tucson. See particularly obituaries in *Arizona Daily Star* (9 June 1906) and *Citizen* (9, 12 June, 16 July 1906).

Fierman, Floyd S.

1964 "The Drachmans of Arizona." *American Jewish Archives.* Volume XVI, Number 2. November 1964. Pages 135-160.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 64

Feldman's Historic District
Pima County, Arizona

Finbraaten, Erika

2003 *Post World War II Homebuilding: An Industrial Revolution*. M.A. Thesis, Arizona State University. Tempe.

Garrison, Jim

1992 "The Arizona State Historic Preservation Office Policy Statement for Recommendations of Eligibility to the Arizona Register of Historic Places." State Historic Preservation Office. Phoenix.

Gonzales, Diego and Juanita

2004 Interview with James W. Steely. 27 February 2004. Diego and Juanita are cousins; Diego lives at 445 E. Mabel St. and Juanita lives at 230 E. Mabel St.

Haney, John A., and Cirino G. Scavone

1971 "Cars Stop Here: A Brief History of Street Railways in Tucson, Arizona." *The Smoke Signal*. Journal of the Tucson Council of The Westerners. Spring 1971, No, 23. Accessed at Tucson-Pima Public Library.

Husband, Eliza

1989a "Speedway-Drachman Historic District." National Register of Historic Places nomination. State Historic Preservation Office.

Husband, Eliza

1989b "Speedway-Drachman" Historic Property Inventory Forms. State Historic Preservation Office. Phoenix.

Lee, Antoinette J., Tanya Gossett, Kira Badamo, Beth L. Savage and Sarah Dillard Pope

1997 *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, National Park Service, National Register of Historic Places. Washington, D.C.

Longstreth, Richard

2000 *The Buildings of Main Street, A Guide to American Commercial Architecture*. AltaMira Press. New York. Reprinted from original 1987 edition.

Marshall & Co.

1993 *G.I. Bill 50th Anniversary & McFarland Stamp Program*. Marshall & Co., Marketing Communications. Phoenix. Copy at Phoenix Burton Barr Public Library. Compilation of facts and information to secure a U.S. Postage stamp honoring McFarland and the G.I. Bill. Quote comparing G.I. Bill to Homestead Act is from U.S. Senator Alan Cranston of California, quoted in Bill

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 9 Page 65

Feldman's Historic District
Pima County, Arizona

McAllister, "The Battle of the Bill," *Washington Post*, 17 July 1992.

Massey, James C., and Shirley Maxwell

2004 "After the War, How the rush to house returning vets recast suburbia." *Old House Journal*.
March/April 2004. Pages 88-95.

May, Cliff

1946 *Western Ranch Homes*. Portfolio produced by *Sunset Magazine*. May also published a summary of his articles, designs, and philosophy in *Western Ranch Homes* of 1958.

McAlester, Virginia & Lee

1990 *A Field Guide to American Houses*. Alfred A. Knopf. New York.

McClelland, Linda F.

1997 *National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms, Part A, How to Complete the National Register Registration Form*. U.S. Department of the Interior, National Park Service, National Register of Historic Places. Washington, D.C.

Nequette, Annie M., and R. Brooks Jeffery

2002 *A Guide to Tucson Architecture*. The University of Arizona Press. Tucson.

Papcun, Alice

2004 Interview with James W. Steely. 27 February 2004. Alice lives on E. Mabel St.

Pima County

2006 Property tax records and valuations online. Electronic document:
<http://www.asr.co.pima.az.us/APIQ/index.aspx>.

Poppeliers, John C., S. Allen Chambers Jr., Nancy B. Schwartz

1983 *What Style is it? A Guide to American Architecture*. Preservation Press. John Wiley & Sons, Inc. New York.

Rieder, Morgan

2000 "Sam Hughes Neighborhood Historic District (Boundary Increase)." National Register of Historic Places Continuation Sheets. State Historic Preservation Office. Phoenix. Prepared by Aztlan Archeology, Inc., Environmental Consultants. Tucson.

Ryden, Don W., AIA, Debora M. Parmiter, RA, Doug Kupel, PhD

2003a *Blenman-Elm Historic District [Tucson]*. National Register of Historic Places Registration Form. State Historic Preservation Office. Phoenix.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 66

Feldman's Historic District
Pima County, Arizona

Ryden, Don W., AIA, Debora M. Parmiter, RA, Doug Kupel, PhD

2003b *Catalina Vista Historic District [Tucson]*. National Register of Historic Places Registration Form. State Historic Preservation Office. Phoenix.

Sanborn Maps

1948 "Tucson." Sanborn Fire Insurance Company. Original editions on file at the Special Collections Library, University of Arizona, Tucson.

Savage, Beth, and Sarah Dillard Pope

1997 *National Register Bulletin [15]: How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, National Park Service, National Register of Historic Places. Washington, D.C.

Scavone, Cirino G., and W. Eugene Caywood

1975 "Please Step to the Rear: The Fortunes and Misfortunes of Tucson Rapid Transit Company with Sketches of Competing Lines – 1916 – 1976." *The Smoke Signal*. The Tucson Corral of the Westerners. Winter 1975. Number 32. Accessed at Tucson-Pima Public Library.

Senate, U.S.

2004 "Senate Leaders, Ernest McFarland, 'Father of the G.I. Bill.'" Electronic document, http://www.senate.gov/artandhistory/history/common/generic/People_Leaders_McFarland.htm. Accessed 29 June 2004.

Sherfy, Marcella, and W. Ray Luce

1998 *National Register Bulletin: Guidelines for Evaluating and Nominating Properties that have Achieved Significance Within the Past Fifty Years*. U.S. Department of the Interior, National Park Service, National Register of Historic Places. Washington, D.C.

Solliday, Scott

2001 *Post World War II Subdivisions, Tempe, Arizona: 1945 – 1960, Neighborhood & House-type Context Development*. Tempe Historic Preservation Commission. Tempe. Additional subtitle: *1997 Multiple Resource Area Property Survey Update*.

Southworth, Michael, and Eran Ben-Joseph

1997 *Streets and the Shaping of Towns and Cities*. McGraw-Hill. New York.

"Streets-Names" Vertical File

Various Dates and Clippings
Tucson-Pima County Library.

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

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 67

Feldman's Historic District
Pima County, Arizona

SWCA Environmental Consultants (SWCA), and Metropolis [aka Motley] Design Group
2005 Historic Properties Inventory survey update of Speedway-Drachman Historic District, and
exploration of boundary change. State Historic Preservation Office. Phoenix.

“Trolley” Vertical File
Various Dates and Clippings
Tucson-Pima County Library.

University of Arizona
2003 “Comprehensive Campus Plan.” Campus and Facilities Planning. Electronic document:
http://www.cfp.arizona.edu/Introduction_draft.htm. Accessed 23 February 2005.

University of Arizona
2004 “Growth of the University of Arizona, Online Fact Book Supplement.” Decision and Planning
Support. Tucson. Electronic document: <http://daps.arizona.edu/daps/factbook/data/uagrowth.html>.
Accessed 21 September 2004.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 10 Page 68

Feldman's Historic District
Pima County, Arizona

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Attached site map [Map 2.] shows exact boundaries of the district.

BOUNDARY JUSTIFICATION

The 1989 Feldman's neighborhood survey and nomination boundary determination suffered from a number of arbitrary limitations. First, the original Feldman's Addition subdivision dominated this cohesive early to mid 20th century neighborhood, yet its historic growth extended into at least five additional early 20th century subdivisions: Schumacher, Tucson Heights, and University Home to the north, Highland Park and Bronx Park to the west. Those subdivision plats, in turn, extended through development in space and time far beyond their edge connections to Feldman's, but today appear very irregular in building styles, functions, dates, and assaulted edges. So the 1989 nomination authors drew boundary lines to include gerrymandering "reaches" from Feldman's into those adjacent subdivisions, to incorporate small contiguous groups of pre-1939 residences.

Second, the selection of '1939' as the cutoff for survey and nomination emerged from a flawed evaluation of historic patterns in Feldman's and neighboring subdivisions. While the authors in 1989 perceived the introduction in 1941 of the Ranch Style house to Feldman's as a dramatic change for this neighborhood, in fact the transition from earlier architectural styles in and around Feldman's spanned many years from before to after World War II. Additionally, most houses built between 1940 and 1960 in the neighborhood followed the same relationship with longtime-platted lots, offered the same general square footage, utilized the same building materials, and responded to the same automobile and pedestrian orientation. Other limitations included the northwesterly advance of University of Arizona facilities, and related perimeter apartment and commercial intrusions, particularly into the southeastern edge of Feldman's Addition and along Speedway.

The physical limitations—University growth on the east and southeast, commercial disorder along the Stone Avenue corridor to the west and Speedway to the south, lack of clear historic lines of pre-1939 development on the northwest and north edges of Feldman's Addition—partly justified the 1989 historic district boundary. But a strict interpretation of 50-year-old eligibility guidelines also produced odd boundary gerrymanders that intentionally missed groups of 1940s Ranch Style houses and a significant commercial strip along N. 1st St., and likewise missed groups of Feldman's-pattern *pre-1939* houses only short distances from the district boundary's west, north, and northeast edges.

The amended Registration Form "Feldman's Historic District" addresses the 1989 shortcomings, extends the district to include the surviving cohesive neighborhood, and updates the status of properties within the existing "Speedway-Drachman" Historic District boundaries. This form also provides adjustments to the old district's south boundary, following several demolitions after 1989. The amendment extends northeast, north, and west of the original district to define a Feldman's Historic District that more closely represents a historic continuum of housing stock and development trends, and creates a more logical management and preservation area for the neighborhood association.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 69

Feldman's Historic District
Pima County, Arizona

MAP 1: LOCATION MAP. FOUR POINTS ARE AT "SQUARED" CORNERS OF ACTUAL DISTRICT BOUNDARIES.



United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section MAPS Page 70

Feldman's Historic District
Pima County, Arizona

MAP 2: HISTORIC DISTRICT INDICATING BOUNDARIES, AND CONTRIBUTING AND NONCONTRIBUTING PROPERTIES
(ATTACHED, PRODUCED BY MDG)

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section MAPS Page 71

Feldman's Historic District
Pima County, Arizona

“SPEEDWAY – DRACHMAN HISTORIC DISTRICT, CURRENT HISTORIC DISTRICT BOUNDARY, SUBDIVISION BOUNDARIES” (CITY OF TUCSON, 2004)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 72

Feldman's Historic District
Pima County, Arizona

“SUPPLEMENTAL AND AMENDED MAP OF FELDMAN’S ADDITION” (PIMA COUNTY 1906)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 73

Feldman's Historic District
Pima County, Arizona

“MAP OF THE HIGHLAND PARK ADDITION” (PIMA COUNTY 1921)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 74

Feldman's Historic District
Pima County, Arizona

“PLAT OF THE SCHUMACHER ADD’TION” (PIMA COUNTY 1908)

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section MAPS Page 75

Feldman's Historic District
Pima County, Arizona

“CITY OF TUCSON, ARIZONA...TERRITORY ANNEXED TO THE CITY OF TUCSON...KNOWN AS TUCSON HEIGHTS...”
(PIMA COUNTY 1938)

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section MAPS Page 76

Feldman's Historic District
Pima County, Arizona

“CITY OF TUCSON, ARIZONA...UNIVERSITY HOME ADD’N...” (PIMA COUNTY 1948)

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section MAPS Page 77

Feldman's Historic District
Pima County, Arizona

“MAP OF THE BRONX PARK ADDITION TO THE CITY OF TUCSON, PIMA COUNTY, ARIZONA” (PIMA COUNTY 1923)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTOGRAPHS Page 78

Feldman's Historic District
Pima County, Arizona

APPLIES TO ALL PHOTOGRAPHS:

Feldman's Historic District

Tucson, Pima County, Arizona

Metropolis Design Group (Robert Graham, Roberta Graham)

2003, 2004, 2005

Negatives at State Historic Preservation Office, 1300 West Washington, Phoenix, Arizona 85007

Photo #	Inventory #	Address	View To	Neg. #	Description
	Original Boundary				
1	N/A	Tyndall at Drachman	NW	BB-36	Streetscape
2	N/A	4 th at Mabel	NE	AA-14	Streetscape
3	N/A	3 rd at Mabel	SE	AA-17	Streetscape
4	N/A	2 nd at Mabel	NE	AA-19	Streetscape
5	SD-88	515 E. Mabel	NE	A-3	Property previously Noncontributing, now considered Contributing because it is easily visible over fence
6	SD-251	1222 N. 4 th	SE	C-18	Tudor Style house, 1948, previously Noncontributing, now considered Contributing
7	SD-1A	St. Luke's	NW	AA-23	Major modification to formerly Contributing resource
8	SD-247	421 E. Helen	NW	AA-9	First Ranch Style home in neighborhood, 1941
9	SD-73	1314 N. 4 th	NE	AA-13	Ranch Style house, 1955
10	SD-168	828 E. Mabel	SE	AA-4	Early Ranch style house, 1949
11	SD-268	307 E. Helen	NE	BB-24	Church, 1951
12	SD-1B	St. Luke's Chapel	NW	AA-29	Contributing building on the same property as altered, Noncontributing building (see photo 7)
13	SD-135	1333 Tyndall	NW	BB-35	Major Noncontributing building (apartments)
14	SD-352	445 E. Speedway	NW	AA-7	Major additions adjacent to Contributing resource
15	SD-83	545 E. Mabel	NW	AA-18	Altered residence, 1928
	Feldman's Update				
16	N/A	N. Tyndall Ave.	W	D-34	WPA 1938 Curb stamp with street name
17	F-517 (r)	215 E. Adams St.	NW	D-20	Streetscape
18	F-579 (r)	225 E. Drachman St.	NW	D-18	Streetscape, Contributing and Noncontributing
19	F-643	135 E. Mabel St.	NW	D-16	Bungalow Style, circa 1915
20	F-634	1430 N. 1st Ave.	E	D-11	Bungalow Style, 1925, some alterations
21	F-644	127 E. Mabel St.	NE	D-17	Spanish Eclectic Style, 1925
22	F-594	333 E. Drachman St.	NW	D-25	Ranch Style variant, American International, 1953
23	F-515	223 E. Adams St.	NW	D-21	Transitional, or Classic, Ranch Style house, 1955
24	F-597 (l) F-596 (r)	410-412 E. Adams St. 402 E. Adams St.	SW	D-2	Ranch Style variant Sp. Eclectic influence, 1948, 1951 Ranch Style variant Sp. Eclectic influence, 1948
25	F-647	1325-33 N. 2 nd Ave.	NW	D-26	Ranch Style variant Sp. Eclectic influence, 1949-1956
26	F-620	628 E. Adams St.	SSW	D-30	Modern Romanesque Revival, 1955
27	F-632 (r) F-633 (l)	1400-06 N. 1 st Ave. 1412 N/ 1 st Ave.	NE	D-13	Modern Commercial, 1960 Modern Commercial, 1948