

# FINAL

JUNE 2011  
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FROM SHPO

NPS Form 10-900  
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name El Encanto Apartments

other names/site number El Encanto Condominiums

### 2. Location

street & number 2820 East Sixth Street not for publication N/A  
city or town Tucson vicinity N/A  
state Arizona code AZ county Pima code 019  
zip code 85716

3. State/Federal Agency Certification

I, as the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

James G. ... AZSHP  
Signature of certifying official

8/10/94  
Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper Date of Action

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5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing
<u>5</u>	<u>3</u> buildings
<u>    </u>	<u>    </u> sites
<u>    </u>	<u>    </u> structures
<u>    </u>	<u>    </u> objects
<u>5</u>	<u>3</u> Total

Number of contributing resources previously listed in the National Register 0

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

N/A

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6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Multiple Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: MULTIPLE DWELLING  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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7. Description

Architectural Classification (Enter categories from instructions)

Mission/Spanish Colonial Revival  
(Monterey Style)

Materials (Enter categories from instructions)

foundation CONCRETE  
roof SHAKE  
walls BRICK - PAINTED  
other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- 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 values, 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 (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Planning and Development  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1940 to 1945  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1940  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder ORVILLE BELL, ARTHUR T. BROWN  
GEORGE H. SCHOENBERGER

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary Location of Additional Data

- State Historic Preservation Office
  - Other State agency ARIZONA HISTORICAL SOCIETY MUSEUM
  - Federal agency
  - Local government TUCSON PLANNING & DEVELOPMENT
  - University LIBRARY
  - Other TUCSON CITIZEN, TUCSON PUBLIC LIBRARY
- Name of repository: El Encanto Historical Committee

10. Geographical Data

Acreege of Property 3.7

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>12</u>	<u>506620</u>	<u>3565450</u>	3	_____	_____	_____
2	—	_____	_____	4	_____	_____	_____

— See continuation sheet.

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

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) The boundary includes the original apartment buildings, outbuildings, parking structures, landscaping, courtyards, and patios that have been historically part of El Encanto Condominiums and that maintain historical integrity.

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11. Form Prepared By

Name/title Charlotte Curtis, Project Chair: Philip Mc Arthur, Co-Chair  
Organization EL ENCANTO HISTORIC COMMITTEE date April 18, 1994  
Street & number 2820 EAST SIXTH STREET telephone (602) 323-6536  
City or town TUCSON state AZ zip code 85716

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage  
or numerous resources.

Photographs

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

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



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Property Owner

Complete this item at the request of the SHPO or FPO.)  
Name See Continuation Sheet

Street & number \_\_\_\_\_ telephone \_\_\_\_\_

City or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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CONTINUATION SHEET

Section 7 Page 1



El Encanto Condominiums  
 name of property  
Pima County, AZ  
 county and State

El Encanto Condominiums originated as the luxury El Encanto Apartments in 1940. It is a large one and two story complex fronting on Sixth Street near the intersection with Country Club Road in central Tucson, Arizona. The complex was designed and built in the Monterey Style, which is a synthesis of the Anglo-influenced Spanish Colonial houses built in Northern California. The El Encanto Condominium is exemplary of this style in Tucson and is one of only a few Monterey Style structures built in the area.

The original development, designed by Phoenix, Arizona architect Orville Bell, with construction supervised by Tucson architect Arthur T. Brown, was comprised of 28 single-bedroom and 16 two-bedroom apartment units. Thirty of these were completely furnished including linens and dishes for the convenience of winter residents. All units opened onto deep porches to take advantage of the warm winter climate of Tucson. The complex was situated so two rectangular double story blocks, facing on a north-south axis, together with a third block on an east-west axis, formed the large central court. On either side of this main configuration, two side courts were formed by north-facing double story buildings and one story court wings on a north-south axis. The latter were anchored on the north by single story cottage units. The east court mirrored the west court in symmetrical order. A circular drive and garden area, which was planted as a Victory Garden during the war years, formed the main entrance from the north into the central court. The north-facing exposure insured magnificent views of the imposing Santa Catalina Mountains which frame Tucson to the north. Automobile entrances were at the northeast and northwest corners of the site with drives running along the east and west boundaries to parking areas with wooden parking structures located along the southeast and southwest boundaries. A service drive across the southern boundary connected the two parking areas.

The building foundations were a continuous poured concrete footing and stem wall. Exterior walls were structurally bearing composed of painted 4" by 8" by 16" concrete masonry bricks laid in running bond. The walls were thicker at the bottom floor to accommodate the floor joist for the second story. The roof was a low-pitched gable roof, framed with 3" by 6" roof rafters, 32" on center with 1" by 8" tongue and groove wood decking. The roof sheathing was cedar shake. Rafters were exposed with a minimal one foot overhang with bottom chamfered ends. Ground level floors were slab on grade. Second story floors and balconies were 3/4" by 2 1/4" oak strip flooring. Windows were

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Description (continued)

metal casement with decorative wood shutters. Doors were wood paneled with screen doors. The stairs to the second story porches were of wood construction with shellacked oak wood treads and rails.

The original site plan included extensive landscaping. Reflective of the classical Beaux Arts style, the large central court was centered by a circular planting area from which brick walks radiated in a spoke pattern. The two smaller side courts were centered by a rectangular planting area which provided a focus for the brick walks. All court areas were planted with grass and adorned with shrubs, flowers and several varieties of trees.

Alterations:

In 1962, the El Encanto Apartments were sold to a group of investors who intended to redevelop them into a condominium complex. By 1965 this original group was joined by additional investors and plans for the conversion began. One of the investors was Phoenix, Arizona architect George H. Schoenberger. He was responsible for the redesign. The focus of the conversion was to maintain the original style, ambiance, and maturity of the original complex while providing larger units with the features necessary to market condominium units. All units gained additional floor space. Some had a second bath added as well as additional or enlarged bedrooms. An entrance vestibule was added to many units. All ground level units gained an enclosed private patio area.

Several new structures were added to the complex. They were entirely faithful to the original design. Only a practiced eye can distinguish between the two. The new structures consist of three two-story townhouse units built to the east of the original east block. Two two-bedroom units were added to each end of the original south block. Four three-bedroom units were added in a new block west of the original west block. Two three-bedroom cottage units were added to the north of each side court. The addition of these two cottages almost entirely enclosed the side courtyards secluding them from the busy traffic on Sixth Street.

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=====  
Description (continued)

The old garden area (World War II Victory Garden) and circular driveway were replaced with a swimming pool and terraced patio of brick decking. The old rear service drive was replaced with private patio spaces for the ground level units in the south block. New steel carport structures replaced the original wooden structures. Each half of the complex gained a new auxiliary building at the rear built in a style compatible with the main structures. The sensitive additions maintain the historic integrity of the property. Being representative of the original eastward expansion of the Tucson metropolitan area, the location is significant and has not been altered. As the earliest example of a multi-court apartment complex in Tucson, the apartment grouping creates its own setting. The setting has been maintained through careful placement of the additions. The three courtyards are one of the main aspects of the planning concept of the complex. These significant features have been respected and enhanced by the placement of the additions. Roof pitches, materials, and style are nearly indistinguishable from the original. Original doors and windows were reused in the additions. The rhythm of balconies and non-balcony areas is maintained. Original balconies are preserved. The feel of the Monterey style buildings set in a Beaux Arts inspired plan is unchanged today.

Statement of Significance

By the late 1930s, the time was ripe for the entry of luxury apartments into the Tucson construction market. For many years, housing needs of winter and health-seeking visitors to Tucson had been met with boarding houses, hotels, modest apartment houses, sanitariums, and rental houses. When the El Encanto Apartments were contemplated, they were intended to play an important part in Tucson's maturation as a destination for those seeking a warm, healthful climate while pursuing leisure activities in a winter paradise. The apartments were designed to fulfill a particular niche in the prewar housing market of Tucson.

This was also the era of Tucson's first modern growth spurt in an eastward direction, a movement originally stimulated by the fact that University of Arizona campus was located east of the city's core. A mile further east in the late 1920s, the El Conquistador resort hotel and the exclusive El Encanto Estate and Colonia Solano subdivisions had been started. There was also the original Tucson Country Club in the vicinity.

The El Encanto Apartments site, just west of the El Encanto Estates and east of the University campus, was perceived as a positive means of attracting

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=====  
Statement of Significance (continued)

the well-to-do visitor so several local businessmen successfully undertook decorating and furnishing of the first few completed units. However, the housing focus changed somewhat with the entry of the United States into the war efforts of the early 1940s. Davis-Monthan Air Force Base, five miles to the south, was enlarged and Tucson continued to grow eastward. In addition to Tucson visitors, El Encanto Apartments found favor with University personnel and other local residents and was so popular, the luxury complex design began to be duplicated.

El Encanto Apartment residents contributed to the continued residential and commercial eastward expansion of Tucson. By providing a relatively dense residential base centered in the area, support was extended to Tucson's first shopping center, Broadway Village which was built in 1939, 1/2 mile to the south at Country Club Road and Broadway. Other commercial ventures such as the nearby Rincon Market, adjacent shops, and the El Rancho Center (Tucson's first strip shopping mall) were heavily patronized by El Encanto residents.

The El Encanto was the first true luxury apartment complex in Tucson, employing a multi-courtyard plan with a symmetry of space and landscape suggesting a Beaux Arts influence. Its predecessors such as El Capitan Apartments on North Park Avenue, Palomar Courts on North 6th Avenue, and Brady Court on East 14th, were all built around a single courtyard. The El Encanto concept of a larger complex with multiple courtyards was a planning innovation which became common in Tucson.

Bibliography

Bret Harte, John. Tucson: Portrait of a Desert Pueblo. Woodland Hills, CA: Windsor Publications, 1980.

Blythe, T. Roger. A Pictorial Souvenir of Tucson, Arizona. Tucson, AZ: Privately printed, 1945.

Bush-Thurber, Marlys, Mayro, Linda L., and Behlau, Frank. A Survey of Joesler/Murphey Structures in Tucson and Environs. Tucson, AZ; City of Tucson Planning Department, September 1992.

"Classified Ads, Section 79, Apartments Furnished," Tucson Daily Citizen. May 1, 1941.

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Bibliography (continued)

- Classified Ads, Section 80, Apartments Unfurnished, "Tucson Daily Citizen.  
May 1, 1941.
- Classified Ads, Section 125, Apartments For Sale, Co-Ops, Condominiums,"  
Arizona Daily Star. May 1, 1968.
- Cole's Directory, Cross Reference, Greater Tucson 1967 Issue. Phoenix, AZ:  
Cole's Cross Reference Publications, Inc., 1967.
- "El Encanto Apartments," Tucson Daily Citizen. May 3, 1941.
- Haun, James J., Editor. The Apartment Guide of Tucson. Tucson, AZ:  
Grantway Realty and Insurance, Inc., August, 1967.
- Henry, Bonnie. Another Tucson. Tucson, AZ: The Arizona Daily Star, 1992.
- Mc Alester, Virginia and Lee. A Field Guide to American Houses. New York:  
Knopf, 1984.
- Mountain States Telephone, Tucson, Marana, Sells, June, 1962. Tucson, AZ:  
The Mountain States Telephone and Telegraph Co., 1962.
- Polk's Tucson (Pima County, Arizona) City Directory, 1964. Dallas, TX: R.L.  
Polk & Co., 1965.
- "The Sam Hughes Neighborhood, Part One; Homesteads and Early Subdivisions,"  
The Saguaro, Tucson, AZ: Privately printed, September, 1986.
- Sonnichsen, C.L. Tucson: The Life and Times of an American City. Norman,  
OK: University of Oklahoma Press, 1987.
- "Starkweather, Merritt Howard, Obituary," Tucson Daily Citizen. September  
16, 1972.
- The Story of an Enchanted Place...El Encanto Condominiums. Tucson, AZ:  
Privately printed, 1993.

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Bibliography (continued)

Tucson, Arizona Con Survey City Directory 1956. Phoenix, AZ: Baldwin Con Survey Co., 1951.

Tucson City Directory 1944. Tucson, AZ: Arizona Directory Co., 1944.

Tucson Classified Telephone Directory July, 1941. Tucson, AZ: The Mountain States Telephone & Telegraph Co., 1941.

"Tucson Woman Lives on Land She Homesteaded," Tucson Daily Citizen. May 21, 1941.

Turner, Tom. "Homes That Speak Tucson," Arizona Daily Star. August 8, 1993.

Whiffen, Marcus. American Architecture Since 1780. A Guide to the Styles. Cambridge, MA: The M.I.T. Press, 1969.

Verbal boundary description

All that part of the Northeast Quarter of the Southeast Quarter of Section 8, Township 14 South of Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows, to-wit:

BEGINNING at a point on the South line of East 6th Street as the same is now extended to the East of the City of Tucson, which point is 99 feet East of the East line of Treat Avenue, which said point is the True Point of Beginning of the tract of land hereby described;

run thence Easterly along the south line of said 6th Street as now extended for a distance of 529.4 feet, more or less, to a point which is on the West line of the extension of the alley running Northerly and Southerly in Block 1 of Morning Side Annex No. 1 Addition to the City of Tucson, Arizona, according to the map or plat thereof of said addition of record in the office of the County Recorder of Pima county, Arizona, in Book 5 of Maps and Plats at page 33 thereof;

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Verbal boundary description (continued)

run thence Southerly along the West line of said alley as extended, a distance of 309 feet, more or less, to a point on the North boundary line of that certain tract of land described in that certain deed to Frank M. Utt, recorded in the office of the County Recorder of Pima county, Arizona, in Book 168 of Deeds at page 198 thereof;

run thence Westerly on the North boundary line of the aforesaid Utt Tract, a distance of 529.4 feet, more or less, to a point on the East line of that certain tract of land described in that certain deed to Roman Catholic Church of the Diocese of Tucson, a corporation sole, recorded in the office of the County Recorder of Pima County, Arizona, in Book 168 of Deeds at page 363 thereof;

run thence in a Northerly direction along the East boundary of the aforesaid Roman Catholic Church tract to the True Point of Beginning;

EXCEPT those portions conveyed by deed recorded in the office of the County Recorder of Pima County, Arizona, in docket 1150 at page 341, and docket 2033 at page 482.

Maps

1. U.S. Department of the Interior Geological Survey, Tucson Quadrangle, Arizona Pima County, 7.5 Minute Series (Topography)

Photographs

1. West side of center court, 1994.
2. Detail of roof showing overhang, 1994.
3. Detail of one-story roof and adjoining balcony, 1994.
4. First floor French doors with decorative balcony and shutters, 1994.
5. Three-light lamp on brick pedestal, 1994.



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Photographs (continued)

6. First floor French doors onto open porch with French doors on above balcony showing typical square post and railings, 1994.
7. Wrought iron entry gate to private patio, 1994.
8. Desert planting along walk leading to west parking area, 1994.
9. View from balcony toward two-story section showing wooden stairs, 1994.

Dale Schutze, photographer.

10. Aerial view of El Encanto, 1992. Gene Magee photographer.

The negatives for the photographs are with Evelyn Smith, 2820 East Sixth Street, #106, Tucson, AZ 85716.

Photocopies

1. East side of the Central Court, looking northeast, showing walkways radiating from center planting.
2. Plan of buildings showing additions in 1965.
3. Map of Tucson, Arizona from July, 1941 Mountain States Classified Business Telephone Directory.

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El Encanto Condominiums  
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Property Owners

EL ENCANTO FEE SIMPLE OWNERS	
UNIT	NAME & MAILING ADDRESS
101	M/M JOHN ENGETT (FLORENCE) 2820 EAST SIXTH STREET, UNIT 101 TUCSON, AZ 85716
102	M/M ROBERT EATON (RUTH ANN) 3728 GREYSOLON ROAD DULUTH, MN 55804
103	KAREN PALMER 2820 EAST SIXTH STREET, UNIT 103 TUCSON, AZ 85716
104	MRS. JOYCE ZEITCHEK 2820 EAST SIXTH STREET, UNIT 104 TUCSON, AZ 85716
105	MRS. CELIA TELESCO 2820 EAST SIXTH STREET, UNIT 105 TUCSON, AZ 85716
106	MISS EVELYN SMITH 2820 EAST SIXTH STREET, UNIT 106 TUCSON, AZ 85716
206	M/M ROBERT S. ELLIOTT 2230 WEST WINDOW ROCK DRIVE TUCSON, AZ 85745

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Property Owners (continued)

EL ENCANTO FEE SIMPLE OWNERS	
UNIT	NAMES & MAILING ADDRESSES
107	M/M DAVID JACOBSEN (LINDA) 2820 EAST SIXTH STREET, UNIT 107 TUCSON, AZ 85716
207	PHILIP MC ARTHUR 2820 EAST SIXTH STREET, UNIT 207 TUCSON, AZ 85716
108	M/M ROBERT KUBEREK 2820 EAST SIXTH STREET, UNIT 108 TUCSON, AZ 85716
109	MRS. HELEN SPARKS 2820 EAST SIXTH STREET, UNIT 109 TUCSON, AZ 85716
110	MRS. LOUISE BUNTING 2820 EAST SIXTH STREET, UNIT 110 TUCSON, AZ 85716
210	MR. WILLIAM SCHLOTTERBECK 2820 EAST SIXTH STREET, UNIT 210 TUCSON, AZ 85716
111	DR. ROGER CONANT 6900 LASANIMAS, N.E. ALBUQUERQUE, NM 87110

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Property Owners (continued)

EL ENCANTO FEE SIMPLE OWNERS	
UNIT	NAMES & MAILING ADDRESSES
211	GREG FUHLENBROCK 175 EAST DELAWARE PLACE CHICAGO, IL 60611
112	MRS. MARY S. CLARK 1205 1/2 BLOOMINGTON ROAD CHAMPAIGN, IL 61821
212	MRS. F.J. MENICH 8475 EAST WRIGHTSTOWN ROAD TUCSON, AZ 85715
113	M/M SIMON INCE 2033 EAST THIRD STREET TUCSON, AZ 85716
213	MRS. BEATRICE GILLETTE 2820 EAST SIXTH STREET, UNIT 213 TUCSON, AZ 85716
114	MRS. MARTHA PEREZ 241 WEST INA TUCSON, AZ 85704
214	DR. NORMAN WEBER 1722 SOUTH CAMINO SECO TUCSON, AZ 85710

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Property Owners (continued)

EL ENCANTO FEE SIMPLE OWNERS	
UNIT	NAMES & MAILING ADDRESSES
115	M/M HAROLD SACK (BARBARA) 2820 EAST SIXTH STREET, UNIT 115 TUCSON, AZ 85716
215	DR. & MRS. JOGESWAR RATH (RUNUBALA) 503 5TH AVENUE SAFFORD, AZ 85546
116	MS. MARY ROGERS THOMS 2820 EAST SIXTH STREET, UNIT 116 TUCSON, AZ 85716
216	MRS. SARA KULLER (SALLY) 2820 EAST SIXTH STREET, UNIT 216 TUCSON, AZ 85716
117	MRS. CHARLOTTE CURTIS 15409 PRINCE FREDRICK SILVER SPRINGS, MD 20906-1316
217	MRS. MARIAN MARCUS 70-11 108TH STREET FOREST HILLS, NY 11375
118	MRS. F.J. MENICK 8475 EAST WRIGHTSTOWN ROAD TUCSON, AZ 85715

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Section Property Owner List Page 13

El Encanto Condominiums  
name of property  
Pima County, AZ  
county and State

Property Owners (continued)

EL ENCANTO FEE SIMPLE OWNERS	
UNIT	NAMES & MAILING ADDRESSES
218	BRIAN RILEY 2820 EAST SIXTH STREET, UNIT 218 TUCSON, AZ 85716
119	MRS. KAY CASEY 4100 CATHEDRAL AVENUE, N.W., #703 WASHINGTON, D.C. 20016
219	MS. MARTHA VANZO 3043 NORTH SPARKMAN BOULEVARD TUCSON, AZ 85716
120	MRS. PEGGY DAVIS 2820 EAST SIXTH STREET, UNIT 120 TUCSON, AZ 85716
220	JACK VAUGHN 2820 EAST SIXTH STREET, UNIT 220 TUCSON, AZ 85716
121A	MRS. RICHARD (RUTH) OSWALD 2820 EAST SIXTH STREET, UNIT 121A TUCSON, AZ 85716
221A	MRS. ESTHER RUSKIN 2820 EAST SIXTH STREET, UNIT 221A TUCSON, AZ 85716

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Section Property Owner List Page 14

El Encanto Condominiums  
name of property  
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county and State

Property Owners (continued)

EL ENCANTO FEE SIMPLE OWNERS	
UNIT	NAMES & MAILING ADDRESSES
121B	M/M JOHN BOE (MARY) 2820 EAST SIXTH STREET, UNIT 121B TUCSON, AZ 85716
122	MRS. JANE C. BROWN 2820 EAST SIXTH STREET, UNIT 122 TUCSON, AZ 85716
123	DAVID WINDSOR 2820 EAST SIXTH STREET, UNIT 123 TUCSON, AZ 85716
124	MRS. ROSELLA FISHER 2820 EAST SIXTH STREET, UNIT 124 TUCSON, AZ 85716
224	M/M SALVATORE ILARDO (GRAZIA) 11237 NORTH 15TH LANE PHOENIX, AZ 85029
125	MRS. MARY HARLOW LAS CASA ESPERANZA, A-12, 6161 EAST FAIRMOUNT TUCSON, AZ 85712
225	MRS. MARY ANNE ALBANO 2820 EAST SIXTH STREET, UNIT 225 TUCSON, AZ 85716

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CONTINUATION SHEET

Section Property Owner List Page 15

El Encanto Condominiums  
name of property  
Pima County, AZ  
county and State

Property Owners (continued)

EL ENCANTO FEE SIMPLE OWNERS	
UNIT	NAMES & MAILING ADDRESSES
126	M/M JOHN MC AFEE (ALEJANDRA) 2820 EAST SIXTH STREET, UNIT 126 TUCSON, AZ 85716
226	M/M WILLIAM SMITHERMAN (JOANNE) 6502 EAST SANTA AURELIA TUCSON, AZ 85715
127	DALE SCHUTZE 2820 EAST SIXTH STREET, UNIT 127 TUCSON, AZ 85716
227	ROBERT VANCE 2820 EAST SIXTH STREET, UNIT 227 TUCSON, AZ 85716
128	DR. & MRS. ELBERT D. BROOKS (CHARLOTTE) 911 OTTER CREEK ROAD NASHVILLE, TN 37220
129	KATHRYN GLOYD 6900 LAS ANIMAS, N.E. ALBUQUERQUE, NM 87110
130	MRS. LU CHESSER 414 NORTH COUNTRY CLUB TUCSON, AZ 85716



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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Property Owner List Page 16

El Encanto Condominiums  
name of property  
Pima County, AZ  
county and State

Property Owners (continued)

EL ENCANTO FEE SIMPLE OWNERS	
UNIT	NAMES & MAILING ADDRESSES
230	M/MCHARLES L. MICHOD (FLORENCE) 529 KEYSTONE AVENUE RIVER FOREST, IL 60305
131	MRS. WALTER L. MYERS (NANCY) P.O. BOX 2264 WINTERSVILLE, OH 43952
231	MRS. MARILYN PRINCE 2820 EAST SIXTH STREET, UNIT 231 TUCSON, AZ 85716
132	JOSEPH DALTON 2820 EAST SIXTH STREET, UNIT 132 TUCSON, AZ 85716
133	M/M EARLE OSBORNE 6100 NORTH ORACLE ROAD, #13 TUCSON, AZ 85704
134	M/M GEORGE CUMMINS (MILDRED) 2820 EAST SIXTH STREET, UNIT 134 TUCSON, AZ 85716
135	M/M MARTIN ACOSTA (CHRISTIN) 2820 EAST SIXTH STREET, UNIT 135 TUCSON, AZ 85716

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Property Owner List Page 17

El Encanto Condominiums  
name of property  
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county and State

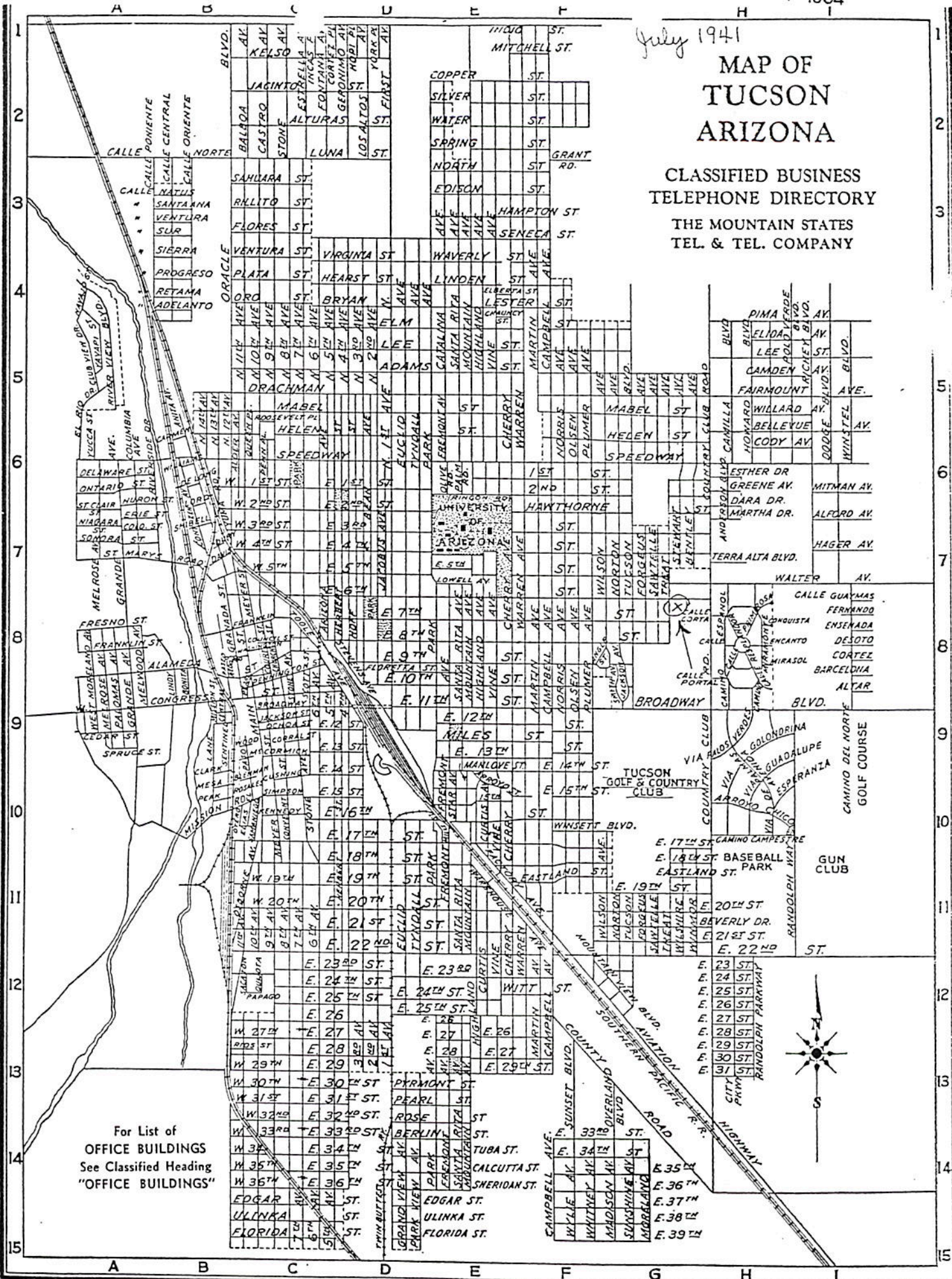
Property Owners (continued)

EL ENCANTO FEE SIMPLE OWNERS	
UNIT	NAMES & MAILING ADDRESSES
136	MS. JOANN E. GLITTENBERG 2820 EAST SIXTH STREET, UNIT 136 TUCSON, AZ 85716

July 1941

# MAP OF TUCSON ARIZONA

CLASSIFIED BUSINESS TELEPHONE DIRECTORY  
THE MOUNTAIN STATES TEL. & TEL. COMPANY

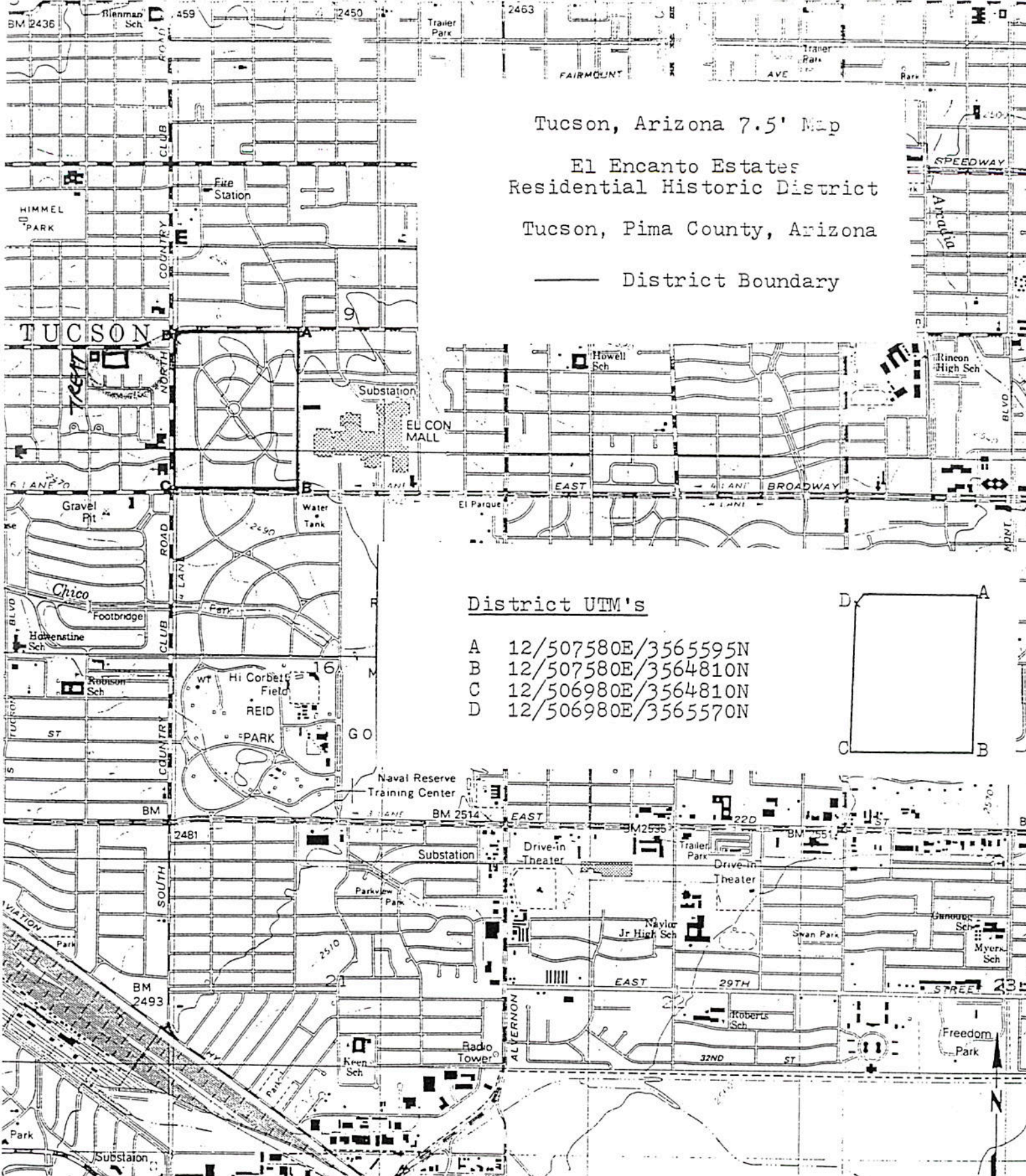


For List of OFFICE BUILDINGS See Classified Heading "OFFICE BUILDINGS"

TUCSON GOLF & COUNTRY CLUB

GUN CLUB



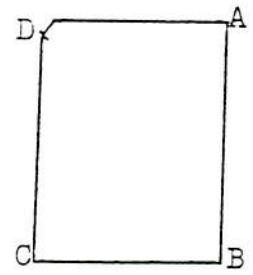


Tucson, Arizona 7.5' Map  
 El Encanto Estates  
 Residential Historic District  
 Tucson, Pima County, Arizona

— District Boundary

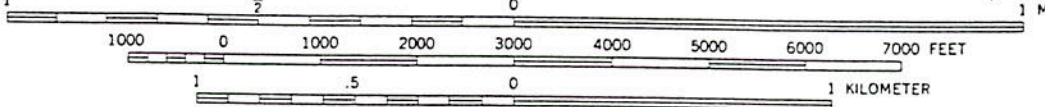
District UTM's

- A 12/507580E/3565595N
- B 12/507580E/3564810N
- C 12/506980E/3564810N
- D 12/506980E/3565570N



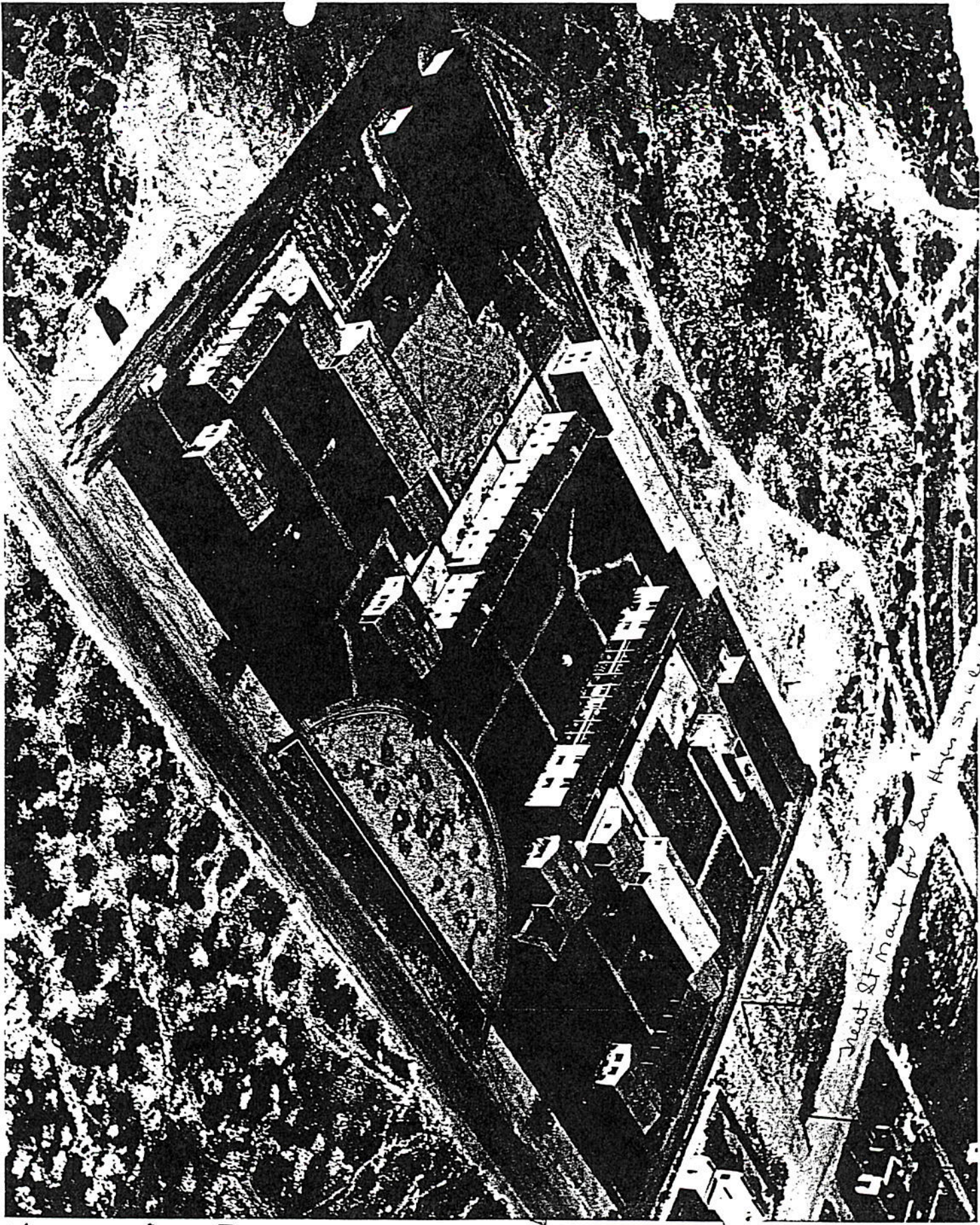
**PROVISIONAL MAP**  
 Produced from original  
 manuscript drawings. Informa-  
 tion shown as of date of  
 field check.

SCALE 1:24 000



CONTOUR INTERVAL 10 FEET  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

See other side  
17.1.1



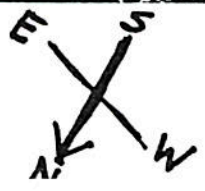
See other side

West St. Mantle for Sam Hayes  
17.1.1

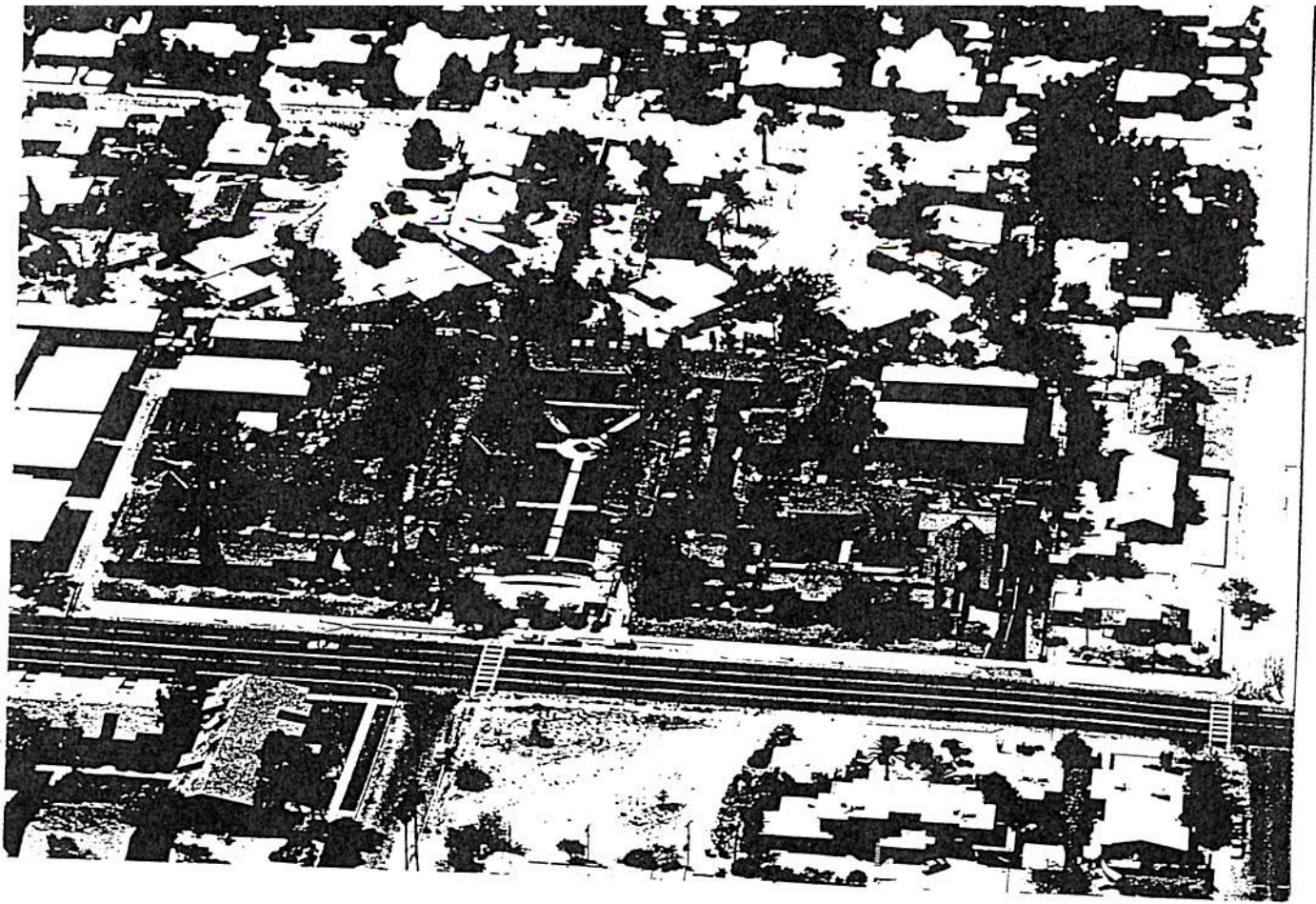
Burke  
Home

Created  
drive

has been  
at point  
again in  
1960



17.1.1



OCT 7 1994

OMB No. 1024-0018

PS Form 10-900-a  
3-86)

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 2

El Encanto Condominiums  
name of property  
Pima County, AZ  
county and State

Description (continued)

metal casement with decorative wood shutters. Doors were wood paneled with screen doors. The stairs to the second story porches were of wood construction with shellacked oak wood treads and rails.

The original site plan included extensive landscaping. The large central court was centered by a circular planting area from which brick walks radiated in a spoke pattern. The two much smaller side courts were centered by a rectangular planting area which provided a focus for the brick walks. All court areas were planted with grass and adorned with shrubs, flowers and several varieties of trees.

Alterations:

In 1962, the El Encanto Apartments were sold to a group of investors who intended to redevelop them into a condominium complex. By 1965 this original group was joined by additional investors and plans for the conversion began. One of the investors was Phoenix, Arizona architect George H. Schoenberger. He was responsible for the redesign. The focus of the conversion was to maintain the original style, ambiance, and maturity of the original complex while providing larger units with the features necessary to market condominium units. All units gained additional floor space. Some had a second bath added as well as additional or enlarged bedrooms. An entrance vestibule was added to many units. All ground level units gained an enclosed private patio area.

Several new structures were added to the complex. They were entirely faithful to the original design. Only a practiced eye can distinguish between the two. The new structures consist of three two-story townhouse units built to the east of the original east block. Two two-bedroom units were added to each end of the original south block. Four three-bedroom units were added in a new block west of the original west block. Two three-bedroom cottage units were added to the north of each side court. The addition of these two cottages almost entirely enclosed the side courtyards secluding them from the busy traffic on Sixth Street.



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3-86)

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Section 7,8 Page 3

El Encanto Condominiums  
name of property  
Pima County, AZ  
county and State

Description (continued)

The old garden area (World War II Victory Garden) and circular driveway were replaced with a swimming pool and terraced patio of brick decking. The old rear service drive was replaced with private patio spaces for the ground level units in the south block. New steel carport structures replaced the original wooden structures. Each half of the complex gained a new auxiliary building at the rear built in a style compatible with the main structures. These house common laundry facilities, the manager's office on the east side, and the maintenance shop on the west. Roof-top heating and cooling units were added, and the color scheme was changed from cream with blue trim to celery green with avocado green trim. The property is in excellent condition with all exterior and landscape maintenance provided by the homeowner's association.

Statement of Significance

The original El Encanto Apartments played an important part in Tucson's maturation as a destination for those seeking a warm, healthful climate while pursuing leisure activities in a winter paradise. This development was to fulfill a particular niche in the prewar housing market of Tucson. For many years, the housing needs of visitors had been met with boarding houses, hotels, modest apartment houses, sanitariums, and rental houses. By the late 1930's, the time was ripe for the entry of luxury apartments into the market.

This was the era of Tucson's first modern growth spurt in an eastward direction. This movement was stimulated by the location of the University of Arizona campus east of the city's core. Another stimulus had been the development, a mile further east in the late 1920's, of the El Conquistador resort hotel and the exclusive El Encanto Estates and Colonia Solana subdivisions. Also, the original Tucson Country Club was located in the area. The enlargement of Davis-Monthan Air Force Base, five miles to the south, was about to get underway.

The El Encanto Apartment site, just west of the El Encanto Estates and east of the University campus, had been originally intended for winter visitors. Because of the perceived positive effect their completion would have on

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Section 8,9 Page 4

El Encanto Condominiums  
name of property  
Pima County, AZ  
county and State

Statement of Significance (continued)

Attracting the well-to-do visitor, several local businessmen undertook the decorating and furnishing of the first few completed units. However, the luxury apartments soon found favor with University personnel. Local residents were also interested in this type of housing.

The El Encanto Apartment residents then in turn contributed to the continued residential and commercial eastward expansion of Tucson. By providing a relatively dense residential base centered in the area, support was extended to the shops of Tucson's first shopping center, Broadway Village. Built in 1939, Broadway Village is 1/2 mile to the south at Country Club Road and Broadway. Other commercial ventures such as the nearby Rincon Market, adjacent shops, and the El Rancho Center (Tucson's first strip shopping center) were heavily patronized by El Encanto residents.

El Encanto Apartment residents played a significant part in the 1940's social life of Tucson. Its amenities and location, centered at the hub of what was then fashionable east Tucson, made it a natural residence choice for those of a certain financial and community stature who desired apartment living. The association with the power elite of the University also invested the complex with extra cachet. As the tremendous growth and sophistication of Tucson offers many more alternatives today, this role continues in a more modest form.

Bibliography

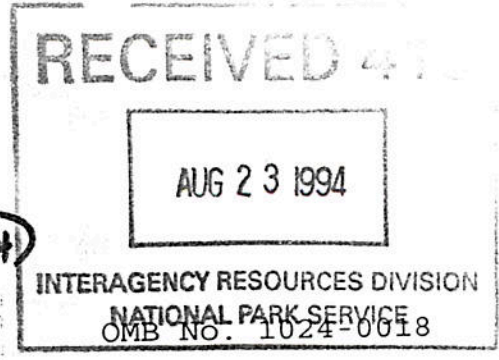
Bret Harte, John. Tucson: Portrait of a Desert Pueblo. Woodland Hills, CA: Windsor Publications, 1980.

Blythe, T. Roger. A Pictorial Souvenir of Tucson Arizona. Tucson, AZ: Privately printed, 1945.

Bush-Thurber, Marlys, Mayro, Linda L., and Behlau, Frank. A Survey of Joesler/Murphey Structures in Tucson and Environs. Tucson, AZ: City of Tucson Planning Department, September, 1992.

"Classified Ads, Section 79, Apartments Furnished," Tucson Daily Citizen. May 1, 1941.

12-19-94  
FINAL COPY  
Revised as per  
NPS review comments  
& returned 10/7/94  
Actual date received 11/16/94  
Re-submitted  
to NPS  
12-19-94



NPS Form 10-900  
(Rev. 10-90)

United States Department of the Interior  
National Park Service

OCT -7 1994

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name El Encanto Apartments  
other names/site number El Encanto Condominiums

2. Location

street & number 2820 East Sixth Street not for publication N/A  
city or town Tucson vicinity N/A  
state Arizona code AZ county Pima code 019  
zip code 85716

This copy has  
original pages as  
submitted 8-10-94  
and changes  
submitted 12-19-94

OCT 7 1994

SDI/NPS NRHP Registration Form  
1 Encanto Condominiums  
Pima County, AZ

(Page 6)

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

SOCIAL HISTORY

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Period of Significance NINETEEN FORTIES

\_\_\_\_\_

\_\_\_\_\_

Significant Dates 1940

\_\_\_\_\_

\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

\_\_\_\_\_

\_\_\_\_\_

Architect/Builder ORVILLE BELL, ARTHUR T. BROWN  
GEORGE H. SCHOENBERGER

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

OCT 7 1994

(Page 7)

9. Major Bibliographical References

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary Location of Additional Data**

- State Historic Preservation Office
  - Other State agency ARIZONA HISTORICAL SOCIETY MUSEUM
  - Federal agency
  - Local government TUCSON PLANNING & DEVELOPMENT
  - University LIBRARY
  - Other TUCSON CITIZEN, TUCSON PUBLIC LIBRARY
- Name of repository: El Encanto Historical Committee

10. Geographical Data

Acreage of Property 3.7

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

(12)	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>A</u>	507580	3565595	3	<u>C</u>	506980 3564810
2	<u>B</u>	507580	3564810	4	<u>D</u>	506980 3565570
			See continuation sheet.			

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

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) The boundary includes the original apartment buildings, outbuildings, parking structures, landscaping, courtyards, and patios that have been historically part of El Encanto Condominiums and that maintain historical integrity.