

United States Department of the Interior  
National Park Service

**FINAL**  
JUNE 8, 2011  
FROM SHPO

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Arizona Inn  
other names/site number same

### 2. Location

street & number 2200 East Elm Street N/A not for publication  
city, town Tucson N/A vicinity  
state Arizona code A7 county Pima code 019 zip code 85719

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>20</u>	<u>4</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	<u>21</u>	_____ objects
			<u>4</u> Total

Name of related multiple property listing:  
N/A

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

Sherleen Aimer 2/19/88  
Signature of certifying official Date  
Arizona 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.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/hotel

DOMESTIC/single dwelling

Current Functions (enter categories from instructions)

DOMESTIC/hotel

DOMESTIC/single dwelling

## 7. Description

Architectural Classification  
(enter categories from instructions)

LATE 19th & 20th CENTURY REVIVALS:

Mediterranean Revival/Spanish Colonial

Revival

Materials (enter categories from instructions)

foundation Concrete

walls Brick

Stucco

roof Tile

other \_\_\_\_\_

Describe present and historic physical appearance.

### Summary

The Arizona Inn is a small private resort hotel built by Isabella Greenway in 1930-31 to encourage tourist travel to Tucson. Mrs. Greenway was outstanding in Tucson from 1927-1953 as a business leader and politician and for her social and humanitarian activities. The Inn is still owned, operated, and maintained in its original condition by the Greenway family, with only minor alterations in the twenty buildings and one structure that are considered contributing elements within the Inn complex. Four buildings are considered noncontributing. The boundaries of the Inn remain unchanged.

The Mediterranean/Spanish Colonial Revival architectural style of the Arizona Inn provides a direct link with Tucson's Hispanic architectural history by using the angular unadorned shapes and forms typical of the frontier fort and the exteriors of Tucson's early adobe houses. The consistent use of a bright pink color for the stuccoed masonry walls and a blue trim for repeated design elements are unifying characteristics for the diverse sizes and shapes of the buildings. Extensively landscaped grounds assure privacy and limit access to the site.

### Geographical Context

In 1927, when Mrs. Greenway bought her fourteen acre parcel of land on the south side of East Elm Street, it was just inside the city limits. North across East Elm Street, which was then an unpaved country road, was the entrance to the 200 acre Santa Catalina Ranch owned by Leighton Kramer. Santa Catalina was a working cattle ranch where the first Fiesta de los Vaqueros (a mid-winter celebration and rodeo) was held from February 21-23, 1925, and where a Polo Association was formed. The land beyond the ranch was undeveloped from there to the Santa Catalina Mountains about twelve miles north. Although the Arizona Inn was situated in the desert on the outskirts of Tucson, the locations of future streets and lots were marked on maps by 1930. That grid pattern of streets forms the present boundaries of the Inn.

The surrounding area not included in the nomination has natural desert vegetation on lots that still belong to the Greenway family. These lots are across N. Olsen to the west and N. Wilson on the east. These serve as buffer zones separating the Inn and neighboring houses. On the north side of E. Elm Street near N. Olsen Avenue, gateposts mark what was the entrance to the Kramer Ranch. The Mission Revival ranch house is still standing, but the land was subdivided in the 1940's. South of the Inn are single family residences facing E. Adams Street with the alley as the boundary.

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Continuation SheetSection number 7 Page 2Contributing Elements In Nomination

(See attached map; letters below correspond to letters on map)

A)	1928	1 building	Mrs. Greenway's residence, first house
B-G)	1930-1931	6 buildings	Guest houses
H)	1930	1 building	Main Building
I-L)	1930	4 buildings	Casitas in Garden
M-Q)	1931	5 buildings	Villas
R-S)	1937	2 buildings	Pool dressing rooms and dining room
T)	1931	1 structure	Swimming Pool
U)	1937	1 building	Tennis pro-shop

Total contributing elements: 20 buildings; 1 structure

Noncontributing Elements In Nomination

W-Y)	3 brown wooden maintenance buildings
Z)	1 greenhouse

Total noncontributing elements: 4 buildings

General Description Of Site

The buildings of the Arizona Inn are adapted to the regional architecture of Tucson and the desert southwest as they express the visual qualities of a specific time and place. The bold geometric forms with flat vertical and horizontal planes present changing patterns in the intense desert sun. Thick walls, shutters, high ceilings, and recessed exterior doorways offer protection from the heat. Chimneys as part of the roofline indicate the fireplaces needed for cold desert nights. Though not typical, a limited use of roof tiles adds interest to the irregular roofline.

The strongest unifying factor is the consistent use of the deep pink stuccoed exterior surface of the masonry walls. These architectural characteristics are common to all the buildings. The more subtle but distinctive design elements used throughout, and all painted bright blue, are the shutters at the metal framed casement windows, metal down spouts, and exterior lights mounted on a leaf shaped wrought iron sconce. The materials, textures and forms of the buildings are important qualities in the total site. The skillful use of scale, space, and landscape are the other factors that make the Arizona Inn outstanding.

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Continuation SheetSection number 7 Page 3Landscaping

Mrs. Greenway's dominant idea was to build small houses set around a garden. With the assistance of landscape architect James Oliphant, she created a park where the one and two story buildings are masked by tall hedges and trees. The cool green of the leaves softens the bright pink of the walls, and the spatial relationships appear to change in the play of the light and shadow on the angles of the buildings.

In the center is an open space for lawn and flower gardens which balances the mass of the Main Building and gives an unobstructed view of the surrounding mountains. West of the Main Building Mrs. Greenway's house and the six individual guest houses have private yards with landscaping like that of the park. The former right-of-way for Lee Street through the Inn grounds contains a formal garden with a fountain at its center. The perimeter of the site is enclosed by tall oleander or privet hedges and with low pink adobe walls. Except for the flowers, plants were chosen because they are native species or have adapted to Tucson's arid climate. Included are cypress, palm, mesquite, palo verde, and citrus trees. The buildings and gardens follow the contour of the land.

The Inn grounds now comprise a rich landscaped environment, an oasis in the desert. The feeling is formal but natural, an idealic representation of native desert plantings. Bermuda grass lawns (winter-seeded with rye grass), well-trimmed ornamental shrubs, bedding plants, and mature shade trees are the principle features. Walled yards and courtyards are a common design element. Walls are masonry types consisting of exposed brick, stuccoed brick, and tile. Other design features are paths paved with brick and tile, colorful wall decorations, fountains, and iron work that has its roots in Tucson's Hispanic heritage.

Contributing Elements Descriptions:Mrs. Greenway's House (Building A)

The two story house built in 1928 by Isabella Greenway facing west and abutting on N. Olsen Avenue at the northwest corner of the site sets the style for the Arizona Inn buildings. It is a basic stuccoed masonry rectangle with a gently sloping tiled roof, although it is designed with considerable subtlety. The projecting sloped chimney, narrow wall break, slightly protruding bay, and randomly sized, irregularly placed windows and doors create cubic sculpture in sun and shadow. A platform of steps and a projecting moulding frame a recessed entrance. The blue awnings and the shuttered windows accent the deep pink of the rough stuccoed walls. The inspiration came from Spanish villas Mrs. Greenway had liked and is closely related to Tucson's Mexican town houses which are a refinement of the Sonoran adobe of frontier days. The interior of Mrs. Greenway's house was damaged by a fire in 1979, but has been restored. The outside of the house was not affected.

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Continuation SheetSection number 7 Page 4Six Private Residences (Buildings B - G)

By November 1931 Mrs. Greenway had added six private houses in this area to be used as guest houses for relatives, close friends, and guests who came for an extended stay in the winter season. All the buildings on the site share a similar style and decoration.

(Building B) 2116 E. Elm St. is set back on the lot and is entered from a front garden screened by a low wall and tall hedge. It has 1 1/2 story parapet wall, flat roof, and exterior walls that follow the shapes of the interior rooms. The front has a slightly projecting bay and a deeply recessed entry. Attached on the left side is a slightly protruding screened patio. The woodwork on this unit has been painted white.

(Building C) 2132 E. Elm St. is set back on a lot in the garden but entered from the east opposite the Main Building. It has 1 1/2 story parapet walls except for the center bay which rises to two stories. The roofs are flat but the patio in the rear has a sloping tile roof. The building has a U-shape plan around a center patio.

(Building D) 2132 1/2 is set back from E. Elm St. and faces east toward the main building. It is a small two story house with a wooden balustrade second floor balcony reached by an outside staircase. The balcony is above a ground floor bay projecting out from a rectangular house.

(Building E) 1615 N. Plumer Ave. is a large irregularly shaped one story house with a garage entrance off vacated N. Plumer Ave. and a front entrance facing E. Elm St. A walled yard and patio are on the west side. This house was occupied by John D. Rockefeller, Jr. for many winters. North of this house N. Plumer Ave. is blocked off, and a brick walk and terraced gardens connect it with the Main Building.

(Buildings F and G) Facing south on E. Lee St. are two houses set back behind tall hedges. They follow the general style but are accented with white woodwork. The one house on the corner of E. Lee and N. Plumer (Building F) was remodeled ca. 1949 to accommodate Mr. Rockefeller, although the changes have not affected its integrity.

Main Building (Building H)

The Main Building was constructed in 1930. It houses dining rooms, reception rooms, lobby, offices, gift shop, kitchens, and cocktail lounge and is of necessity a large building. It is rectangular with the narrow side facing north directly on E. Elm St. The broad horizontal planes of the building are broken by a row of six shuttered windows, a large formal recessed entrance, and a projecting bay enclosing the lounge. The roofline is irregular with a gently sloping tile shed roof covering part of the bay. The remainder of the roof line is a parapet wall with a second story over the entrance which is set back on the roof. The entrance to the Inn is reached by a short flight of stairs from the street ascending to a platform. The long side of the rectangle faces east into the garden. The cubic massing both horizontally and vertically defines the interior rooms.

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The architecture of the Main Building is much freer than the severe facade that Mrs. Greenway's house and the front of the Inn present to the street. The building follows the contour of the land which rises slightly from north to south so the terraces are at different levels. A flagstone patio provides an entrance to the Audubon Bar from the garden. A raised terrace gives access to an outdoor dining room and the Catlin Room, and to the Safari and African Rooms. Over the Bar area is a sloping tiled roof. The dining rooms have a tiled gable roof with the gable end facing the garden. Part of the Main Building, but appearing to be a separate house, is a two story section with a balustraded second story balcony topped by a sloping tiled roof.

Four Casitas (Buildings I - L)

These four Casitas were built in 1930 and have the characteristics of the other buildings but the style is simpler and more functional. They have 1 1/2 story parapet walls which hide the flat roofs. Each of the guest rooms is entered from a private patio which is topped by rough logs resting on piers with pyramidal tops. This treatment is common to all of the patios around the garden. The four casitas contain rooms 1-23.

Five Villas (Buildings M - Q)

The five Villas were constructed in 1931 to the south and east of the Main Building. Although they are joined to each other and connected to the Main Building, they are listed and counted as separate buildings. The five Villas give the appearance of Sonoran style rowhouses once common in Arizona's Hispanic communities. The ground rises from east to west and the effect is of houses in a Spanish village built on the slope of a hill.

Villa M is at the east side of the property and is U-shaped. It contains rooms 27-36 on the ground floor and 32-36 on the second floor. Villa N contains rooms 37-44 in a one story building with a tiled gable roof. Villa O contains rooms 45-46 on the first floor with a second story extending over an arched breezeway leading to the pool area. Villa P contains rooms 47-52 and has a 1 and 1/2 story parapet wall with a sloping tile roof covering the porch. Villa Q contains rooms 54-60. It adjoins the south end of the Main Building. Two rooms are on the ground level and three are on the second story. The porch of Villa Q is covered with a sloping tile roof.

Typical of second story treatments that cover part of the two Villas or a single Villa are a tiled gable roof, a sloping tiled roof, and a parapet wall that conceals the roof line. These are the same techniques used in the Main Building so effectively to carry out Mrs. Greenway's concept of small houses in a garden. On the north and west facades the Villas have porches with gently sloping tiled roofs. The south and east facades have private patios with rough log ramadas resting on the piers like those of the four casitas. All the buildings are entered from the garden and are not connected in the interiors to each other or to the Main Building.

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The ground rises from east to west and the effect is of small houses built on a hill in a Spanish village. By the technique of defining individual room spaces vertically and horizontally, and varying the roof treatment, the large building blocks of the Main Building and the Villas have been broken up to carry out Mrs. Greenway's concept of small houses in a garden. Tall trees almost conceal the Villas to the east of the Inn.

Pool Area (Buildings R, S, and U; Structure T)

Two pathways lead under arches through the villas to the pool area, passing the fountain gardens created in 1937 when E. Lee St. was incorporated into the Arizona Inn.

The two Pool Buildings conform to the Mediterranean/Spanish Colonial revival style of the complex. The building north of the pool (Building R) contains the Bar, Pool Dining Room, and women's dressing rooms. A flagstone patio surrounds the pool, and the Bar and Dining Room open onto this patio. This part of the building has walls of Arizona tufa, a soft white stone. South of the pool is a second building (Building S) containing the men's dressing rooms. A second story was added to this building in 1947. This addition follows the general style of the original single story 1937 portion, but the woodwork trim is painted white. The addition is in keeping with the original pattern of architecture and is not considered to have compromised the building's integrity.

The pool (Structure T) was built in 1937. The Tennis Pro-shop (Building U) is a small rectangular building with a tile roof. It is mostly hidden by the landscaping around the tennis courts. The tennis facilities were also added in 1937.

Noncontributing Building Description:

South and west of the main portion of the Inn on E. Lee St. are three service buildings that are not visible from the street (Buildings W-Y). These are nondescript utilitarian buildings with no apparent architectural or historical value. They are not considered contributing elements to the nomination.

Between the two guest houses facing on E. Elm St. is 2120 E. Elm, a greenhouse that is considered noncontributing due to modifications (Building Z). It was originally constructed as a greenhouse but has been enclosed and is now used as an interior decorating office. These alterations occurred after 1972. The walls are like the other buildings, but two pyramid roofs have been painted white, and there is white grillwork trim on the entrance. It is attractive but introduces characteristics not typical of the property.

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### Interiors

The repeated design elements used in the interiors are white walls, corbeled squared arches to define spaces, painted leaf shaped wrought iron sconces, and the two story beamed ceilings in the lounge, Main Dining Room, and African Room. The distinction of the interior derives from the proportions and style of the rooms. The cocktail lounge, which was admired by Frank Lloyd Wright, is decorated with plants and framed original Audubon prints. The Catlin Room contains cabinets filled with antique Spanish Colonial ceramics and on the walls are Catlin prints. The African and Safari Rooms have art brought back from a trip to Africa in 1931. There are antiques throughout the Inn from Mrs. Greenway's collections. Included are some of the remaining "Hut" furniture built by Veterans of World War I. The Main Dining Room, the Catlin Room, the Audubon Room, the African Room, and the Safari Room are considered significant interior spaces.

### Integrity & Early Alterations

The Arizona Inn has retained its historic integrity regarding its function as a resort hotel, its association with Mrs. Greenway, its Mediterranean/Spanish Colonial Revival architectural style, and its boundaries. It is still privately owned and operated as a small resort hotel by the family of its builder through a family trust. It is essentially as it was in 1931. The alterations to the buildings have enhanced the Inn's operation as a hotel by adapting it to the changing needs of modern tourism without changing its character. The buildings are all within the original boundaries as shown by maps and verbal descriptions of the 1930's. Tall hedges and walls have prevented visual intrusions.

The 1931 Sanborn map shows all the nominated structures in place in their present locations. In 1937 the swimming pool was rebuilt by Paddack Engineering Co. of Los Angeles. The pool dressing rooms and dining room were reconstructed under Mrs. Greenway's direction. The walls facing the pool are built of Arizona tufa instead of brick and this is the only variation in building material in the complex. West of the pool Har Tru from New York installed the two tennis courts and a small pro-shop was built. At this time the vacated E. Lee St. from N. Plumer Ave. to N. Wilson Ave. was landscaped and became an integral part of the Inn. In 1945 ten additional guest rooms were added as a second story over the pool dressing rooms at the south east corner of the site. All of these alterations retain the Spanish-Mexican style and are completely compatible with the original buildings.

### Alterations To The Main Building

The exterior of the Main Building has been altered twice. The first instance was in 1937 when the terrace facing east on the garden was enclosed to make a cocktail lounge called the Audubon Bar. The second and major alteration started in 1972 when the north entrance on E. Elm St. was remodeled to add a gift shop and more office space. The front was extended west, and another entrance was added there for access to the new Tucson Room where large meetings and banquets are held. The kitchens were enlarged at this



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time. In the Lobby area the registration desk was moved to the west of the entrance and the outside steps were widened, and a platform and ramp were added to allow wheelchair access to the main entrance. By 1974 all the buildings were air conditioned so the guest houses could be occupied in the summer, and the Inn changed from a winter resort to a year round operation.

### Boundary

The nominated portion of the Inn property covers approximately six acres of land. The boundaries are very clearly marked by the neighborhood streets. The northern boundary of the Inn is the south curb line of E. Elm St., starting at the east curb line of N. Olsen Ave. on the west and proceeding east to the west curb line of N. Wilson Ave. The eastern boundary is the west curb line of N. Wilson Ave., starting at the south curb line of E. Elm St. on the north and continuing south 1 1/2 blocks to the alley between E. Lee and E. Adams Sts. The boundary then turns west along the alley to the east curb line of vacated N. Plumer Ave. The boundary then turns north to the north curb line of vacated E. Lee St. and follows the curb line west on E. Lee St. to N. Olsen Ave. The western boundary of the property is the east curblines of N. Olsen Ave.

The southwest corner of the property between E. Lee and the alley is owned by the Arizona Inn, but has not been developed and is not included in the nomination. In 1937 E. Lee St and N. Plumer Ave. were vacated by the city and incorporated into the Arizona Inn property. The boundaries as described represent the current and historic extent of the developed portion of the Arizona Inn property.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G    N/A

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

A. Other (Tourism)

1928-38

1928-38

B. Politics/Government

\_\_\_\_\_

\_\_\_\_\_

C. Architecture

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Cultural Affiliation

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Significant Person

Isabella Greenway

Architect/Builder

Merritt Hudson Starkweather

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Summary

The Arizona Inn is considered eligible for the National Register on the basis of its significance in three areas. It is considered eligible under criterion "a" for its association with the development of tourism in Tucson during the late 1920's and early 1930's. It is considered eligible under criterion "b" for its association with Mrs. Isabella Greenway (1886-1953), an outstanding woman who occupied a prominent place both locally and nationally for her social and humanitarian concerns. She was active in political affairs and demonstrated her capacity to influence people and events. The Arizona Inn is an example of her ability as a builder and a businesswoman. Through it she demonstrated a discriminating awareness of architectural styles. She intended to promote tourism by providing an Inn with great charm and a sense of history. The Arizona Inn is also considered eligible under criterion "c" as a significant example of Mediterranean/Spanish Colonial Revival style architecture.

The period of significance for the Arizona Inn dates from 1928 to 1938. The former date marks the construction of Mrs. Greenway's house, the first building on the Inn property. The latter date marks the end of the historic period as measured by the fifty-year limit of the National Register. The Inn is considered locally significant for its association with the development of tourism in Tucson and as a significant local representation of the Mediterranean/Spanish Colonial Revival style of architecture. The Inn is considered to have national significance for its association with Mrs. Isabella Greenway, a prominent political figure on the national level. The Arizona Inn is the one property most closely associated with Mrs. Greenway during her historic-era period of prominence.

Historic Contexts

The significance of the Arizona Inn is best understood in relation to three historic contexts: the development of tourism in Tucson during the late 1920's and early 1930's, the Spanish Colonial revival architectural style in Tucson from 1928 to 1938, and the political career of Mrs. Greenway during the 1930's.

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### The Development of Tourism in Tucson During the Late 1920's and Early 1930's

Organized boosterism began in Tucson during 1896 when the Chamber of Commerce was first established. Development was slow at first because the civic boosters were initially occupied with concerns of a local nature. After a time, the Chamber started to take a broader view of the economic importance of luring visitors and settlers to Tucson. This shift was part of a statewide trend that emphasized a growing importance of tourism to Arizona.

Beginning in the 1920's, an association of merchants and hotel keepers calling themselves "The Sunshine Climate Club" had been actively promoting tourism to Tucson with advertisements in eastern magazines and national journals. Records kept by the group show that during the 1929-30 winter season there were 9,566 inquiries and 1,149 persons who actually arrived. At that time there were only two large modern downtown hotels: the Mission style Santa Rita built in 1904 and the Pioneer Hotel built of brick with a renaissance facade.

The growth of tourism in Tucson during the first three decades of the twentieth century is attributable to both the expansion of regional railroad facilities and the growing usage of the automobile. Contributing to this boom was the Southwest's reputation as an international mecca for health seekers. In 1928, 390,000 automobiles from other states visited Arizona, and in 1929 visitors accounted for \$30 million in business.

Despite the earlier construction of hotels in the downtown area, the continued tourist growth generated the need for additional hotel accommodations in the 1920's. The lack of hotel space and the improvements of the 1920's are well expressed in an excerpt from the November 1929 issue of Tucson Magazine:

Many visitors have been handicapped by not having adequate hotel accommodations which has caused them to cut short their stay. Hundreds of others have been advised not to come here in the peak of the tourist season because of the lack of rooms. Conventions which have considered meeting in Tucson have met elsewhere.

In 1929 the El Conquistador Resort Hotel opened southeast of town on Broadway with a large hotel building surrounded by small bungalows on 120 acres of ground. It was of brick faced with terra-cotta and stucco. The roof was covered with red clay tiles. The decor was Spanish Renaissance, using colors of red, green, and yellow. It was large and imposing, but unfortunately was neither comfortable nor popular. It had been financed by local business people and was later sold to the United Hotels of America chain which owned the Ben Franklin in Philadelphia and the Roosevelt in New York. It was never successful and was demolished in 1968.

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The construction of hotels was a direct result of local business interests to capitalize on the tourist revenue. In all, the city added approximately 550 hotel rooms from early 1928 to late 1929. This brought the total number of rooms in the city to approximately 1,342. This period of intense hotel development coincided with the most significant portion of an eighty percent increase in Tucson's population that occurred from 1920 to 1930.

As a member of the business community, Mrs. Greenway saw the pressing economic need to promote tourism. As a person concerned with aesthetics, Mrs. Greenway envisioned a different kind of hotel that would give a limited number of guests "privacy, quiet, and sunshine." Her property across from Leighton Kramer's Santa Catalina Ranch where the "Fiesta de los Vaqueros" was held was perfect for her plan.

Financed with her own money at the start of the depression era, Mrs. Greenway's Arizona Inn was an immediate success with both tourists and Tucson residents who use its facilities for meetings, weddings, charity events, and celebrations of all kinds. In addition to being listed among 34 best hotels in America, it is a well-loved Tucson landmark. It has always had a policy of not revealing names of guests, but the Library is often the background for television interviews with prominent national newsmakers. Eleanor Roosevelt, Spencer Tracy, Marian Anderson, and John D. Rockefeller are known to have been guests.

### The Spanish Colonial Revival Architectural Style in Tucson from 1928 to 1938

After the arrival of the railroad in Tucson during 1880, building materials were available for Anglo style houses. This brought about the transformation of the typical Sonoran adobe toward a territorial style with porches and gabled roofs. After the turn of the century, the Bungalow style appeared, imported from the east and California. Although the San Diego Exposition of 1915 popularized the Mission Revival style and the Baroque Spanish Colonial Revival style, these influences were slight until the late 1920's and 1930's.

Louis Sullivan had an influence through the work of Henry Trost, who was a prominent Tucson architect during the early portion of his career. Public buildings were being designed in Classic Revival style to emphasize the importance of Tucson as an American city. As the decade of the 1920's dawned, Art Deco and Pueblo Revival were also part of the scene.

However, all of these architectural styles emphasized imported influences. In the 1920's and early 1930's Tucson's civic leaders were concerned with aspects of the city's future growth, and there was a desire to develop an architectural style that would reflect its increasing importance as a southwestern city that could be considered a destination in and of itself. The architectural style selected was the Spanish Colonial Revival, with softer elements of Mediterranean influence. The architectural

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significance of the Arizona Inn lies in its use of this native style to create buildings that now, more than fifty years later, still seem perfect for their purpose and location.

This style was reminiscent of early Tucson Sonoran style architecture that had evolved into the town houses which were set flush against the front lot line. Patios were located at the rear of the building. Houses were flat roofed with high ceilings. The doors of the front facade were elaborately paneled and often glazed and ornamented with sidelights. The doors were deeply recessed to provide shelter from the sun. The windows were set flush with the two-foot thick exterior walls. Shutters were customarily painted blue and the wood trim at the doors provided the only outside ornamentation. The effect was a simple horizontal profile. Rough surfaces were softened by adobe plaster. This is the basic model that is represented by the Inn. Combined with this distinctive Tucson architectural style was Mrs. Greenway's concept of a resort hotel that offered privacy and comfort with a sense of the old Southwest.

The buildings at the Inn were designed by Merritt Hudson Starkweather, a noted architect and civic leader. He founded the Arizona chapter of the American Institute of Architects in 1938, and in 1968 he was named a fellow of the A.I.A. for his public service. He was primarily known as a designer of schools and other public buildings, although in the 1930's he was the supervising architect for homes in Tucson's El Encanto Estates subdivision. The El Encanto Estates subdivision required that homes were to be built in a Mediterranean, Spanish, or Mexican style with low pitched tile roofs and heavy walls in light colors and that all designs be approved by the supervisory architect. The El Encanto Estates Historic District was nominated to the National Register of Historic Places in 1987.

The landscaping of the Inn grounds shows the influence of the "California School" of landscape architecture in conjunction with Eastern and Midwestern "Country Place Era" design themes. When combined with the Hispanic architecture, the result is to create an oasis in the desert: lush, cool, and inviting. This walled oasis garden is a feature commonly associated with Spanish Colonial Revival style architecture in Tucson. Impeccable garden maintenance through the years has maintained the important impact of the landscaping on the architectural and historical character of the Inn.

### The Political Career of Mrs. Greenway During the 1930's

Isabella Selmes Ferguson Greenway King was born on the farm of her maternal grandparents, "Dinsmore Farm," in Boone County, Kentucky, across the Ohio River from Cincinnati. It was there that she spent her summers until she was grown and she is buried there. The farm is listed in the National Register of Historic Places.

Isabella Greenway's father, Tilden Selmes, was general counsel for the Northern Pacific Railroad in St. Paul, Minnesota, until his death when Isabella was nine. In 1901 Isabella went with her mother to New York to complete her education, first at Miss Chapin's School and then at Miss Spence's School. A friendship between Isabella's father

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 5

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and Theodore Roosevelt, which had started many years before when the two men were operating adjoining ranches in the Dakota Territory, led to continued associations and important connections in young Isabella's life.

Isabella was a bridesmaid at Eleanor Roosevelt's marriage to Franklin Roosevelt in 1905 and the two women became lifelong friends. That same year, Isabella married Robert Munro Ferguson, who was a co-trustee of the Astor Estate and who had been one of Roosevelt's Rough Riders. Three years later, Mr. Ferguson became ill with tuberculosis. The couple, along with their two small children, then homesteaded a ranch in Tyrone, New Mexico, in the hopes that the climate there would be beneficial. As Mr. Ferguson's condition worsened, the family moved to Santa Barbara where Isabella had a house constructed. The family lived there for a year until Mr. Ferguson died in 1922.

In 1923 Isabella and John C. Greenway were married. He had also been a Rough Rider and was a close friend during Ferguson's long illness. Greenway was a mining executive. As Brigadier General in World War I, he was awarded the Distinguished Service Cross, the Legion of Honor, and the Croix de Guerre. He was the first Arizonan honored in the Statuary Hall in the Capitol in Washington with a likeness by Gutzon Borglum.

In 1924 General Greenway was the general manager of the New Cornelia Copper Co. and the family lived in Ajo, Arizona, where Mrs. Greenway built her fifth house and their son John Selmes Greenway was born. In 1925 General Greenway resigned and the couple began looking for a ranch where they could live while pursuing their interests in Arizona politics and veterans' affairs. General Greenway died suddenly from complications following surgery in 1926. Although it was a devastating loss for Mrs. Greenway, with a great deal of courage she carried out their plan and purchased a ranch, the Quarter Circle Double X, near Williams, Arizona, and built her sixth house for her family.

It was in 1928 when Mrs. Greenway was elected Democratic National Committee Woman from Arizona that she came to Tucson to live. She selected the location so she could be more active in politics and veterans' relief work. Although when she was offered the nomination it was intended to be more of a tribute to General Greenway, the intelligence, dedication, energy, and charm of Mrs. Greenway earned her respect for her own ability and started her political career.

Mrs. Greenway built her seventh house on the northwest corner of the Arizona Inn property in 1928, coinciding with her rise to political prominence. In 1929, after her house was completed, Mrs. Greenway considered the tourist situation in Tucson and decided there was a need for a resort for people who desired "privacy, space, and community." She also wanted a place to use the furniture made by the disabled veterans of World War I. She was then very active with the Rehabilitation Committee of the American Legion in Arizona and had founded a workshop called "The Hut" to employ veterans to make household furnishings. With these objectives in mind, she consulted Tucson architect Merritt H. Starkweather and work was begun on the Arizona Inn in

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 6

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September of 1930. The Inn opened on December 18, 1930. A second phase was started in May of 1931 and completed that November.

Besides her interest in the Inn and veterans' affairs, Mrs. Greenway was very active in politics. In 1928 she supported Al Smith for his stand on women's right to vote and widow's pension issues. To further her political travels, she purchased Gilpen Airlines, a carrier that served California, New Mexico, and Arizona. She was proposed for the Governor of Arizona in 1930. At the Democratic Convention in 1932, she gave the first seconding speech for Franklin Roosevelt and was nominated for Vice-President by Nellie Bush. When she ran for Congress to fill the unexpired term of Louis Douglas in 1933, she became the first Congresswoman elected from Arizona. She was very effective in promoting Arizona's mining, ranching, and veterans' interests and in securing a \$14 million irrigation project. She was re-elected in 1934 but refused to run again in 1936, partially because of her opposition to Roosevelt's third term. However, the two remained close friends.

She returned from Washington to live in her Tucson home on the Inn grounds and took a very active part in its operation and decoration. As some of the Hut furniture wore out it was replaced by antiques from her collection or bought at auction for the Inn. It was her personal taste that was responsible for its elegance and charm.

In 1939 Mrs. Greenway married Harry O. King, an industrialist who had been a friend while she was in Congress. During World War II she was head of Women's Voluntary Services while her husband was with the War Production Board in Washington. In spite of many problems she kept the Inn open during the war. After it was over she spent more of her time in Tucson, taking an active role in business and civic interests. She died in a house on the grounds of the Inn on December 18, 1953 at the age of 67. It was the 23rd anniversary of the opening of the Inn.

In 1981 Isabella Greenway King was given the first annual award of the Arizona Women's Hall of Fame by the Arizona Women's Commission and the Arizona Historical Society in recognition of her lifetime of outstanding service and her contributions to the state of Arizona. Because of Mrs. Greenway's importance to women's history on a national level, the Arizona SHPO has recommended that the Arizona Inn be considered as a candidate for inclusion in the women's history National Historic Landmark thematic study.

9. Major Bibliographical References

The Journal of Arizona History

Brophy, Blake "Tucson's Arizona Inn", vol. 24, #3, 9/83 pp. 255-282  
 Bufkin, Donald "Mud Hut to Urban Metropolis", vol. 22, #2 pp. 63-98  
 Stewart, Janet A. "Mansions on Main Street", vol. 20, #2 pp. 193-222  
 Sonnichsen, C.L. "Hard Times in Tucson", vol. 22, #1, 3/81 pp. 23-62

Duel, Prentice "A Review of Architecture in Arizona", The Western Architect Magazine, 6/22, in University of Arizona Architecture Library.

Chase, Coro T. "Tucson Treasures", Tucson Lifestyles, 9-10/84, pp. 83-85, Old Pueblo Press, Inc.

Archives of Arizona Historical Society

Arizona Inn Newspaper accounts:  
12/18/30, Opening of Inn and details of construction, Daily Star and Tucson Daily Citizen.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

10. Geographical Data

Acreage of property six

UTM References

A 12 51051780 35671060  
 Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_  
 Zone Easting Northing

D \_\_\_\_\_

See continuation sheet

Verbal Boundary Description

The Arizona Inn is bounded by Tucson city streets: N. Olsen Ave. on west to E. Elm St. on north to N. Wilson Ave. on east to alley between E. Lee and Adams Sts. on south to N. Plumer Ave. on west to E. Lee St. on south, connecting again with N. Olsen Ave. on west.

See continuation sheet

Boundary Justification

The boundaries described represent the current and historic extent of the Arizona Inn property that is used for Inn purposes. Vacant land owned by the Inn is excluded from the boundary. See Section 7, pp. 7-8.

See continuation sheet

11. Form Prepared By

name/title Jean H. Cox, Executive Committee member / Edited by Doug Kupel, Historian, AZ SHPO  
 organization Blenman-Elm Neighborhood Association date 12/20/87 / 1-08-88  
 street & number 2315 E. Elm Street telephone (602) 326-1284  
 city or town Tucson state Arizona zip code 85719



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number   9   Page   2  

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ARCHIVES OF ARIZONA HISTORICAL SOCIETY

Evans, Marilyn	"Venerable Inn Blends Charm and Discretion" <u>Tucson Citizen</u> 3/8/79
<u>Tourism</u>	Large influx of Tourists Coming Here" 3/1/31 <u>Tucson Magazine</u> vol. 9 1936-37 Articles on tourism and architecture in Arizona
<u>M.H.Starkweather</u>	"Tucson Leaders Today" <u>Arizona Daily Star</u> 4/8/48 obituary of Starkweather <u>Tucson Daily Citizen</u> 9/16/72
<u>Isabella Greenway</u>	Collected papers Collected papers John Campbell Greenway New York Times obituary 12/19/53

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number photos Page \_\_\_\_\_

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Arizona Inn 2200 E. Elm St.

Tucson, Arizona

Gail Hewlett

December 10-20, 1987

2315 East Elm St. Tucson, Arizona 85719

The above information is the same for all photographs.

1. Isabella Greenway's House Looking east at facade from across N. Olsen Ave.
2. Main Building Looking south from across E. Elm St. at front of Inn showing main entrance, bay of lounge and irregular roofline.
3. Garden view of Main Building Facing west and showing Audubon Bar patio, outdoor dining terrace, and entrance to the Catlin Room. It is a good view of the variety of roof treatments.
4. Casitas Looking north showing parapet wall, shutters, downspouts and individual patios with ramadas resting on piers.
5. Villas Looking south to Villa O at 2 story parapet wall. Tile roof of Villa N is visible at left and wall of Villa P at right. Walks lead through arches to the pool area.
6. South facade of Villa N Looking north at patios and Ramadas.
7. Fountain garden and south facade of Villa O Looking north at Ramadas and parapet walls.
8. Pool Area Looking north across pool to Bar, Dining Room and flagstone patio. Facade of building is Arizona tufa.
9. Interior of Main Building Looking east past registration desk showing corbeled archways and wrought iron wall sconces.
10. Lounge Looking west at wall sconces and Audubon print and showing beamed cathedral ceiling.
11. Main Dining Room Looking north showing archway, Armoire, and fireplace. Also beamed ceiling.
12. Audubon Bar Looking south showing white tiled floor, plants and Audubon prints.

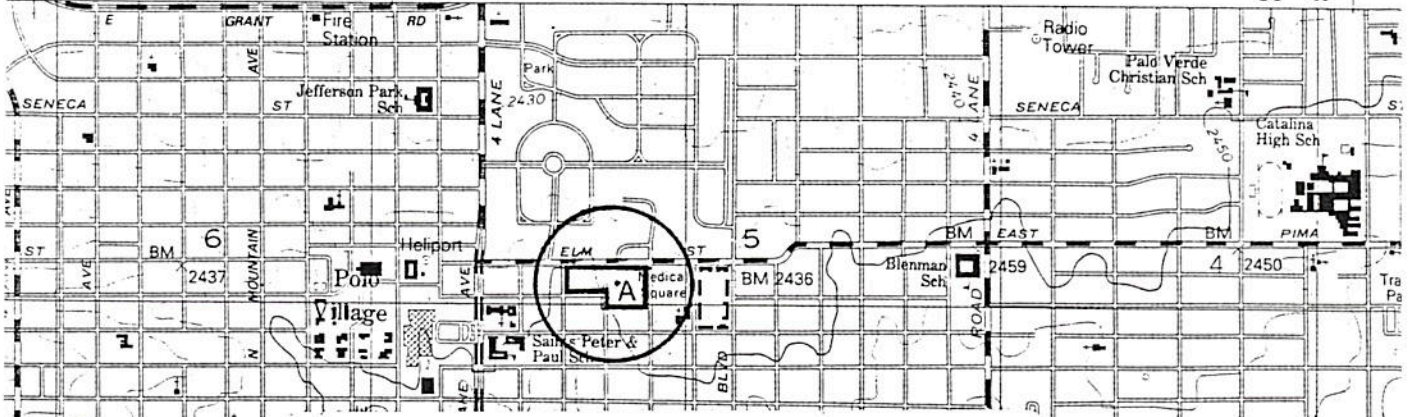
7'30" R 14 E

505

3848 IV SW  
(TUCSON NORTH)

507

55' 508



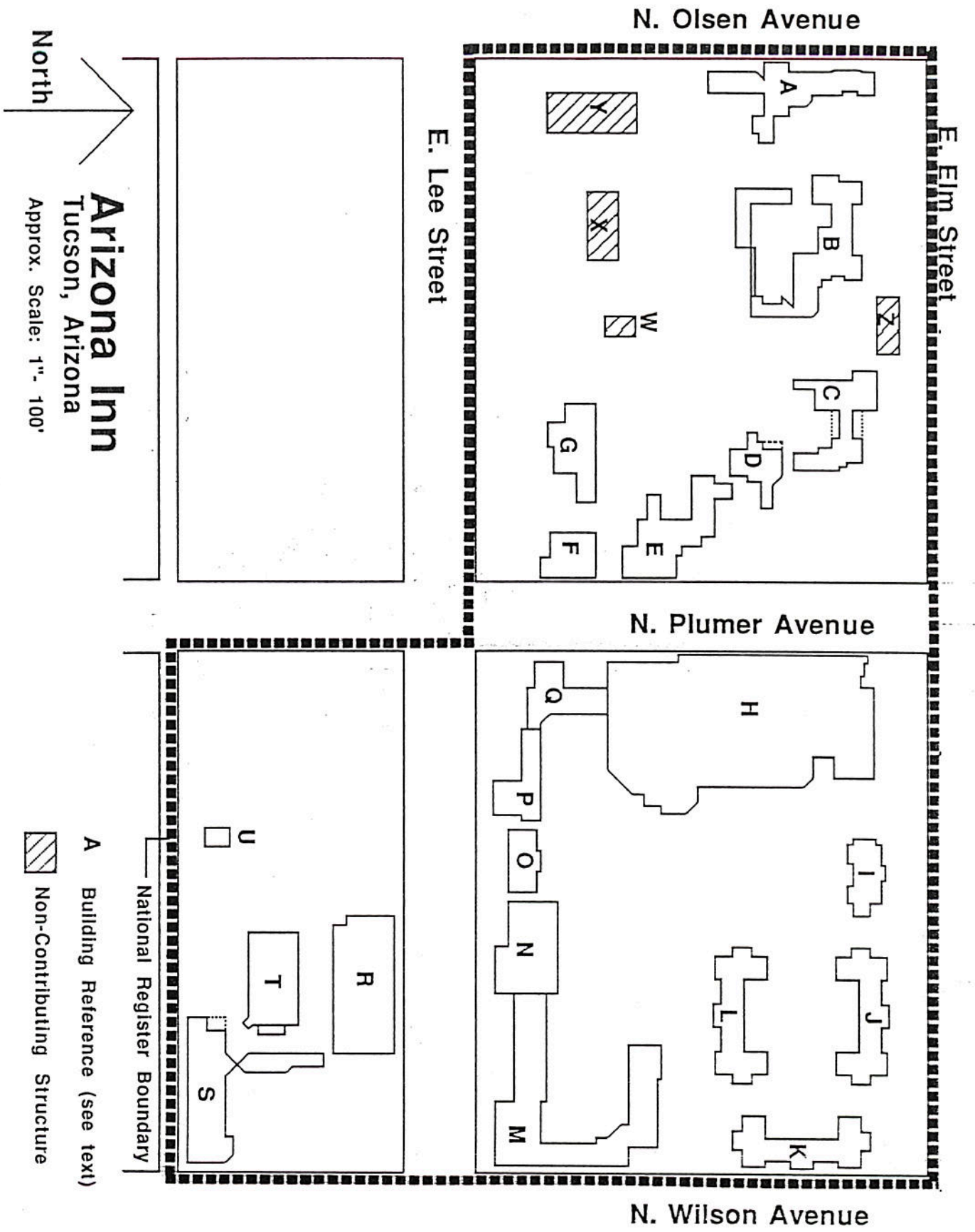
ARIZONA INN

Tucson, Pima County, Arizona

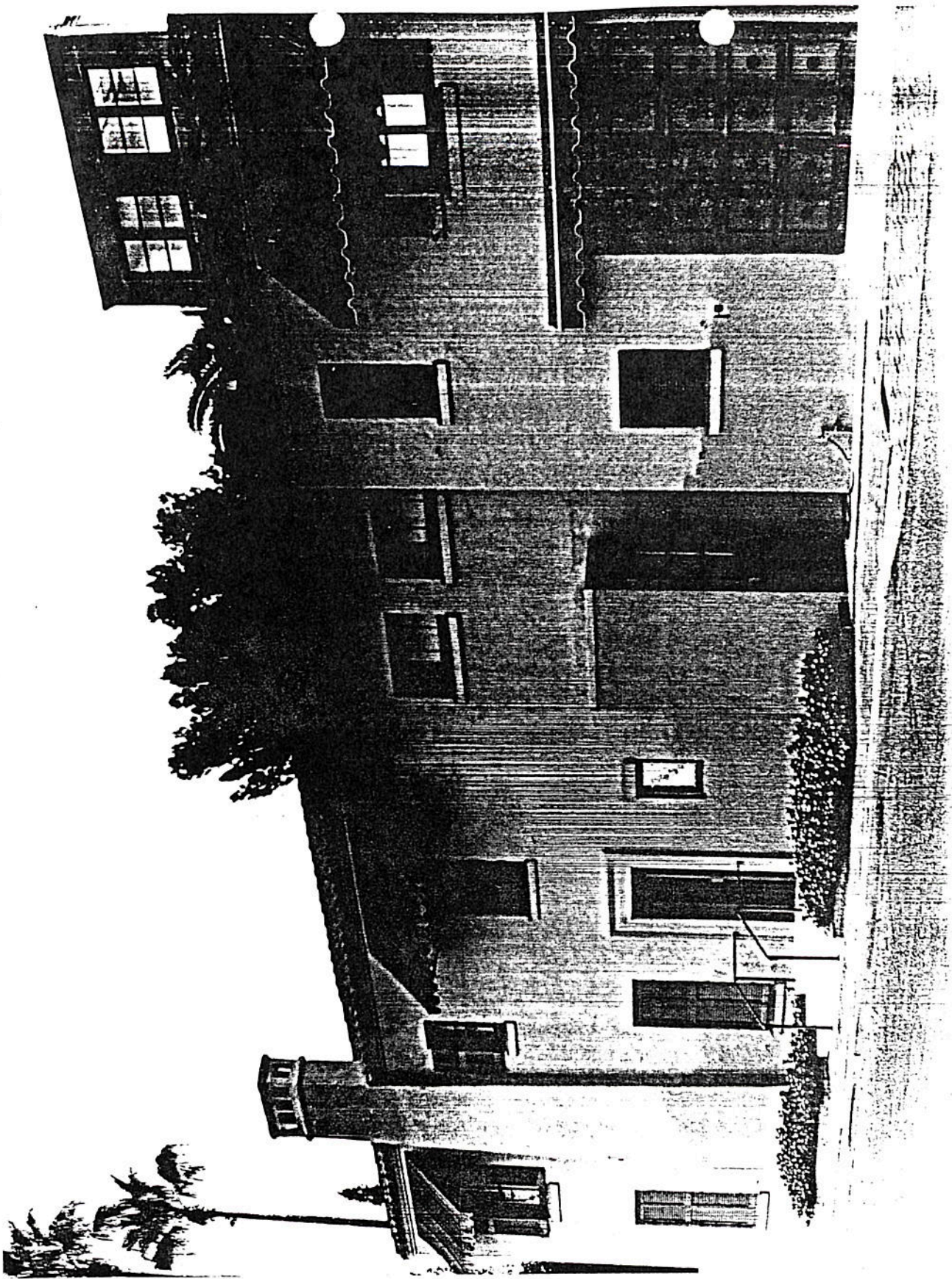
UTM Reference for A:

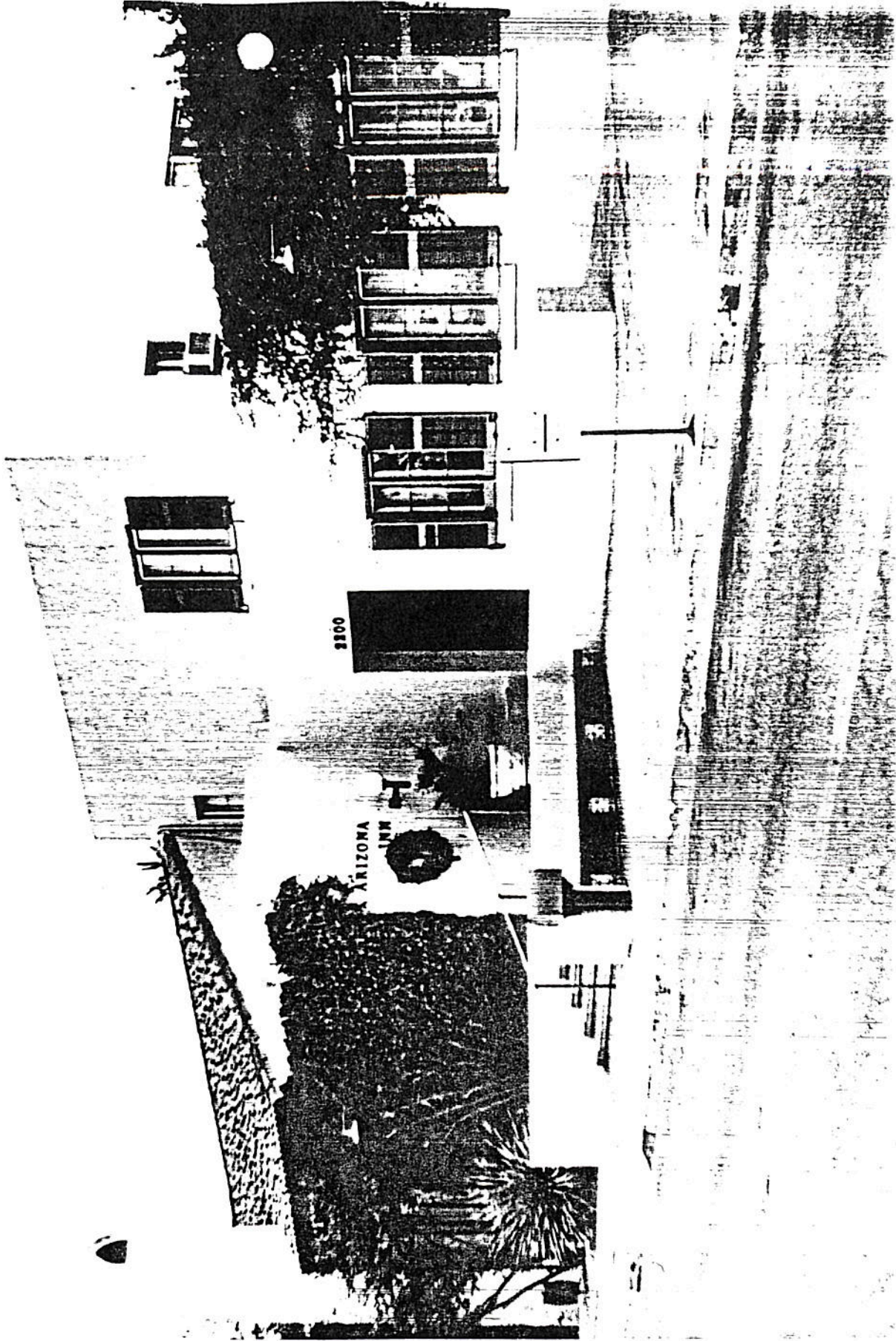
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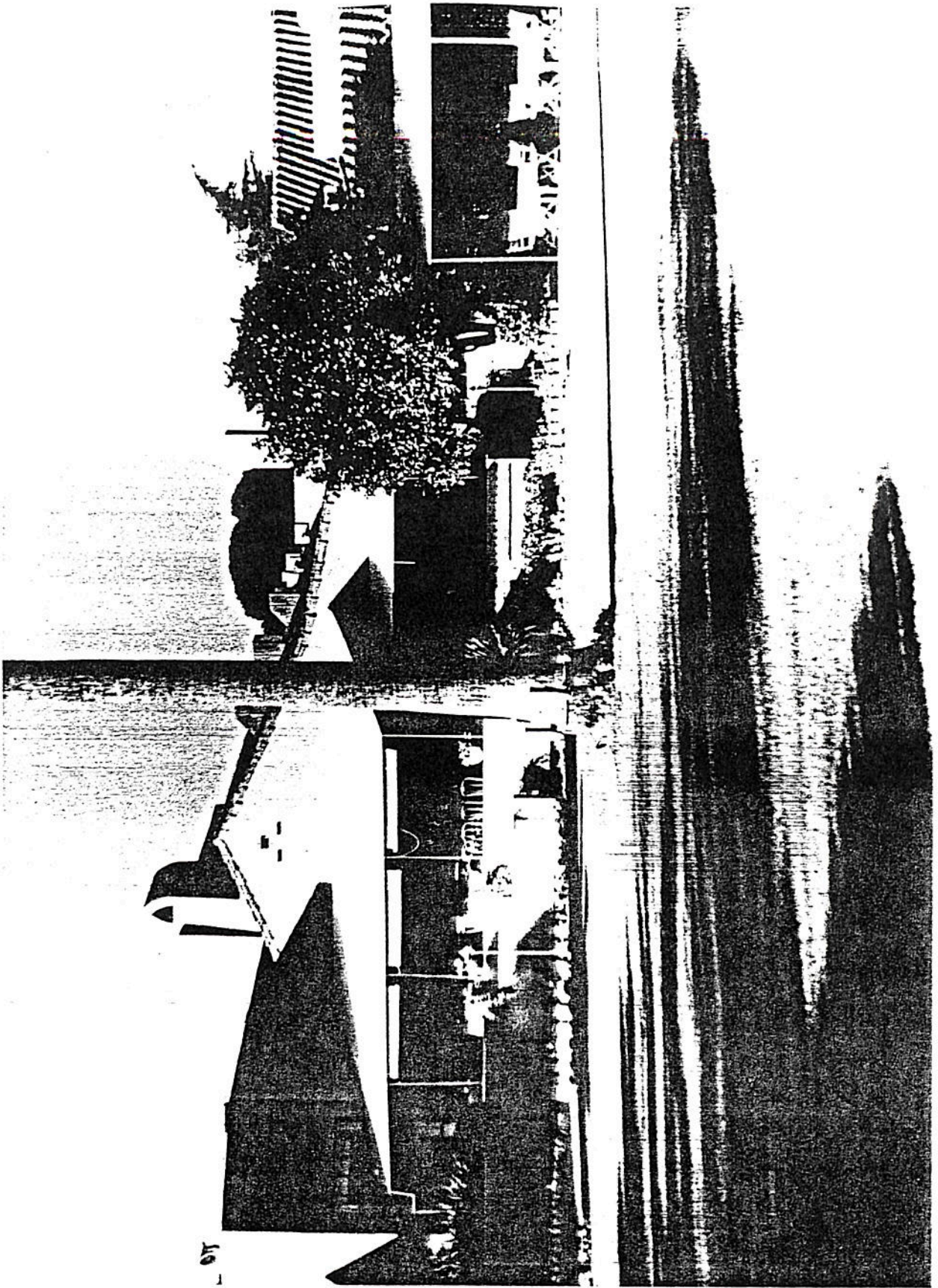
Prepared by: Arizona State Historic Preservation Office, January, 1988.  
 Historic District Boundaries are drawn to the nearest curb or property line,  
 as noted in the nomination's verbal boundary description.



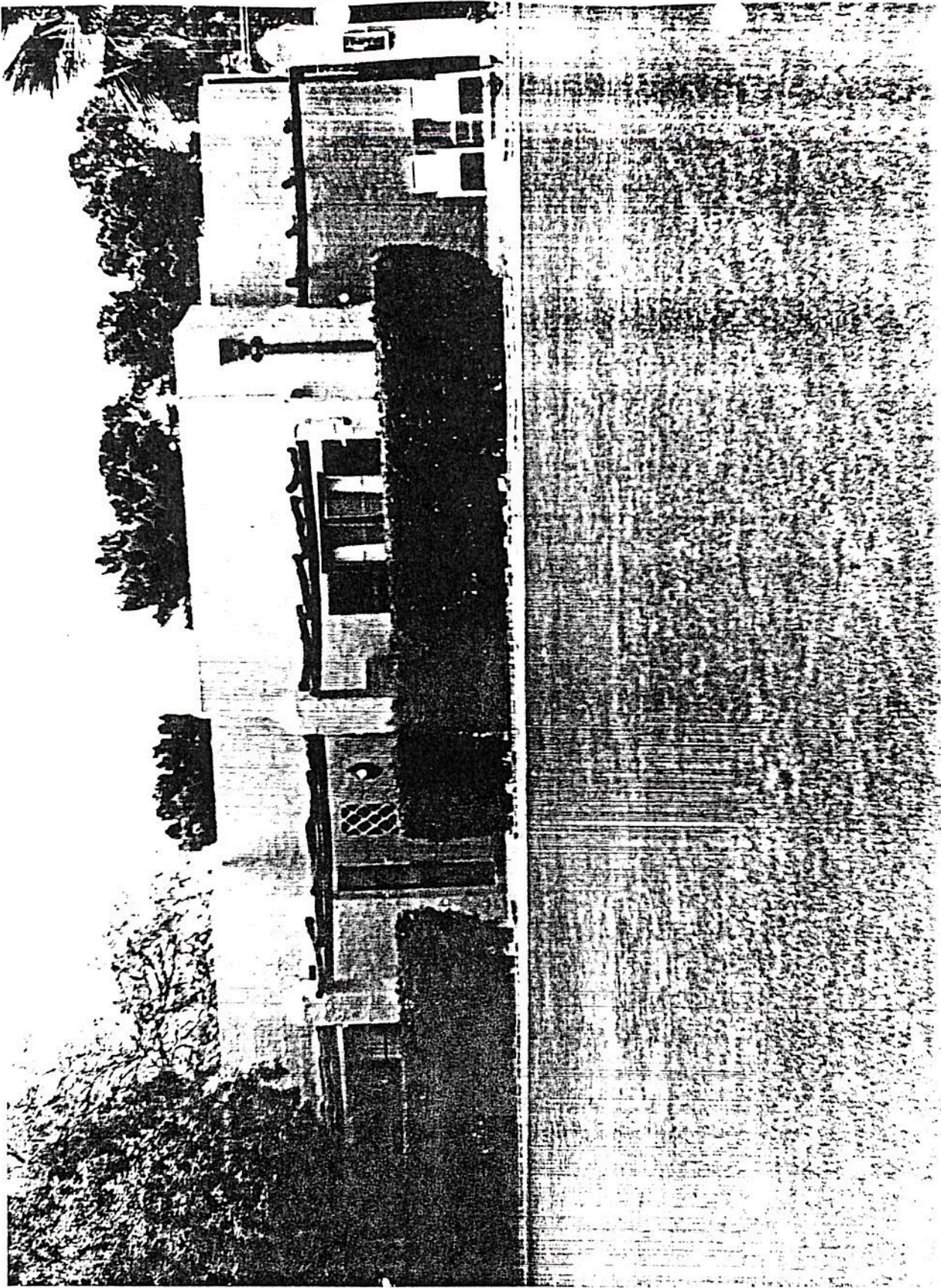


2100

ARIZONA  
INN

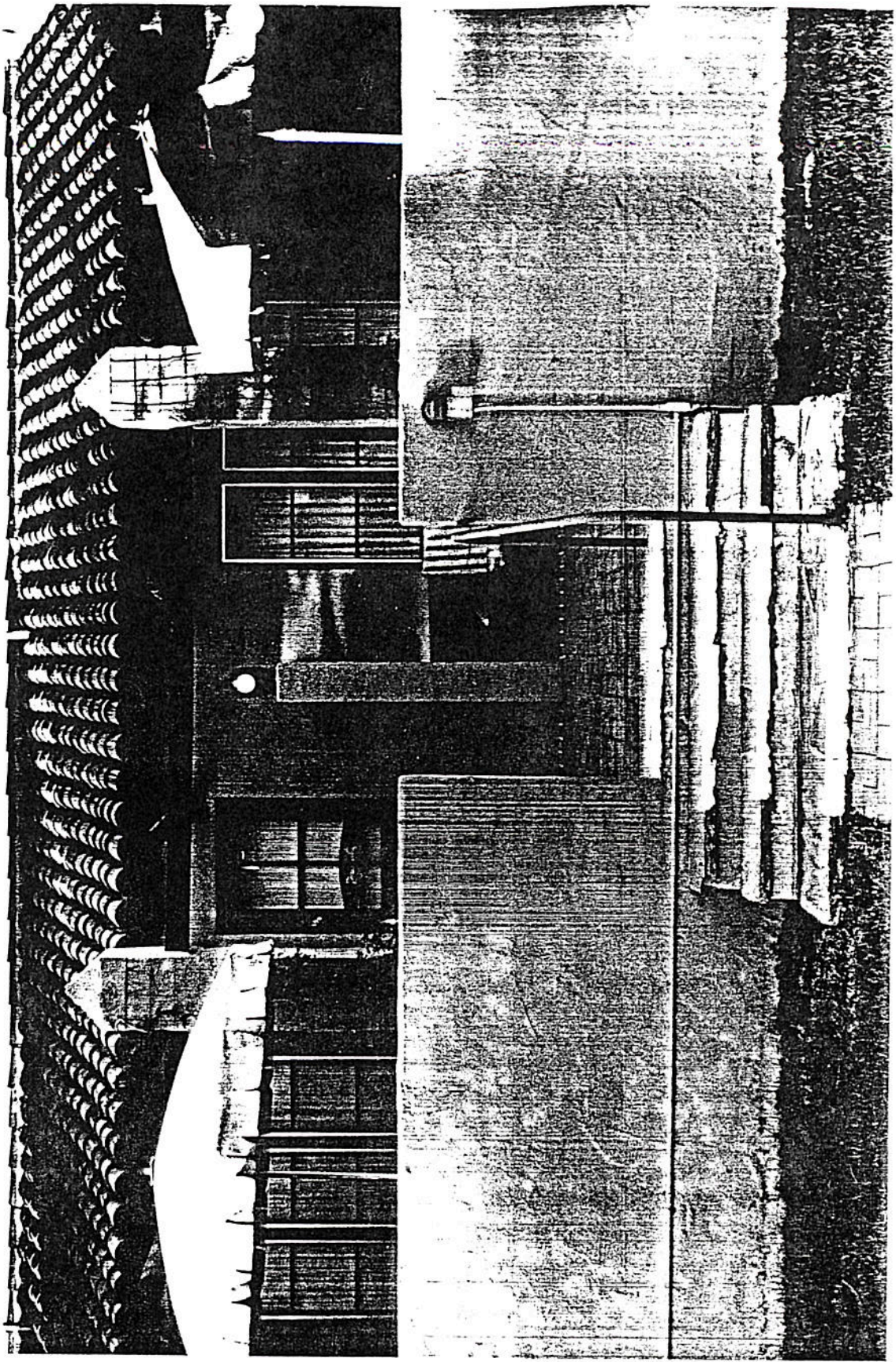


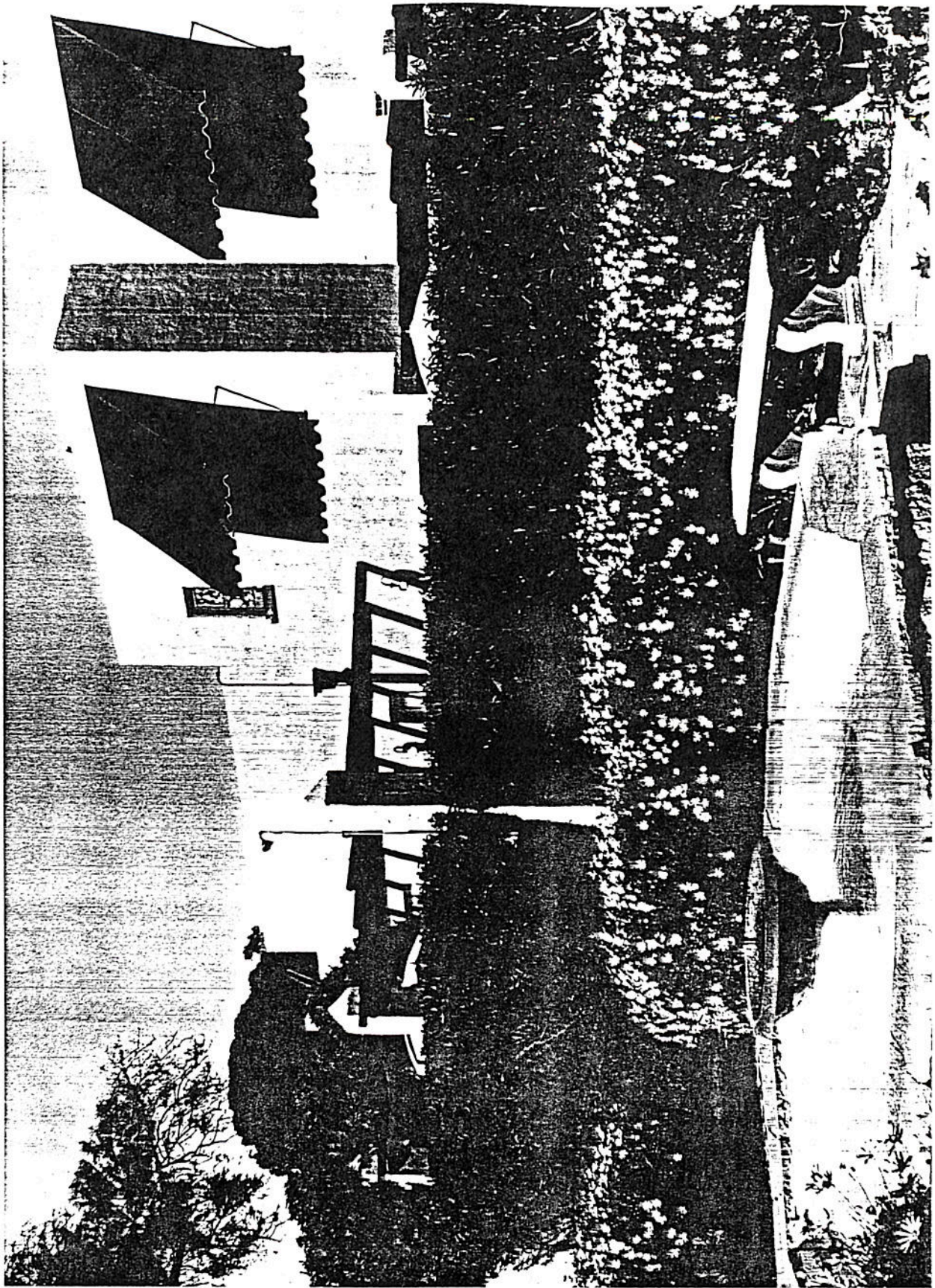
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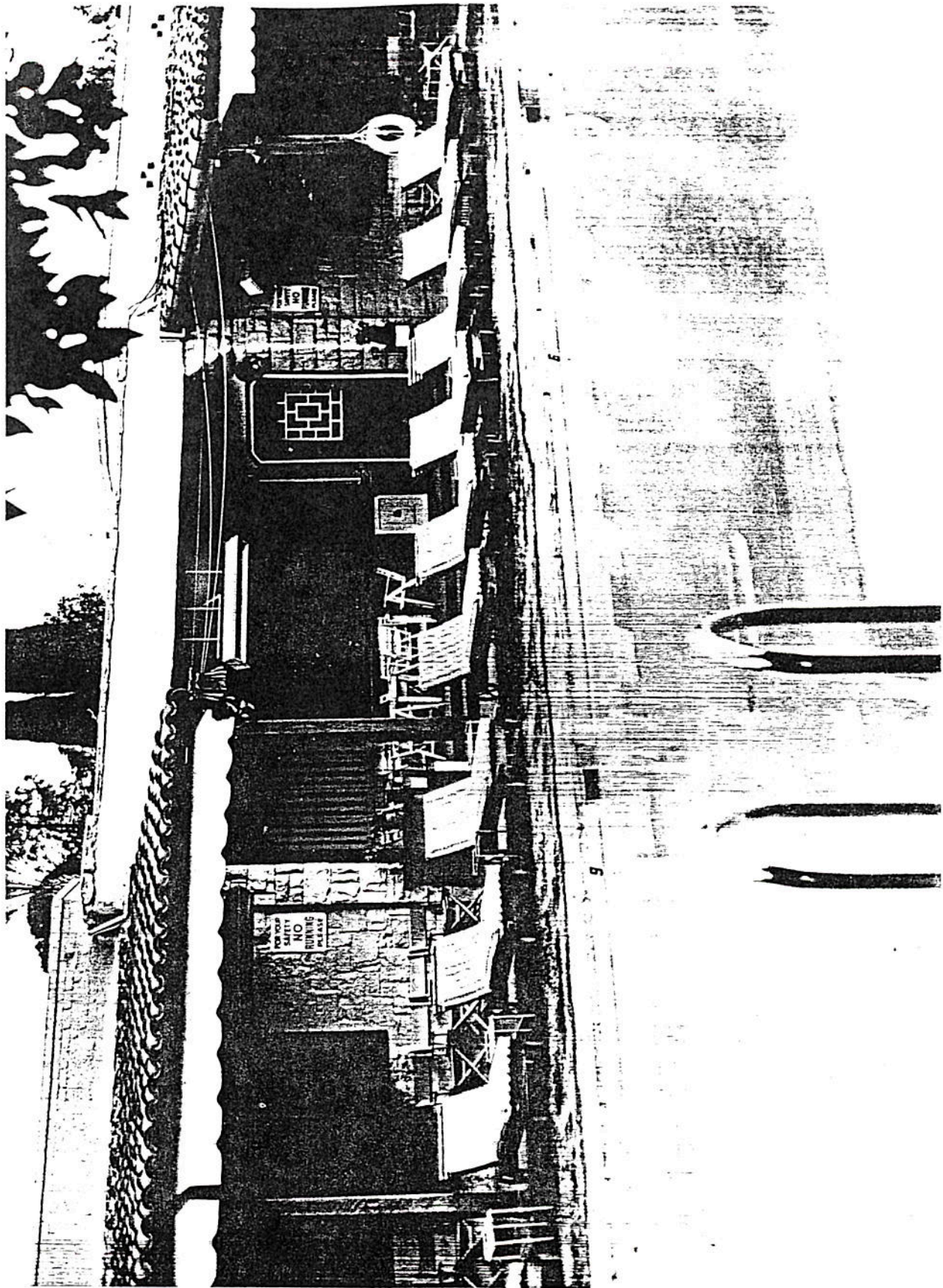


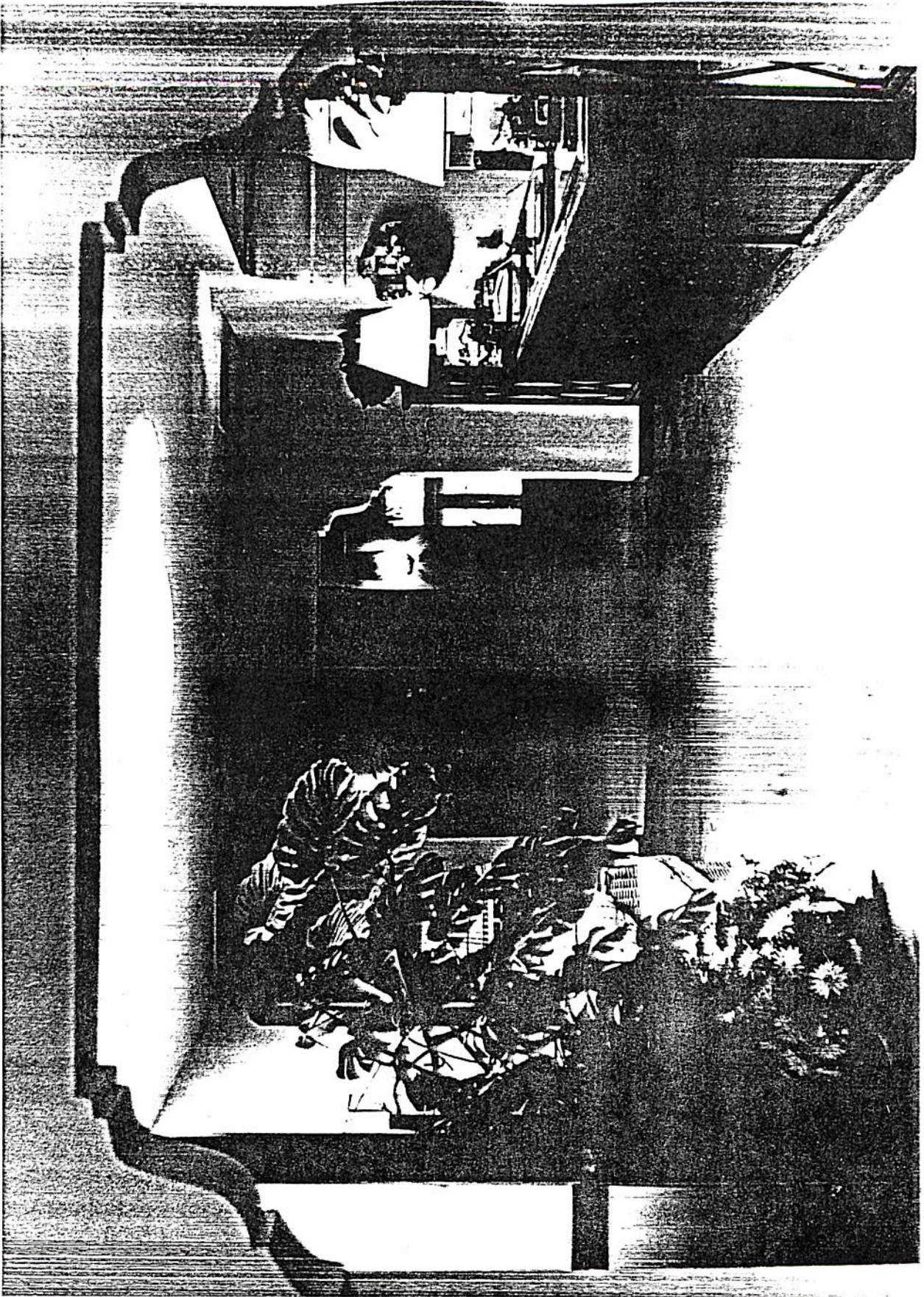


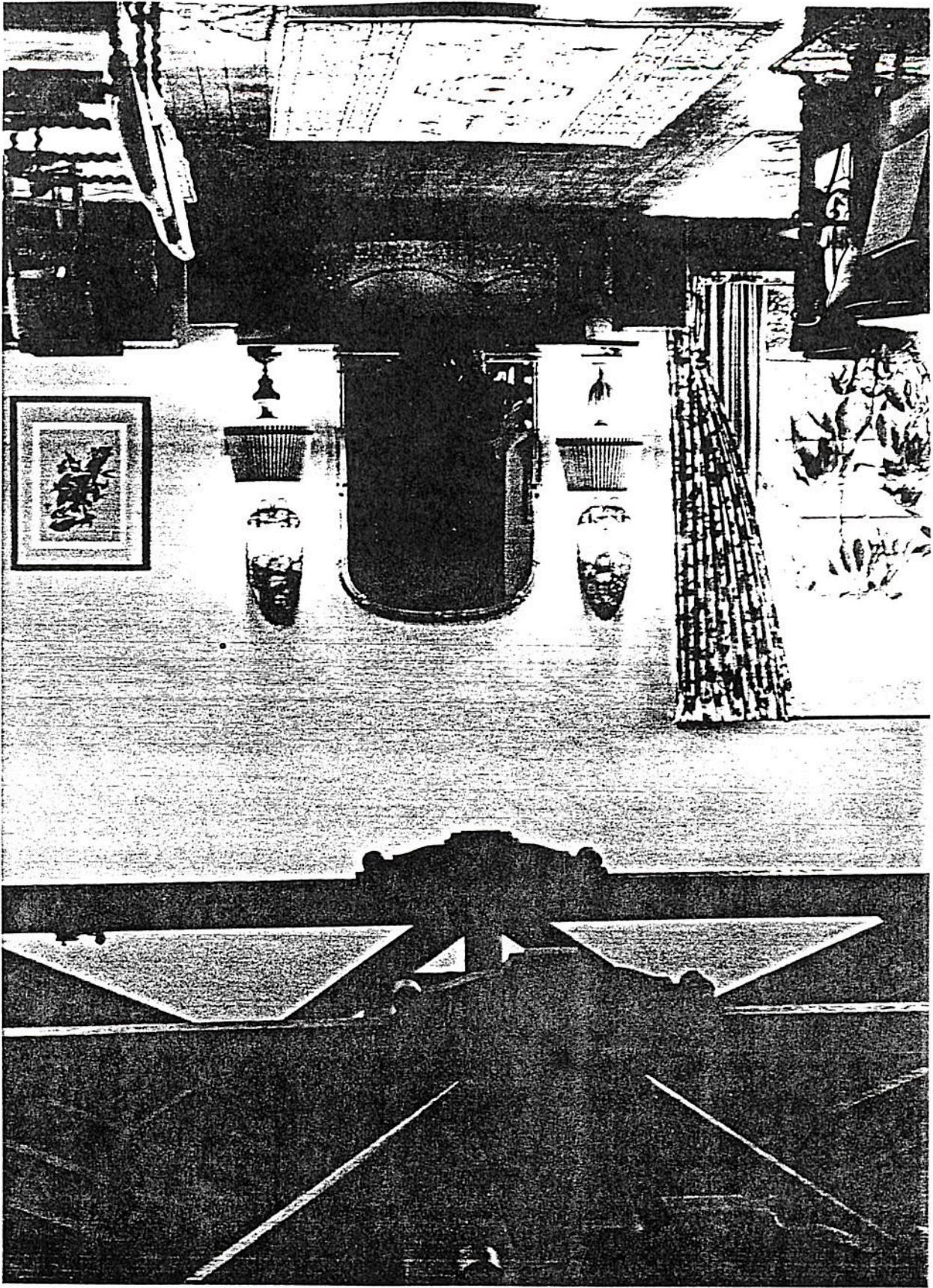


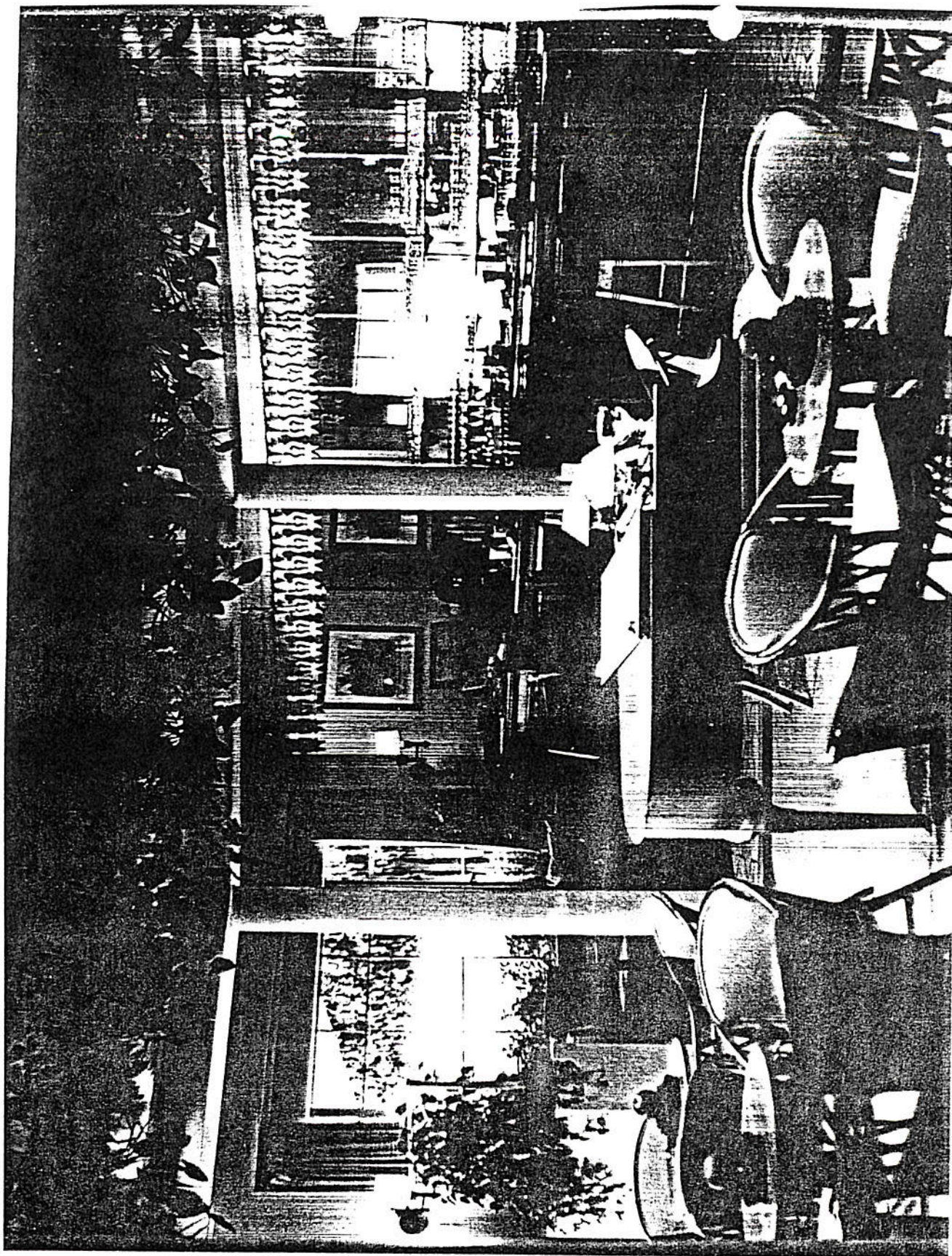


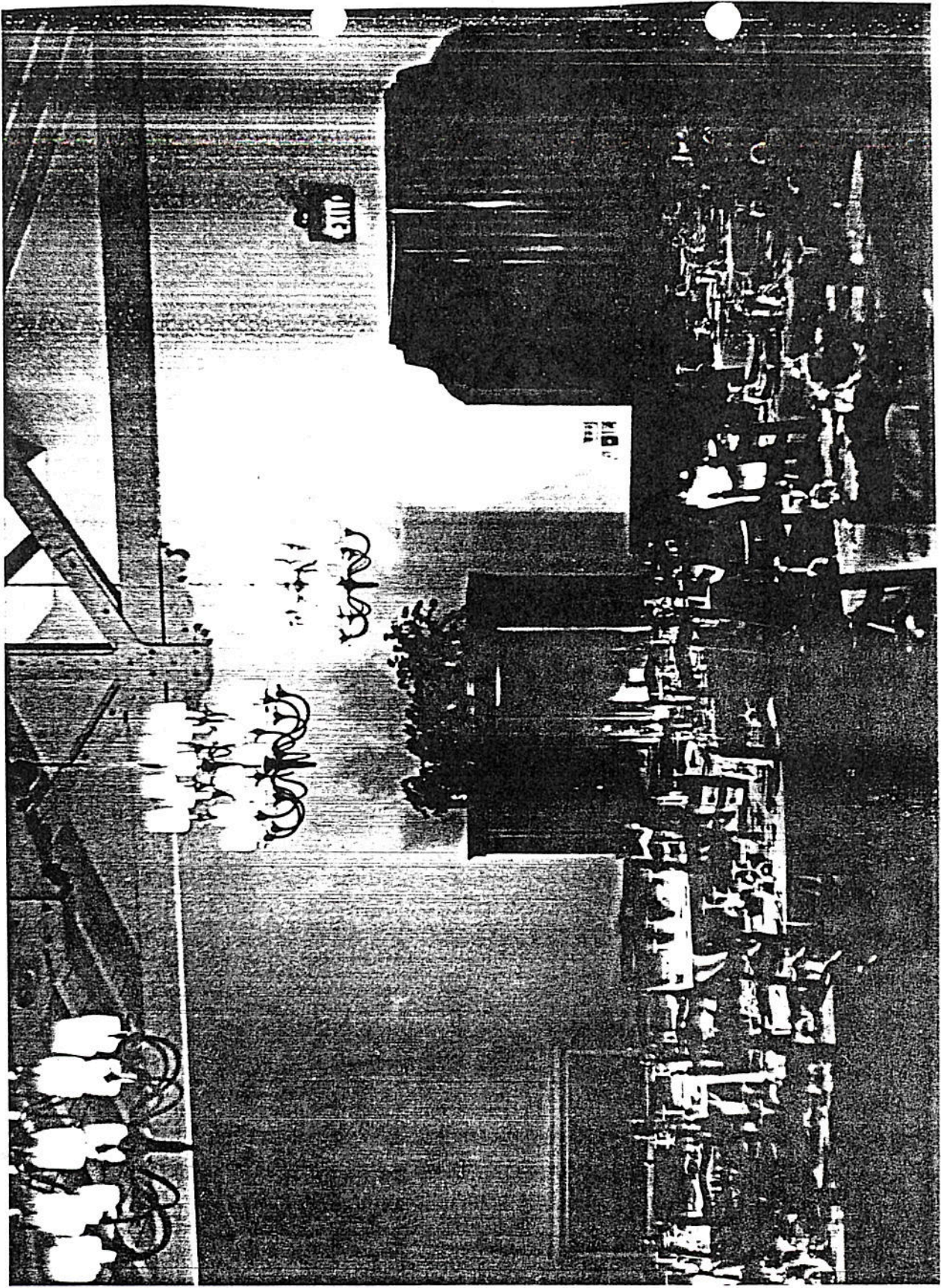














Item 9 Major Bibliographical References

- Brophy, Blake "Tucson's Arizona Inn" The Journal of Arizona History vol.24 #3 9/83 p.255-282
- Chase, Coro T. "Tucson Treasures" Tucson Lifestyle 9-10/84 p.83-85 published by Old Pueblo Press Inc.
- Duell, Prentice "A Review of Architecture in Arizona" The Western Architect Magazine 6/22 in University of Arizona Architecture Library
- Archives of the Arizona Historical Society  
Arizona Inn  
Newspaper accounts:  
12/18/30 opening of Inn and details of construction  
Daily Star and Tucson Daily Citizen  
Tucson Citizen 3/8/79
- Evans, Marilyn  
Evans, Marilyn  
Tourism  
"Venerable Inn Blends Charm and Discretion"  
"Large Influx of Tourists Coming Here" 3/1/31  
" Tucson Magazine" vol.9 1936-37 published by articles on tourism and architecture in Tucson
- M.H.Starkweather  
Buehman, Al  
" Tucson Leaders Today" Arizona DailyStar 4/8/48  
Obituary of Starkweather Tucson Daily Citizen 9/16/72

- 
- Enclosures #1 Sanborn map of Tucson showing Arizona Inn 12/ /31  
#2 Sketch map of Arizona Inn dated 1938  
#3 Current map of Arizona Inn grounds

Photographs

- Arizona Inn Greenway House  
Tucson, Arizona  
Peggy Lockard photographer 5/4/84  
Jean H. Cox 2315 E. Elm St. Tucson, Az. negatives  
Greenway House looking east from northwest corner  
outside of property  
#1
- Arizona Inn  
Tucson, Arizona  
Peggy Lockard photographer 5/4/84  
Jean H. Cox 2315 E. Elm St. Tucson, Az. negatives  
Main Building looking south from across Elm St.  
#2
- Arizona Inn  
Tucson, Arizona  
Peggy Lockard, photographer 5/4/84  
Jean H. Cox 2315 E. Elm St. Tucson, Az. negatives  
1930 casitas looking north from ramada west of  
main building - inside grounds  
#3
- Arizona Inn  
Tucson Arizona  
Peggy Lockard photographer 5/4/84  
Jean H. Cox 2315 E. Elm St. Tucson, Az. negatives  
1931 casitas looking north toward main  
building - inside grounds.  
#4

Item 10m      Geographical Data    Arizona Inn

14 acres    Pima County

Quad/county map T.145 R14E Section 5 Book 4 Pg. 88

Legal Description:

Olsen's Amended lots 1-2-3-14-15-16. Parts of lots 4-11-12-13 in block 9 and parts of abandoned alley between Elm and Lee Streets and all of block 10 except northeast corner including alley between Elm and Lee Streets and lots 1 to 8 in block 15 and abandoned Lee Street and abandoned Plummer Avenue.

The Arizona Inn is located on the south side of Elm Street between Olsen Ave. on the west, Wilson Ave. on the east and the alley between Elm Street and Adams Street on the south. It is bordered on all sides by single family residences.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

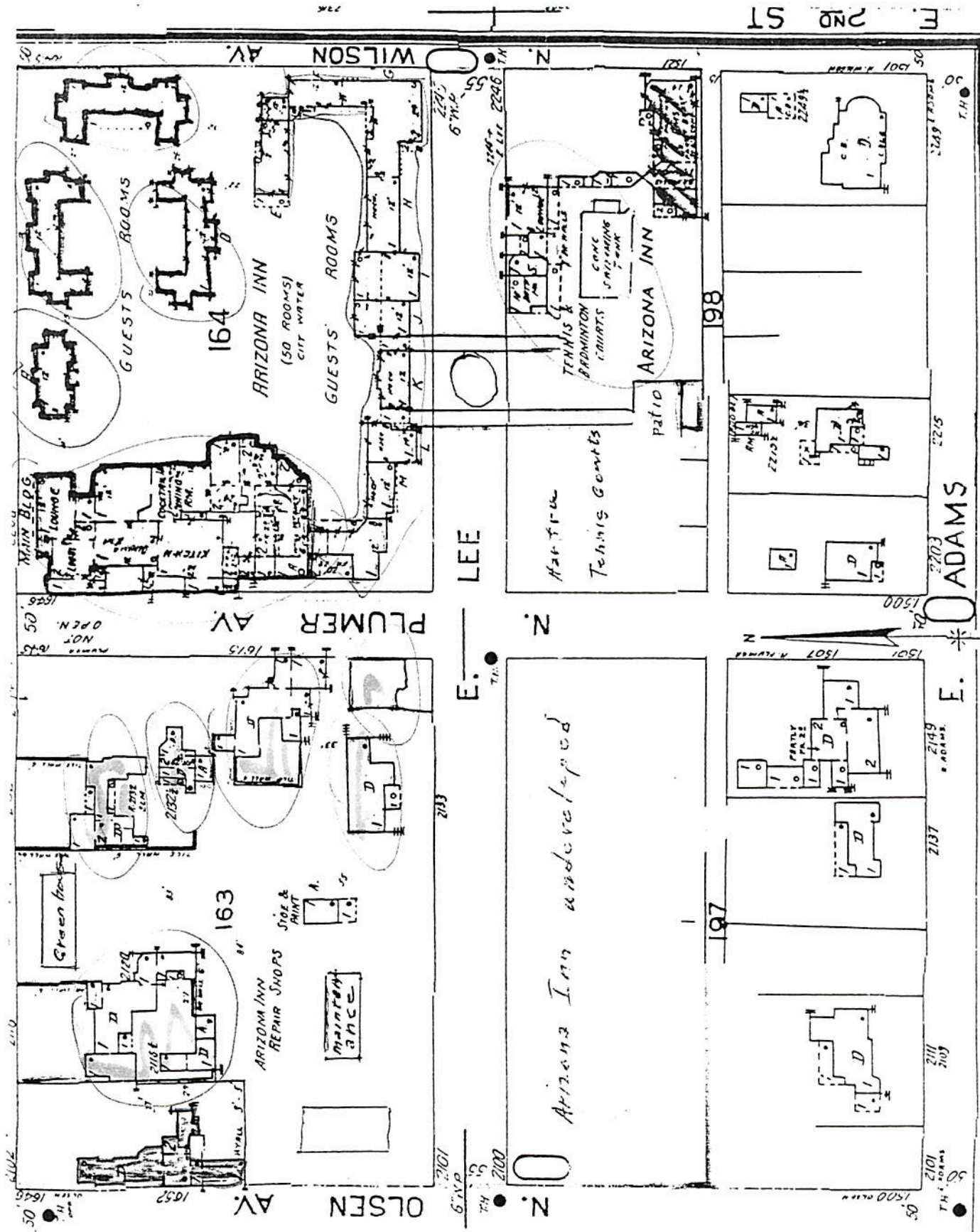
HISTORIC PROPERTY NAME Arizona Inn		COUNTY Pima	INVENTORY NO.
COMMON PROPERTY NAME Arizona Inn		QUAD/COUNTY MAP T.145 R14E Section 5 Book 4 pg 88	
PROPERTY LOCATION-STREET & NO. 2200 East Elm Street			
CITY, TOWN/VICINITY OF Tucson, Arizona		ASSESSOR'S PARCEL NO. 12306022D	
OWNER OF PROPERTY John Selmes Greenway		PHONE 602-325-1541	
STREET & NO./P.O. BOX 2200 East Elm Street			
CITY, TOWN Tucson,		STATE Arizona	ZIP 85719
FORM PREPARED BY Jean H. Cox		DATE 6/2/84	
STREET & NO./P.O. BOX 2315 East Elm Street		PHONE 602-326-1284	
CITY, TOWN Tucson,		STATE Arizona	ZIP 85719
PHOTO BY Peggy Lockard		DATE 5/4/84	
VIEW Inn entrance looking south on Elm			
HISTORIC USE Resort Hotel			
PRESENT USE Resort Hotel		ACREAGE 14	
ARCHITECT/BUILDER Isabella Greenway M.H.Starkweather/M.W.Abrams contract.			
CONSTRUCTION/MODIFICATION DATES 1930-1931, 1937, 1945			



PHYSICAL DESCRIPTION Enclosure I shows the current ground plan with the geographical boundaries. The Inn grounds are surrounded by pink adobe walls, oleander hedges, and ornamental plantings. Except for the swimming pool area which is white tufa, all buildings are of fired brick covered by pink stucco and have wood trim painted blue. Private patios are topped by rough wood logs. The style was inspired by villas on the island of Majorca, Spain. These are 2 basic shapes, 1 and 2 story flat roofed villas or cottages, and 2 story buildings with sloping tile roofs. The main building combines these 2 styles.

The major construction of the Inn took place between Sept. 1930 and Nov. 1931 carrying out the plan of its builder Mrs. Isabella Greenway to provide individual houses and private spaces for a limited number of guests. The use of the same architect and contractor in 1930 and 1931 gave the Inn complex a unity of design and construction that is distinctive. Aside from the addition of the swimming pool and tennis courts in 1937, and the guest house at the southeast corner of the property in 1945 the Inn has not changed substantially since the fall of 1931. It still provides the same atmosphere of space and privacy.

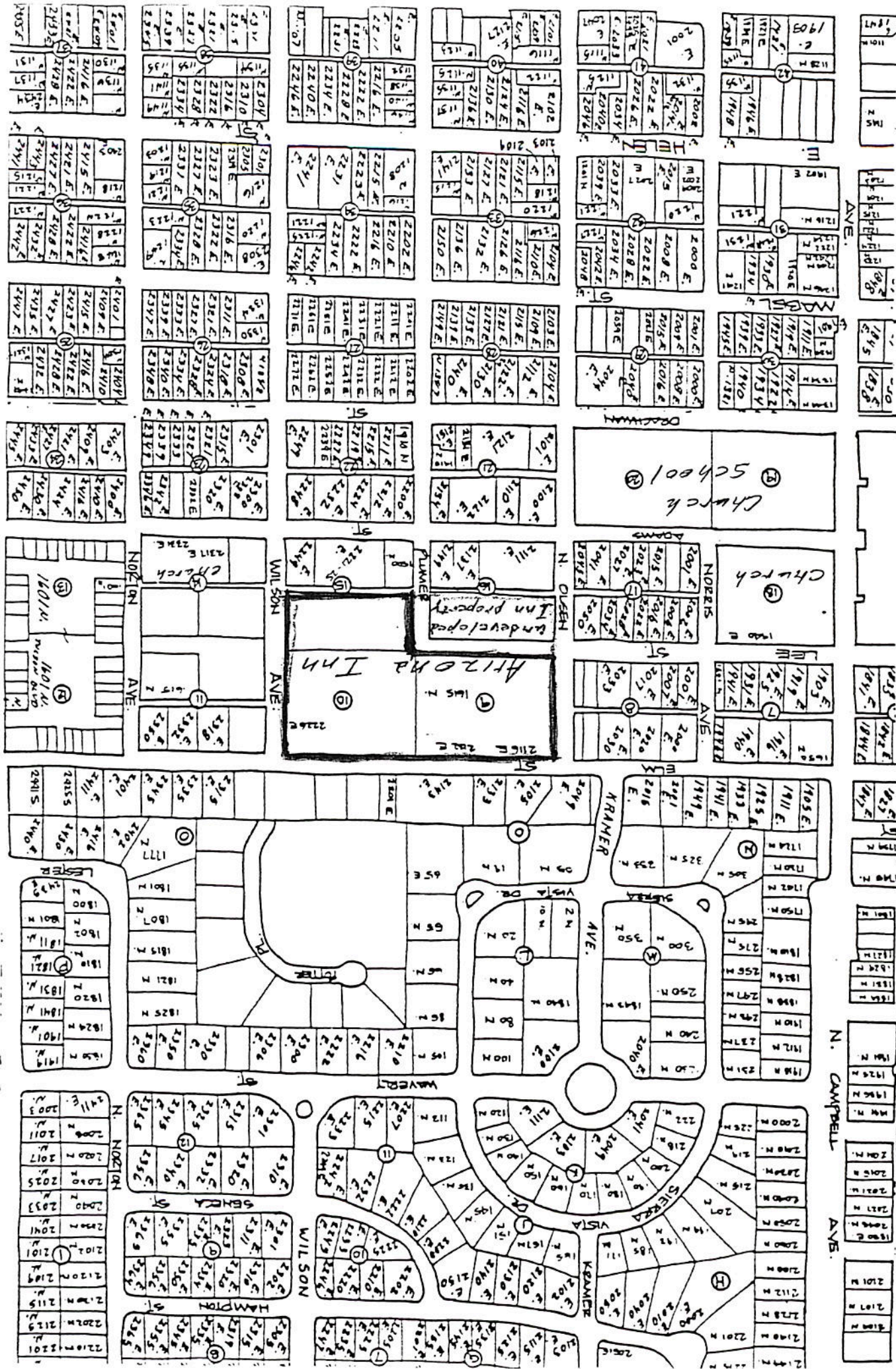
The Inn is located in a quiet residential area but is being threatened by an increase in traffic on Elm Street.  
See Enclosures II & III current photos & descriptions.

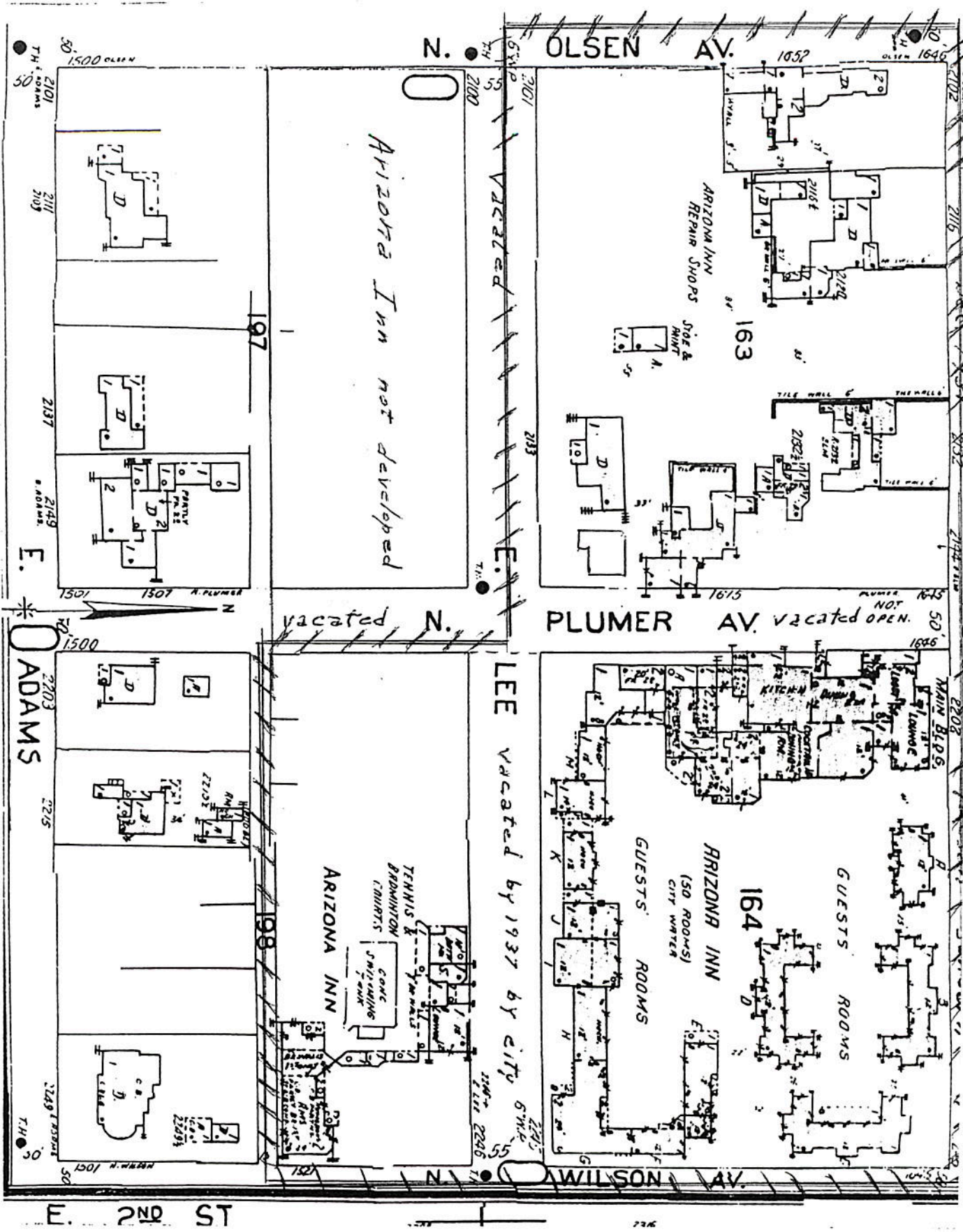


- Arizona Inn 1928 Boundary & 1st house
- 1930 Inn Bldg. & 4 villas
- 1931 5 villas
- 1937 Tennis court & pool area
- 1945 House S.E. corner remodelled
- 6 private houses

Map II

Map I  
 current Map 1987  
 Arizona Inn

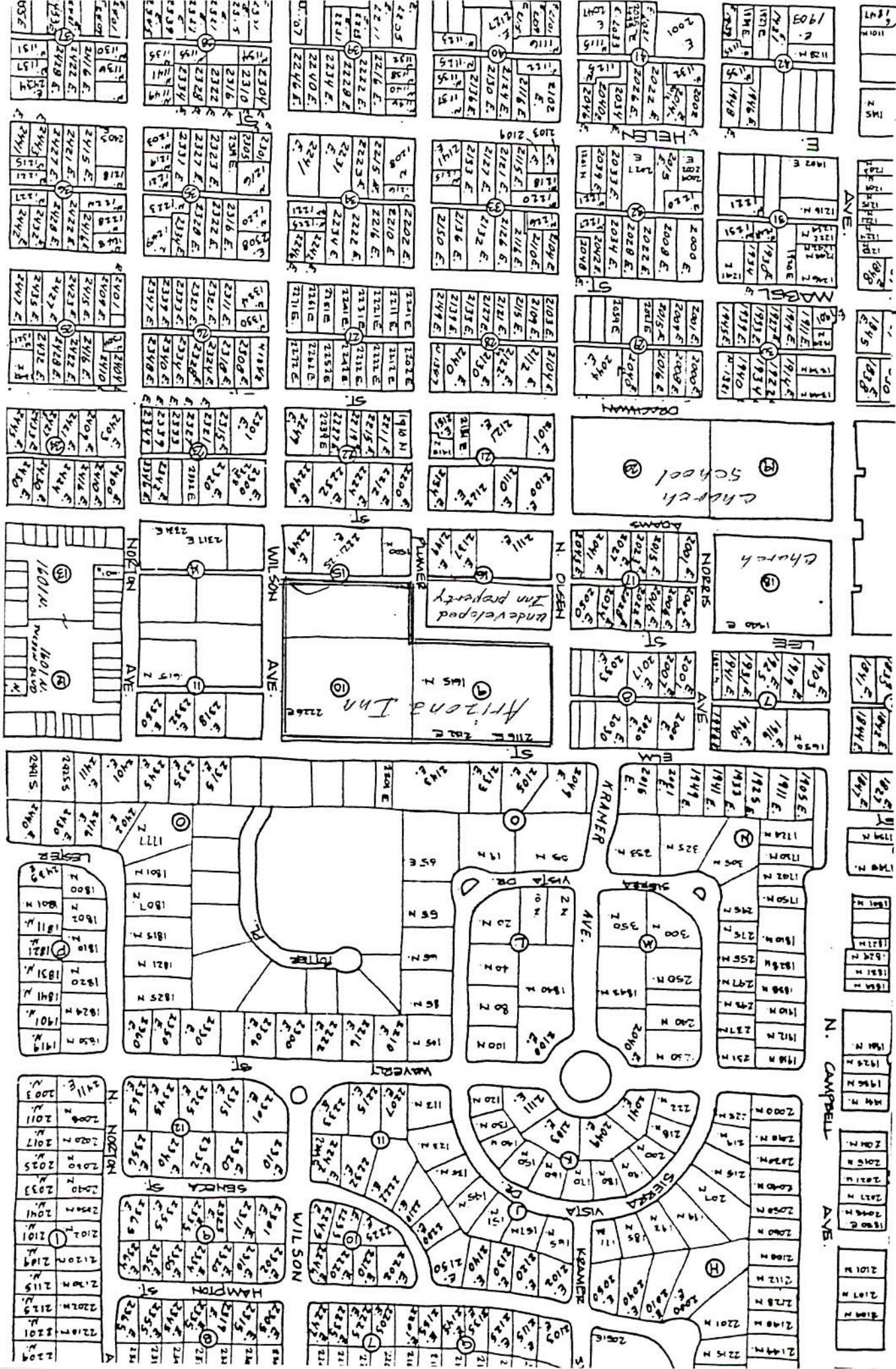




Arizona Inn Boundary line  
 no changes 1931-1984



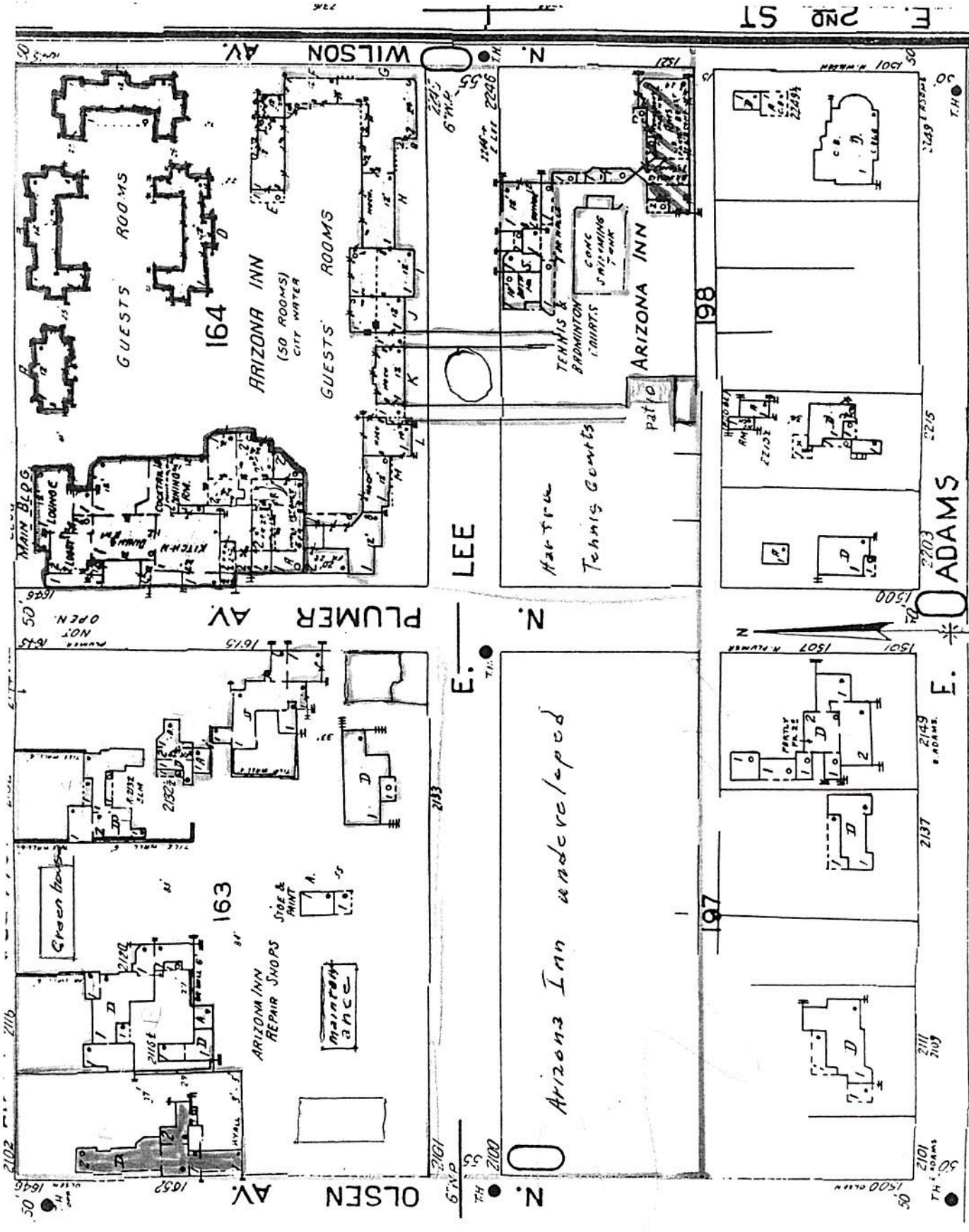
Map I  
1987  
CERRILL  
ARIZONA  
Linn  
Area



Street Index

1101 N	1102 N	1103 N	1104 N	1105 N	1106 N	1107 N	1108 N	1109 N	1110 N	1111 N	1112 N	1113 N	1114 N	1115 N	1116 N	1117 N	1118 N	1119 N	1120 N	1121 N	1122 N	1123 N	1124 N	1125 N	1126 N	1127 N	1128 N	1129 N	1130 N	1131 N	1132 N	1133 N	1134 N	1135 N	1136 N	1137 N	1138 N	1139 N	1140 N	1141 N	1142 N	1143 N	1144 N	1145 N	1146 N	1147 N	1148 N	1149 N	1150 N
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1937 Tennis court & poolarea  
 1945 House S.E. corner remodelled

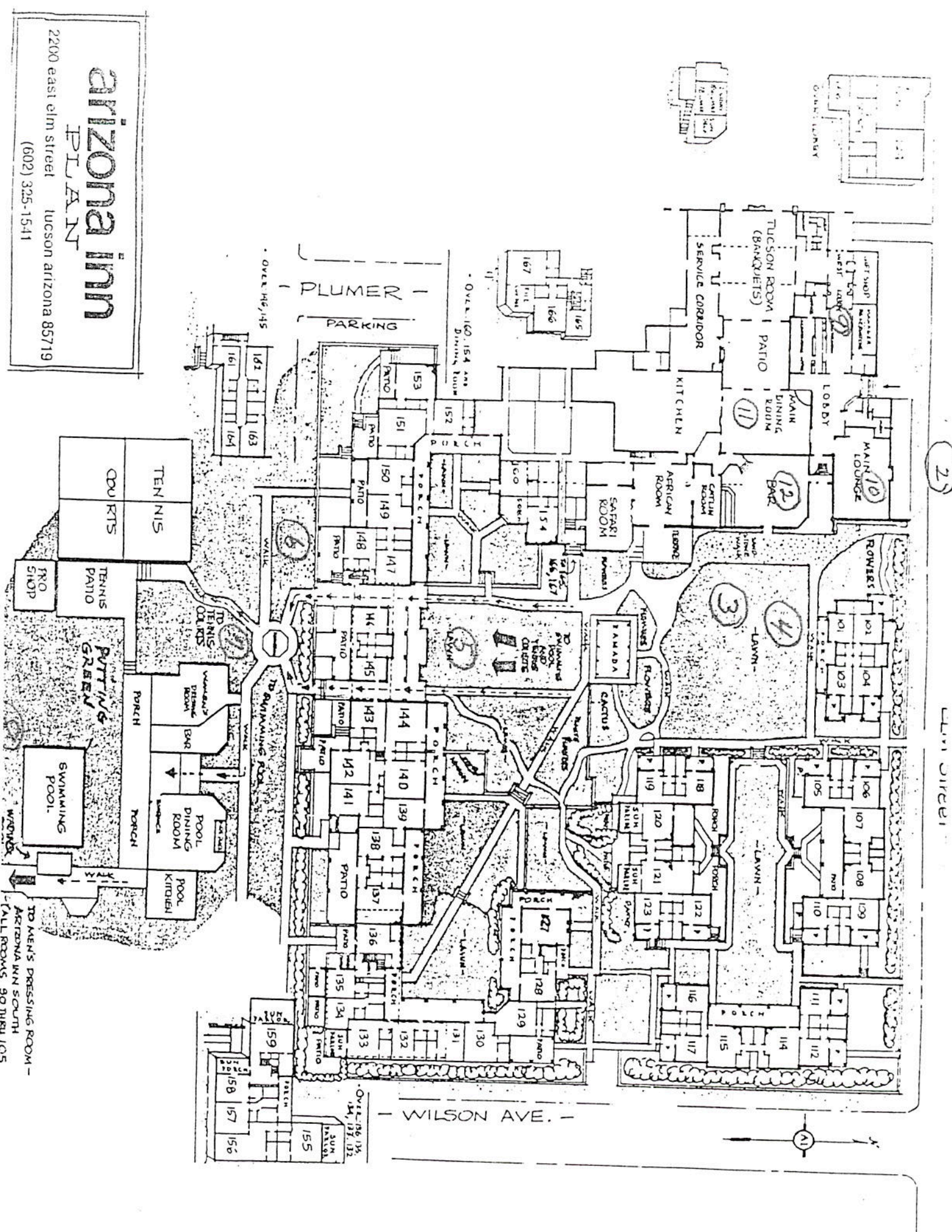
Arizona Inn 1928 Boundary & 1st house  
 1930 Inn Bldg. & 4 villas  
 1931 5 villas etc. 6 private houses

Map II

2200 east elm street  
 Tucson arizona 85719  
 (602) 325-1541

# arizona inn

PLAZA



25

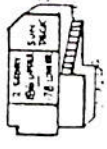
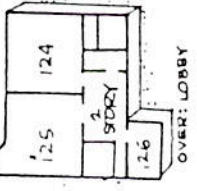
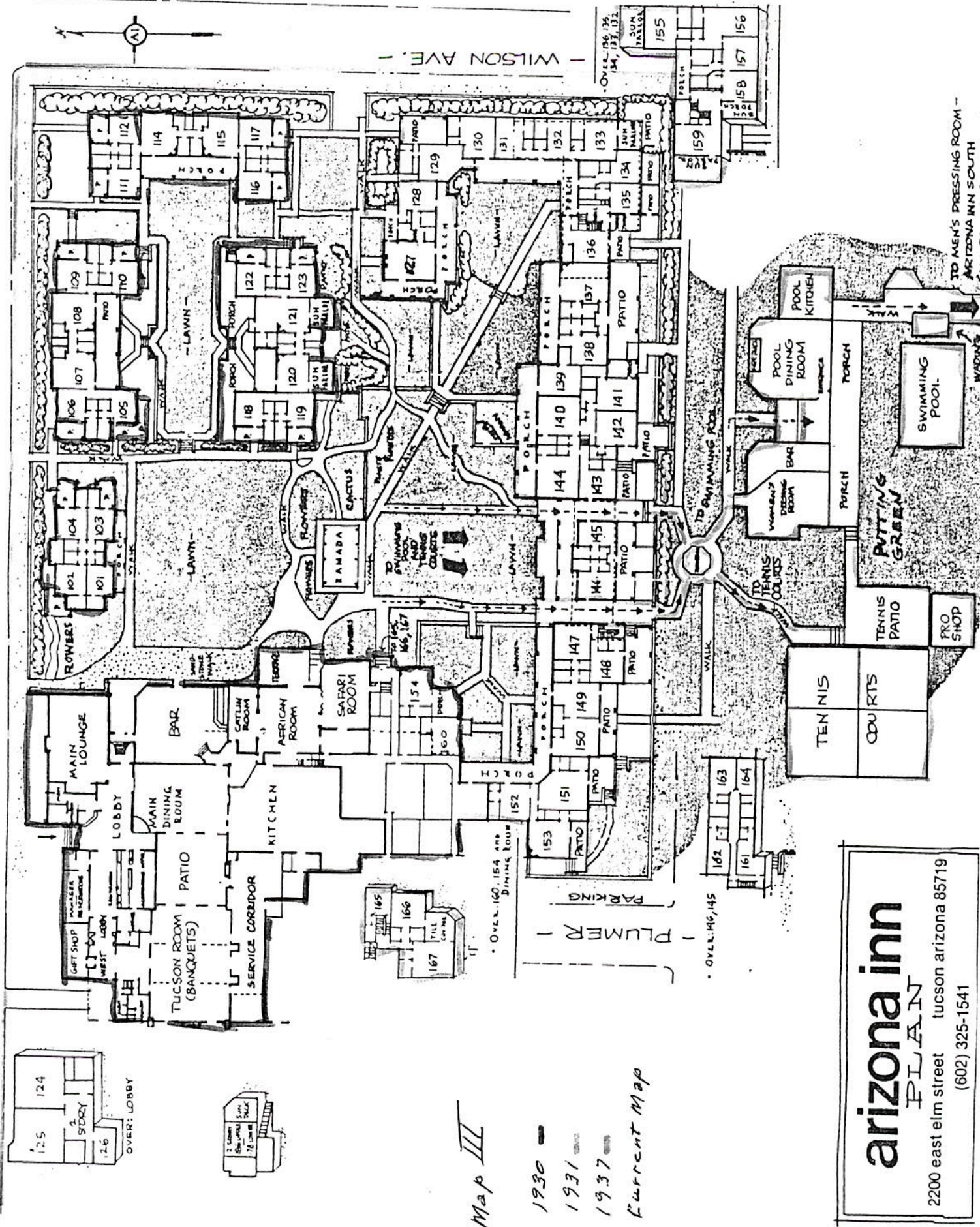
ELI CIRCUIT





ELM STREET

WILSON AVE.



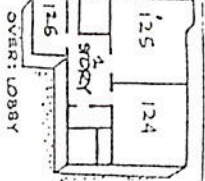
Map III

- 1930
- 1931
- 1937
- Current Map

**arizona inn**  
PINAL

2200 east elm street    tucson arizona 85719  
(602) 325-1541

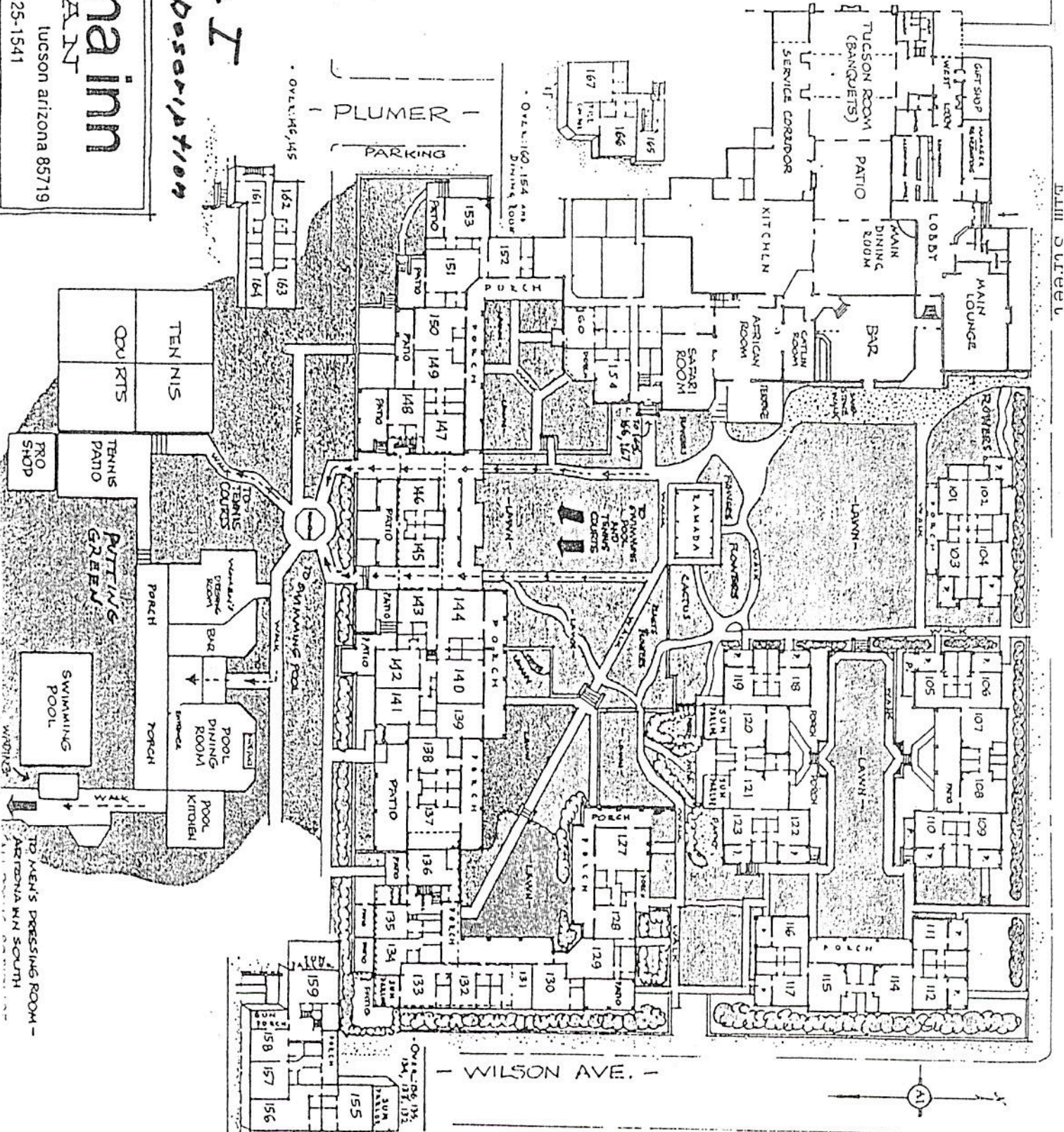
Olson Avenue



# Enclosure I Physical Description

## arizona inn PLAN

2200 east elm street    tucson arizona 85719  
(602) 325-1541



WILSON AVE.



ELIM COURSE

PLUMBER  
PARKING

OVER: 146, 145

OVER: 160, 154 AND  
DINING ROOM

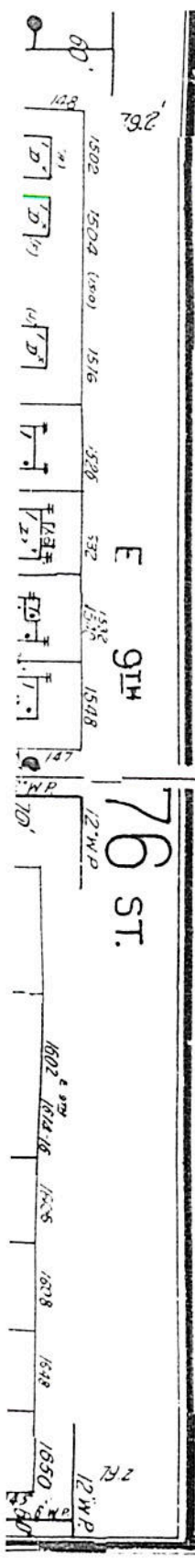
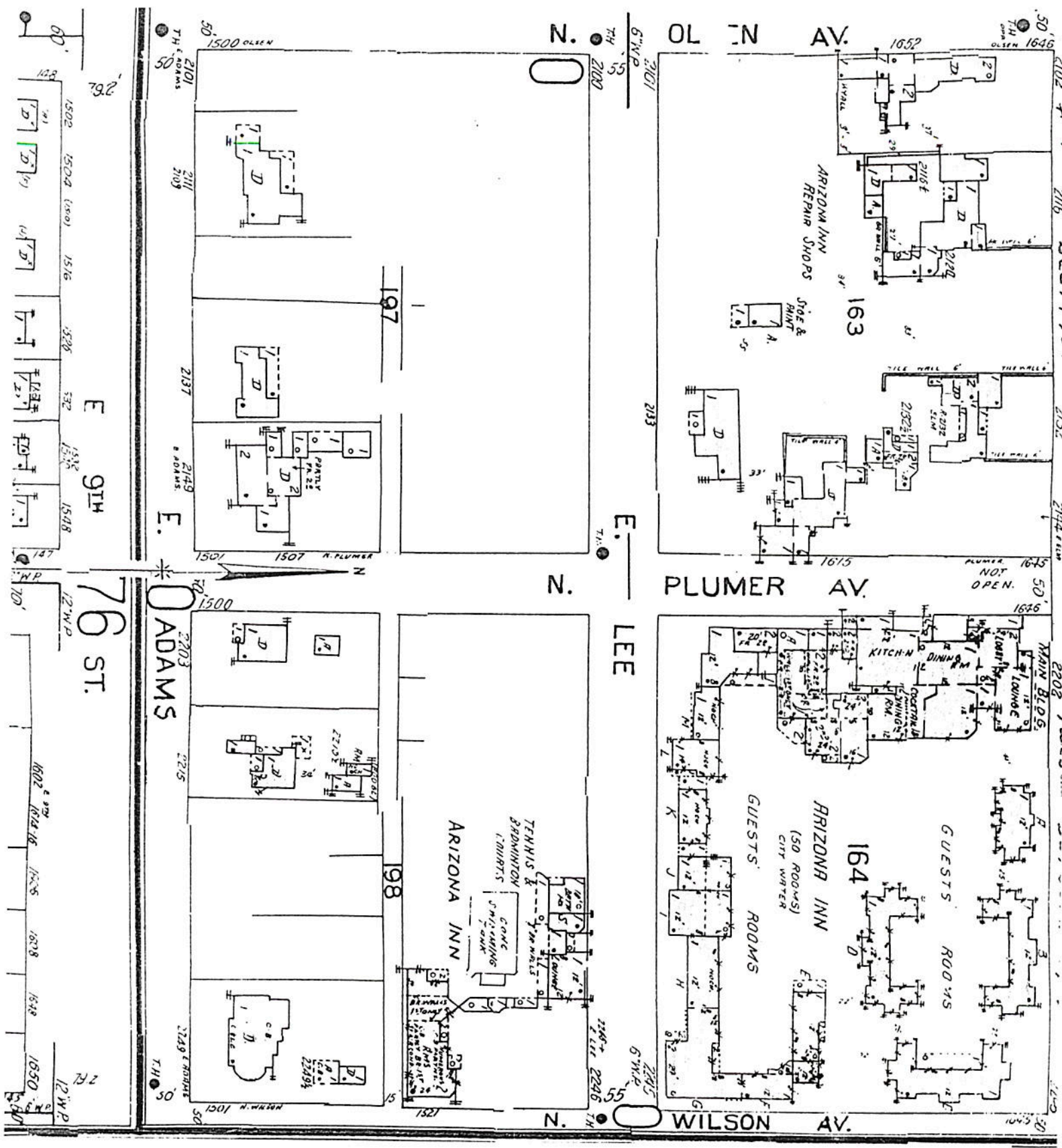
TO SWIMMING POOL

PUTTING GREEN

SWIMMING POOL

TO MEN'S DRESSING ROOM -  
ARIZONA INN SOUTH

61

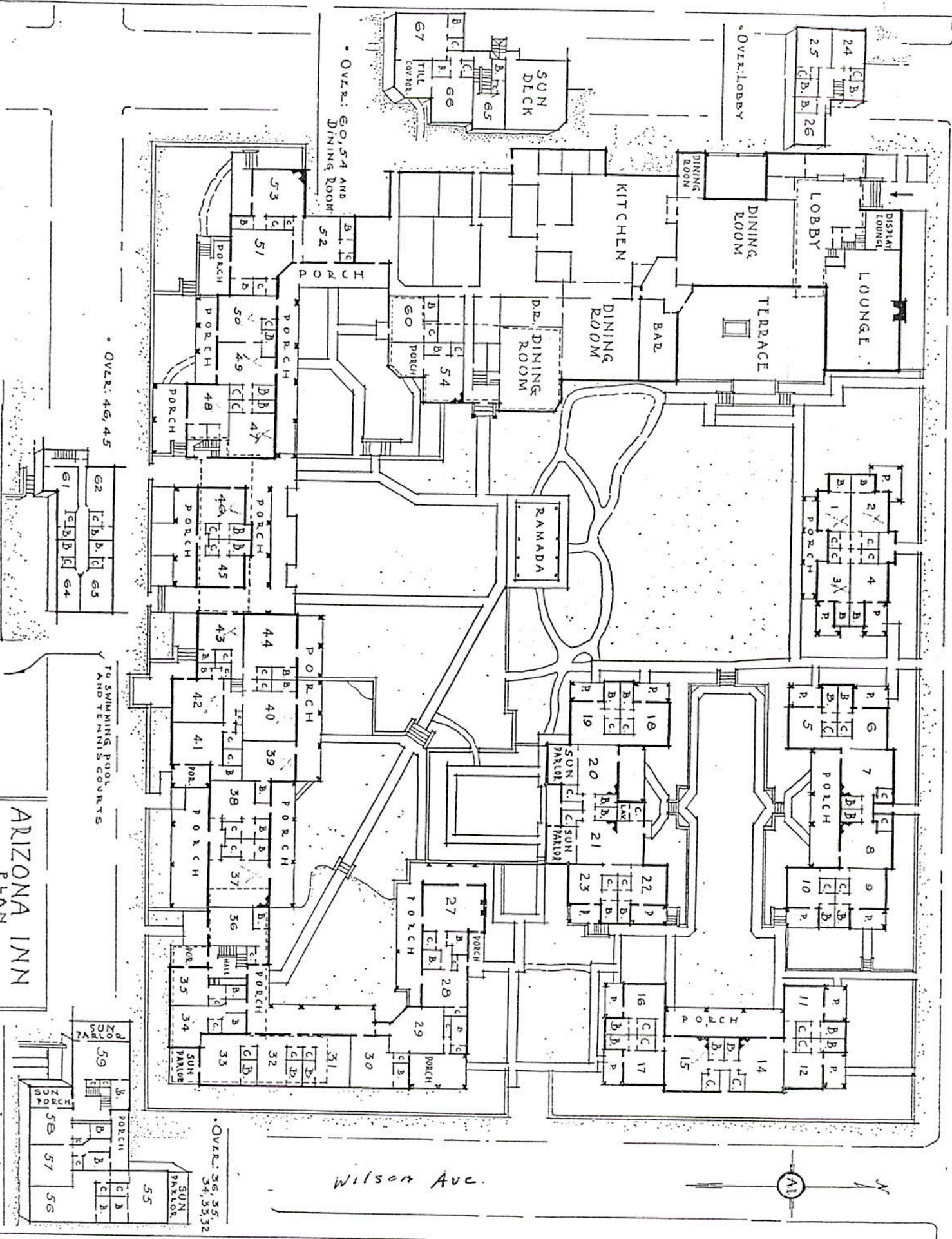


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E/M Street

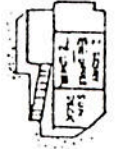
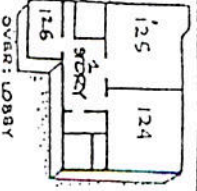


# ARIZONA INN

PLAN

EXHIBIT 138



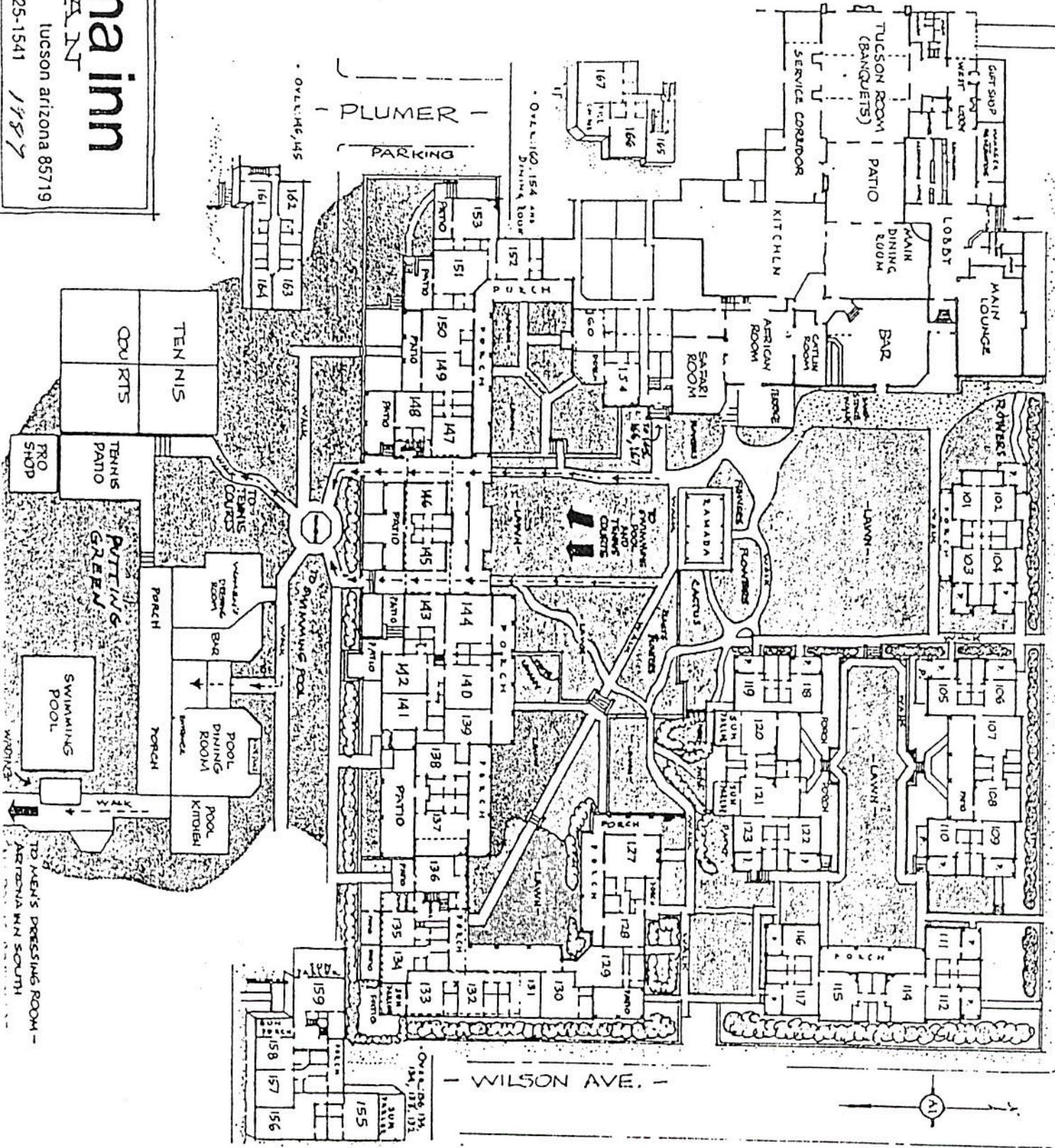


#3

# arizona inn

PLAZA

2200 east elm street   lucson arizona 85719  
 (602) 325-1541   1/85



#3

Map I

Current Map

