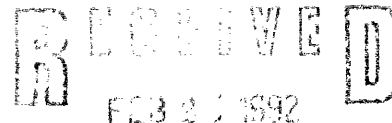


United States Department of the Interior
National Park Service



**National Register of Historic Places
Multiple Property Documentation Form**

NATIONAL
REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

HISTORIC AND ARCHITECTURAL PROPERTIES IN THE MENLO PARK
NEIGHBORHOOD SURVEY AREA, TUCSON, ARIZONA

B. Associated Historic Contexts

- (1) SUBDIVISION DEVELOPMENT IN TUCSON FROM 1905-1941
(2) ARCHITECTURAL DEVELOPMENT IN TUCSON FROM 1905-1941

C. Geographical Data

The Menlo Park Neighborhood Multiple Property Area, also referred to as the Survey Area, is located in Tucson, Arizona, sixty five miles north of the Mexican border, in the broad Santa Cruz Valley of Southern Arizona's Sonoran Desert. Four mountain ranges surround the city which is 2,400 ft. above sea level. The Menlo Park Neighborhood is set on a low-lying, sedimentary soil terrace west of the Santa Cruz River, a stream no longer flowing year round, separating Tucson's westside from its eastside. The Multiple Property Area includes the major portion of the Menlo Park Neighborhood which lies directly west of the central business district at the base of the Tucson Mountains. The Survey Area is located in Township 14S, Range 13E of Sections 14 and 11.

☒ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Signature of certifying official

Date

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper of the National Register

Date

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

**National Register of Historic Places
Continuation Sheet**

Section number C Page 2

Menlo Park is one of Tucson's historic residential neighborhoods. The Survey Area itself includes twenty-two city blocks, comprising approximately 131.25 acres, surrounded by residential development to the south, west and north and vacant land to the east. The Survey Area is roughly bounded by Congress Street and Cedar Street to the south; Silverbell Avenue and Westmoreland Avenue to the west; Fresno Street and both sides of Alameda Street to the north; both sides of Melwood Avenue and Bonita Avenue to the east. One property, slightly outside of the Survey Area boundaries, has been included in the survey because of its relationship to Menlo Park and its significance.

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

HISTORIC CONTEXTS

The Menlo Park Neighborhood Multiple Property Area relates to two historic contexts: (Criterion A): Subdivision Development in Tucson from 1905 to 1941 and (Criterion C): Architectural Development in Tucson from 1905 to 1941.

SUBDIVISION DEVELOPMENT IN TUCSON FROM 1905 TO 1941

Menlo Park was platted and subdivided during a period ranging from 1905 until 1982 with most of the subdivision activity occurring during the second half of the first decade, and in the twenties. However, owing to factors which shall be explained, at least two thirds of the lots in the platted, subdivided area remained vacant until after World War II when the major growth occurred in the Menlo Park Neighborhood. Thus, approximately two thirds of the properties in the Survey Area do not relate to the historic era (1905-1941). This is the reason that the Menlo Park Neighborhood Survey Area is not being considered for district nomination at this time. In fact, subdivision development in Tucson during that period was considerably less intense west of the Santa Cruz River. Tucson was a city whose growth pattern, spreading from the original hub, was oriented predominantly to the east at the time the Menlo Park Neighborhood was being established. The eastside had certain advantages such as the University, streetcar transport and easy access to the central business district, and was being marketed much more vigorously than the westside.

BACKGROUND TO THE HISTORIC ERA (1698-1904)

In contrast to expansion which occurred after World War II, economic development and population growth in Tucson was relatively slow prior to the War. With fewer than 4,000 inhabitants in the 1870's, Tucson had a population of nearly 60,000 by 1940. Several factors are considered to be major determinants of Tucson's community development prior to the historic era (1905-1941):

- (1) The 17th and 18th century presence of a significant Piman Indian population on the fertile flood plain of the west and east banks of the Santa Cruz River, fostering Spanish colonial expansion.
- (2) The establishment by the Spaniards in 1776 of a military outpost (presidio) east of the Santa Cruz River forming the "hub" from which the municipality gradually sprang.
- (3) The completion of the Southern Pacific Railroad's east-west link in 1881, northeast of "town."
- (4) The establishment of the University of Arizona in 1885, east of "town."
- (5) Physiographical features such as the Tucson Mountains, the Santa Cruz River with its flood plain, the easy slope of land towards the north and east influencing residential development either positively or negatively.

In 1698, Padre Eusebio Francisco Kino, in company with Military Lieutenant and translator, Diego Carrasco, encountered a chain of Piman Indian settlements or rancherias, and irrigated fields along the Santa Cruz River in the vicinity of Sentinel Peak in the Tucson Mountains. The fertile flood plain and strategic advantage of

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 2

the mountain had proven favorable to support human habitation for generations. The Spaniards established a cabecera (head mission) at San Xavier del Bac and a visita (a visiting station without a resident priest) eight miles north in a settlement whose place name eventually was known as San Agustin del Tucson on the river's west bank. Another large village was located further north on the river's east bank. In the ensuing years, missionary efforts to convert and transculturize the indigenous population would prove difficult at best due to continuous depredations by Apache marauders as well as Piman uprisings. Nearly a century later, the presence of the military was deemed necessary for stabilization.

In 1776, to protect these missions and settlements in the Santa Cruz Valley and to maintain an overland supply base, the Spaniards constructed a walled presidio (garrison) east of the river; roughly bounded by today's Pennington, Church, Washington and Main Streets. Tucson's present central business district and government offices later developed around this hub. As military control passed from Spain to Mexico and finally to the United States after enactment of the Gadsden Purchase in 1856, the presidio lost its original shape. New entrances to streets were cut through the walls; adobe (mud brick) houses and shops began to extend to the west and south. The streets did not extend for any distance in a continuous line and grew with little public control. The early business district of Tucson was established between Broadway and Alameda, Main and Church Streets. It became surrounded by residential blocks with an area of Chinese residences to the north and a barrio (neighborhood) of predominantly Spanish speaking residents to the south.

Growth continued to occur gradually as mining, the cattle business and trade attracted settlers. In 1871, the town council, under the provision of the Townsite Act of 1867, petitioned Congress to grant Tucson patent to a square mile-and-one-half parcel which included the site of the original Presidio. In 1872, S. W. Foreman surveyed the sections in this parcel into blocks and lots; the city limits then being bounded on the north by what is now Speedway, on the south by Twenty-Second Street, on the east by First Avenue and on the west approximately by Twelfth Avenue. The patent was issued in 1874 and in 1877 the City of Tucson was formally incorporated with an engineered plat. The town authorities then sold a number of these lots and blocks, and this was probably the first large real estate movement in Tucson. Additions to the original town site were made almost entirely by private land subdivisions. Development and growth was stimulated largely by the arrival of the Southern Pacific Railroad.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number E Page 3

In 1880 the Southern Pacific Railroad tracks reached Tucson from the west and by 1881 made connection with the east, making Tucson a major link in the new transcontinental system. The cultural and economic impact of the railroad's arrival was profound. The effect of new consumer goods, building materials and services offered by the new immigrants greatly improved the standard of living. It also imposed with great rapidity, an essentially Anglo-European culture upon a previously established, predominantly Hispanic and Native American culture. The railroad also brought with it a significant group of immigrants who came to Tucson to seek out health, especially after the turn of the century. Tucson had been known for some time to possess a superior winter climate for consumptives. Location of the tracks northeast of town at that time presented a barrier to eastern expansion and avenues were numbered west across the townsite. It was believed that the plains to the east were suitable only for cattle grazing. It was the decision to locate the University to the east of town that oriented the pattern of growth in that direction.

In 1885 the University of Arizona was established in Tucson as a land grant, territorially supported institution. The University sparked the development of land in its surrounding area. At this time, real estate speculation and consequent subdividing became the most consistent traditions in Tucson's growth pattern. Spurred on by a vigorous local and national marketing campaign, subdivisions adjacent to the downtown hub and the University grew successfully. Gradually thousands of newcomers settled in Tucson, attracted by the climate and economic prospects and bringing with them ideas from other sections of the country and creating a demand for larger and more modern houses.

In 1899, the city subdivided and sold the Military Plaza, a large rectangle of land (which had served the U.S. army from 1862-1872) to the southeast of the city in what became the Armory Park subdivision, one of the early additions near the downtown hub. At about this time the first large subdivision, the Buell's Addition, was put on the market, on the east side of the city. The Goldschmidt Addition was also one of the city's first additions lying just to the west of the old Presidio. In 1900 there were practically no residences between the Southern Pacific tracks, north Sixth Avenue and the University. However, this area soon began to develop rapidly with fine homes, becoming a first class residential section. Feldman's Addition, Reicher's Addition, University Heights, Rincon Heights and today's West University Neighborhood all developed during this early era. Subdivisions such as University Heights, reflecting Tucson's preference for eastward growth, marketed such amenities as "the State University, the only High School in the city (Tucson

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 4

High)...Electric Street Car Service" and improved access to the central business district through the subway constructed beneath the Southern Pacific Railroad tracks. Developments to the east of the University, such as El Encanto and Colonia Solana catered to the desire of many newcomers to live in the "outdoors" by providing wealthier residents fine large homes in a non-grid layout.

West of the Santa Cruz River, the El Rio subdivision, considered to be an early example of good land planning with lots around the El Rio Country Club golf course, and the Menlo Park Neighborhood were forming. Clearly reflecting the competition between eastside and westside promotion, Menlo Park was being marketed as a remarkable investment opportunity lying "in the direct path of the city's most favored western growth." Unfortunately, the location with its difficult access across the flood-prone Santa Cruz River, the absence of street car service, and the reluctance of Tucson realtors to promote the westside, prevented the rapid development of these two subdivisions during the historic period (1905-1941). Also, certain types of land uses such as brickyards and landfills offset the advantages of westside residential improvement. More substantial westside growth occurred after the 1940's largely due to improved access at St. Mary's Road, Speedway and Grant Road.

Naturally, several physiographical factors influenced Tucson's growth. Most significantly, the Santa Cruz River, having cut its modern channel through flood and erosion, became a barrier to development, and especially to expansion westward from the downtown hub, due to frequent flooding and destruction of bridges which connected east to west. After a severe flood in the spring of 1916 destroyed the old Congress Street bridge, a Menlo Park ad assured prospective investors that prices would soar in the subdivision as soon as the new \$45,000 Congress Street bridge was under construction. Unfortunately, the bridge was not completed for two years. The Tucson Mountains, with their difficult, rough terrain, formed a western barrier to grid plan subdivision development while the plains to the north and east of the downtown hub provided easy terrain for residential construction. Therefore, development eastward was favored by physiographic as well as economic factors during the historic era.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 5

HISTORIC OVERVIEW OF THE MENLO PARK NEIGHBORHOOD

WESTSIDE CONTEXT

Many residents of the Menlo Park Neighborhood are keenly aware that they reside in a part of Tucson's oldest continually inhabited region, the historic westside, which contains significant human and natural history dating back several centuries. The greater Menlo Park Neighborhood contains a significant number of archaeological sites. One such site is located within the Survey Area. [REDACTED]

[REDACTED] lies The Convento or San Augustin Mission complex site, (a component of Arizona State Museum site number AZ BB:13:6). According to a report written by archaeologist Jack Williams entitled "In the Shadow of Sentinel Peak," [REDACTED]

[REDACTED] is identified as a part of "la isla" (the island), an area once surrounded by canals associated with the San Augustin Mission complex site. Some contemporary street and property lines in this area follow the lines of these early canals. The Sentinel Peak and Tumamoc Hill sites lie to the west of the Survey Area. Within the Survey Area a specific archaeological site designated as BB:13:65. [REDACTED]

[REDACTED] contained Hohokam sherd and lithic scatter as well as historic ceramics. It must be concluded that the greater Menlo Park Neighborhood, and within it the Survey Area, witnessed human activity during the pre-historic era.

The Neighborhood is situated at the base of conical Sentinel Peak, the black mountain from which the place name "Tucson" was derived by the Spaniards from Piman words used to describe it. In geological time, the mountain formed millenia ago as a shield volcano in the center of the Tucson Mountain range. It is popularly called "Sentinel Peak" because the Piman Indians used it as a look-out, or "A Mountain" because, annually, university students whitewash an "A" near its peak. Beneath Sentinel Peak, Menlo Park lies in an area where once irrigated fields served as the breadbasket for the mission of San Augustin del Tucson. Popularly referred to as the "Convento," San Augustin was a visita of the head mission of San Xavier del Bac. In this region, the original Piman pueblo (community) consisting of settlements along the banks of the Santa Cruz River, underwent a series of ethnic changes: Sobaipuri refugees, Piman farmers, peaceful Apaches, Spanish soldiers, Mexican settlers and Anglo settlers. At present, it contains an ethnically varied population of Native American, Hispanic, Anglo and Afro-American origins.

[REDACTED] lies the site of the once impressive two-story mission building and its complex which, unfortunately, was not preserved. Founded by the Jesuits and later taken over by

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

National Register of Historic Places Continuation Sheet

Section number E Page 6

Franciscans, the Convento was possibly the first manual training school in what is now the United States. To date, no formal records have been found that indicate the date of the school's construction. It is surmised that Father Juan Bautista Llorens completed its construction between 1797 and 1810. Its formal name is unknown.

To support the needs of a growing population, the fertile land surrounding the Convento was cultivated with traditional crops of the area as well as grains, fruit trees, vegetables and herbs introduced by the Spaniards. The area upon which Menlo Park Neighborhood now stands once produced wheat, chickpeas, lentils, cabbage, peppers, sugarcane, melons, apples, peaches, pomegranates, figs, and many other nutritional crops which improved the lifestyle of inhabitants and provided booty for Apache raiders.

These fields eventually passed from the hands of the Church as Spain lost its foothold in the New World. During the relatively brief era of Mexican control, Arizona missions deteriorated, warfare with the Apaches escalated and increased contact with citizens of the United States occurred. With the rising tide of war for Mexican independence from Spain, in the first decade of the 19th century, a strong anti-clerical movement forced the Franciscans to secularize and distribute mission lands to their parishioners. Prior to that time, some parcels of land had been given by priests (such as Juan Bautista Llorens) to the indigenous population for services rendered. But as the population of the mission complex declined due to disease as well as relocation, Hispanic residents of the Presidio began to work fields previously tended by the San Augustin's Native American residents. With the exit of the Mexican military from the Presidio after the Gadsden Purchase, went records of ownership or title to the cultivated fields which were subsequently either lost or destroyed. Ownership and title remained largely in question until Congressional passage of a bill in 1875 granting title to individuals of Mexican birth who had occupied the land for a period of twenty years.

As a result of the Gadsden Purchase, a land acquisition desirable for the construction of a southern transcontinental railroad line, the portion of Arizona south of the Gila River became part of the United States in 1854. From 1854 on, citizens of Anglo-European descent began to settle in the Tucson area in greater numbers, finding ample economic opportunity. These citizens gradually acquired most of the parcels of land. Many of the earliest immigrants married local Hispanic women and adopted Hispanic customs and language creating a bi-cultural society. Solomon Warner, who was to become one of Tucson's prominent citizens, was not an exception. Arriving in Tucson in 1856, Warner established himself as a merchant, married a Mexican widow and eventually built a warehouse, mill, mill run and

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

**National Register of Historic Places
Continuation Sheet**

Section number E Page 7

residence at the foot of Sentinel Peak, a short distance west of the decaying Convento.

The arrival of the Southern Pacific Railroad in 1881 also had an impact on Tucson's westside. Railroad employees needed a hospital. Under the direction of the Sisters of Saint Joseph of Carondelet, Saint Mary's Hospital, just north and west of today's Menlo Park Neighborhood, was founded. Soon a sanitorium was added and health seekers pitched tents and built cottages on unused land east of the hospital. Health seekers tended to be people disabled with pulmonary diseases, most commonly, tuberculosis. Wealthier health seekers had better facilities, such as St. Mary's Hospital, but many of the "lungers" in the early days were poor, if not destitute. Health seekers eventually played a role in the development of the Menlo Park Neighborhood, as will be explained. (See: "The Foundation of Menlo Park Neighborhood.")

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 8

THE FOUNDATION OF MENLO PARK NEIGHBORHOOD

"1912 Birth of Menlo Park: In 1912 Father (Henry E. Schwalen) organized the Pima Realty Co. for the purpose of making a subdivision. Father was Manager and Salesman; Manuel King, President; Joe Roberts, Treasurer; John Nelson and F. O. Benedict, Members. Father and King put in their land, the others provided the money to lay out the streets and lots, put in the water mains, grade and gravel the streets and on some streets build curbs, side walks and plant native ash trees. The Tucson Gas & Light brought in lights and gas and Mt. States made telephones available. Father named the subdivision...Menlo Park. The north and south streets: Westmoreland, Melrose, Palomas, Grande and Melwood; the east and west streets Alameda, Franklin and Fresno.

To get things started Father & Mr. King each built a house on his own. These were sold before completed. The Company built many nice homes and used amortized mortgages to pay them off- a new idea in real estate.. Then Father and Mr. King made South Menlo Park, a 2 by 4 block development south of Congress Street..."

(From an annotated photo album of the Schwalen family history by the late Irma Henkel, daughter of Henry E. Schwalen. Printed by permission of her sister, Alice Babby.)

After the turn of the century several of Tucson's noteworthy pioneers owned land in the area which was to become the Menlo Park Neighborhood. One of these settlers, Henry E. Schwalen (1863-1932), originally from Wisconsin, can be considered to be the founder of Menlo Park. Himself a tuberculous healthseeker, Henry E. Schwalen brought his wife and four young children to Tucson in 1904 in hopes of restoring his health. Mr. Schwalen became a patient at the St. Mary's Hospital tent house. In 1905, while recovering at St. Mary's, he purchased a parcel of land upon which stood a three room, adobe farm house and which became the "Home Place" or Schwalen family residence at 217 N. Melwood Ave (Survey # 21-13). (A 1913 Title Abstract of this parcel shows that it was first deeded in 1869 by Rafael Herreras who sold it to John Sweeney). His wife, Elizabeth Anne Bonnes Schwalen (1861-1931) and his four children, Harold Christy, Irma Marian (Henkel), Walter Henry and Alice (Babby) operated a farm where Elizabeth raised chickens with electric incubators, hatching up to one hundred chicks at a time, and provided the family with their livelihood. Originally purchasing 21.38 acres of land according to the 1905 deed, Mr. Schwalen began to invest in more real estate when he fully recovered. His close friend, Manuel King, owned a similar sized parcel of land in the vicinity of Mr. Schwalen's property. The two donated their land to initiate the development of the Menlo Park Neighborhood.

Manuel King (1867-1954) was a pioneer rancher originally from San Leandro, California, who homesteaded the Redondo Ranch near the Baboquivari Mountains, southwest of Tucson. Acquiring other ranches and properties, his holdings

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 9

expanded vastly until he possessed more than 100,000 acres of land. In 1895, he married school teacher, Margaret Corra, with whom he had five children. In 1909, he was one of the founders of the Tucson Iron Works. In June, 1913 he and Henry Schwalen joined forces to found a corporation known as Pima Realty Company.

Another pioneer landowner who had property in the Menlo area was Cirilio Solano Leon who homesteaded the Silverbell Ranch where the El Rio Golf Course lies today. Born in Tucson in 1845, Cirilio Leon was the son of Francisco Solano Leon (1819-1891), who was born in the Presidio of Tucson, the son of an original Royal Spanish Presidio soldier, Juan Leon. Cirilio Leon had a varied career as a rancher, cattleman, landowner, public official and employee of the Tucson Daily Citizen. He and his wife, Eloisa, had three sons, Antonio, Francisco and Luis. A quit claim deed of 1913 between Cirilio and Eloisa Leon, other Leon relatives and Henry E. Schwalen was drawn up to clarify the boundaries between the Leon property and Block 2 of the Menlo Park Subdivision.

Another early settler, Leon J. Boudreaux, (? - 1950), originally from Franklin, Louisiana, came to Tucson in the first decade of this century. Mr. Boudreaux homesteaded in the Tanque Verde area and owned property in the western portion of the present Menlo Park Neighborhood Survey Area. The westside lots were located in the McKee Addition, which was subdivided in 1906, and on a hill just to the west of the McKee Addition. Little information can be found about Frank G. McKee, the gentleman for whom the addition was named. Leon Boudreaux became a builder and contractor. Around 1908 he constructed two significant buildings at 101 N. Bella Vista Drive (Survey #7a-2) and 25 N. Westmoreland Avenue (Survey #7a-1) entirely of local volcanic stone. The Bella Vista address was his family residence and 25 N. Westmoreland, eventually known as Las Piedras Rest Home, was operated by Mr. Boudreaux and became his residence the last ten years of his life. He was married and had six children, Mrs. J. A. Williamson, Mrs. Robert Dutiel, and Sam, Robert, William and Francis Boudreaux. Mr. Boudreaux was a member of the City Council and in 1935, a mayoral candidate.

According to Mr. Schwalen's daughter, Alice Babby, Menlo Park was named after the town of Menlo Park, California, which Mr. Schwalen had read about and believed to be the sort of community he wished to promote. He had never visited the California community since he was restricted by his disability and did not travel. However, he was an avid reader. Mr. Schwalen had originally intended to buy the property on Tumamoc Hill (to the north of Sentinel Peak) and build large homes, but decided instead to build his first homes for people of an average income. The homes were built for approximately \$2,500 to \$3,000.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 10

Subdivision activity on the land now included in the Menlo Park Neighborhood Survey Area began in 1906 with the McKee Addition which consisted of Congress Terrace and the Westside Addition. Subdivision of the Schwalen and King properties was recorded in 1913 and included Menlo Park and the West Congress Street Addition (amended in 1920). In 1920, South Menlo Park and Menlo Park Annex were subdivided. The Amended and Supplemental Map of Menlo Park-Menlo Park Annex and South Menlo Park of August 13, 1921, contains the complete description of the subdivision boundaries. Subsequent activity in the Survey Area included numerous Menlo Park Amendments, the Davila Addition in 1948, the resubdivision of part of the Menlo Park Addition in 1954 and the Rio Nuevo-Alameda subdivision in 1982.

Irma Henkel, Henry Schwalen's daughter, wrote that Tucson realtors in general were unwilling to promote Menlo Park and "brainwashed" prospective buyers against purchasing property in the area. As previously mentioned, property east of the Santa Cruz River was in greater demand during the years prior to 1941. She believed that this tendency, the destruction of the Congress Street Bridge (in 1916), and the real estate slump during World War I prevented Menlo Park from growing very successfully at that time. Little information can be found about the firms which did sell real estate in Menlo Park during the historic era (1905-1941). Pima Realty Company operated from its office at 64 N. Stone Avenue, in the central business district and by 1916 had an office in the Y.M.C.A. building on West Congress Street. As an apparent result of difficulties between its founding members, Henry E. Schwalen and Manuel King dissolved the Pima Realty Company in the early 1920's. It continued under the same name with Nelson Roberts, Farrand O. Benedict and another salesman in charge. An ad in The Arizona Daily Star of June 7, 1921, mentions an exclusive listing by Benedict Realty Company operating from 136 W. Congress, an indication that the firm had either changed its name or that Mr. Benedict had separated from the other partners. Another firm, Hurlbut Realty Co., also sold real estate in the Menlo Park area.

Menlo Park became the first subdivision in Tucson with cast iron water lines. Mr. Schwalen's oldest son, Harold Christy Schwalen (1895-1987), who later resided at 63 N. Melwood (Survey #10-29), was responsible for the layout of all the drainage and water lines. In 1917, he graduated from the University of Arizona as a civil engineer, specializing in water and soil studies. He eventually became head of the University's Agricultural Engineering Department and conducted pioneering studies on the problems of water supply and usage in Arizona. As professor emeritus, he won many citations including the Agriculturist of the Year Award from the Tucson

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 11

Kiwanis Club in 1961, the Tucson Trade Bureau Award in 1968, outstanding civil engineer in 1969, and the UA Alumni Association Distinguished Citizen Award in 1975.

Menlo Park is considered to be the first subdivision in Tucson with carefully controlled building restrictions. Since the City of Tucson did not adopt a zoning code until 1930, the founders of Menlo Park controlled the development with deed restrictions on the properties. An early resident has commented that there were "too many restrictions" and this may have been one of the reasons Menlo Park did not grow rapidly. A Bargain and Sale Deed of November 1916, which granted to William Bray, the architect and owner of 203 N. Grande Street (Survey #20-11), all of lot 17 in block 3 in the Menlo Park subdivision, obligated him or his heirs to construct a building of not less than \$2,000, set back not less than thirty feet from the front property line and from selling said premises to people of "Negro descent." Mexican Americans could own property in South Menlo Park (a later subdivision adjacent to Menlo Park on its southern Congress Street boundary) but not in Menlo Park at that time, according to Irma Henkel. These minimum property value, setback and ethnic restrictions, designed to assure owners that their property values would be maintained, probably influenced growth in the Neighborhood until the City of Tucson adopted its zoning code.

By 1930, municipalities across the United States were adopting zoning codes. The City of Tucson's Ordinance 647 divided the city into districts and imposed regulations, restrictions and prohibitions for the "promotion of the public health, safety, morals, and general welfare." The ordinance governed the erection and use of buildings as well as their alteration, height, bulk and percentage of lot occupancy. It established yard size, side clearance, set back lines and created a Board of Adjustment to monitor them. The City of Tucson no longer uses the same historic designations as were contained in the first zoning code. One residential class, CR, was used for sanitorium districts and for residents with communicable diseases such as tuberculosis. The CR districts were zoned for sanitoriums, home sanitoriums and other residential uses. Part of the McKee Addition and Menlo Park Annex was zoned as a sanitorium district. Other designations assigned for the Survey Area were BR which allowed for apartment houses, and CB which allowed for retail business.

The Menlo Park Neighborhood attracted a mixture of middle and working class residents during the historic era. Marketed as "The Pride of Tucson" in an ad of April 16, 1916, in The Arizona Daily Star, Menlo Park was considered "a residence park for refined people" which had "every practical improvement...an atmosphere all its

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 12

own, and yet (was) in no sense too exclusive." Menlo Park also offered "(l)arge lots; charming landscape view, prices within the reach of all." Property owners during the historic era (1905-1941) filled a wide spectrum of professions. Early city directories and other sources indicated that there were several contractors, an architect, an assistant superintendent of the Tucson Schools, an appliance store owner, several teachers, a wholesale merchant, a fire chief and assistant firechief, a member of the City Council, a university professor, a minister, a butcher, a pharmacist, several owners of small markets, several owners of small cafes, one service station owner, a rest home owner, numerous landlords with rental properties, a mechanic, a locomotive engineer and several realtors. There were also several residents directly related to Tucson's notable pioneers and at least one colorful character among the early inhabitants of the Menlo Park Neighborhood. Numerous residents operated businesses, such as laundries, from their homes. Often a necessity, particularly in the depression of the 1930's, many residents also took in boarders, even infectious health seekers, to supplement their incomes. Others rented out second dwelling units or multiple units as an additional source of income, since the Survey Area has always allowed multiple property use. It is also very likely that health seekers resided in some of the cottage courts in the Survey Area.

Menlo Park's institutions also made their historic contribution to the neighborhood. The Methodist Episcopal Church, first mentioned in the 1925 City Directory, had Reverend L. P. Bloodworth as pastor after 1933. It is not known what the early church building was like. Residents recall that this pastor of what was later called Menlo Park Methodist Church (Iglesia Metodista), 1232 W. Alameda (Survey #17-6-7-8), took in parishioners and all the neighborhood children and that worshipers from other faiths were welcome to attend services. At Christmas, there were taffy pulls for the children. According to The Arizona Daily Star, when Reverend Bloodworth first preached in the Menlo Park Church, he had an audience of eight. Church membership grew to 170 by 1938 and during that time the new church building and the parsonage had been constructed. Most of the work on the new buildings was done by volunteer labor. Reverend Bloodworth left the church to found a non-sectarian gospel mission downtown which served workers facing difficulties because of the Great Depression. He was succeeded by Reverend D.G. Decherd, former superintendent of the Southern Methodist Hospital.

Early residents recall attending Menlo Park Elementary School, located just north of the Survey Area, at 1100 W. Fresno Street, when it was only a two room school with probably thirty to fifty students. Before it was built in 1918, students attended Davis Elementary School approximately one mile to the northeast on St. Mary's Road. According to Alice Babby, land for the Menlo Park school was donated by H. E.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 13

Schwalen who knew that in order to have such amenities in a subdivision, a donation was often necessary. Menlo Park School served the westside community, drawing an ethnically mixed student body, though the neighborhood itself was predominantly Anglo until after World War II. Students attended Safford Junior High and Tucson High, which was Tucson's only high school at that time.

The building at 940 W. Alameda Street (Survey #14-8), which now houses the Ward I City Council Office, was the Menlo Park Fire Station. Constructed in 1929, it provided protection to Menlo Park, the nearby Arizona School for the Deaf and Blind and St. Mary's Hospital. The site for the lot was donated also by Mr. Schwalen. The fire station housed a fire engine which had been relocated from the Northside Station, and had living quarters for six men. Early residents recall tours of the fire station while they were students at the Menlo Park School.

Recreational activities in the historic era occurred mostly outdoors. Residents recall the pleasure of picnicking with their families among the cottonwoods along the Santa Cruz River where children could play in the clean water. Children also enjoyed jumping in the Tucson Rock and Sand sand pits, at the near-by quarry on Sentinel Peak. Residents fondly recall the old Clearwater Swimming Pool which was located south of Congress Street on Grande Avenue and which, according to The Arizona Daily Star (June 28, 1989) was just across from the old rock crusher at the base of Sentinel Peak. It was in use from the teens to the 1930's. Carved out of land farmed by the Austad family, the pool was oval shaped, about 70 feet long and 40 feet wide with a spring diving board and a tower. Because it lacked a filter system, it was frequently drained and refilled, and the runoff was used to irrigate the Austad family's watermelon fields. Water tanks were constructed on the south side of the pool to be warmed by the sun. The pool was surrounded by cottonwood trees, picnic areas, changing stalls, and a concession stand. There was also a dance floor where dance marathons were held. This floor eventually burned down.

The west Congress Street commercial strip in the Menlo Park Neighborhood had several markets, a butcher's shop, a pharmacy and a service station near the Congress Street/ Grande Avenue intersection. On the north corner of Congress and Grande was a market run by Isabel Hunter, who was also a minister. 1000 W. Congress Street (Survey #2-1), at present a liquor store, was a grocery store with residential quarters located behind. This was originally the site of the A Mountain grocery store. There was a pharmacy, Sloan's Drug Store, located at 945 W. Congress Street (Survey #10-15) which is now a print shop. The pharmacy had a soda fountain with tulip glasses for sundaes and a pop-up straw container. The retail commercial shop at 910 W. Congress Street (Survey #1-1) was originally the

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number E Page 14

location of Curl's Grocery and Service Station. The two story house, 25 S. Grande Avenue (Survey #1-2) once had a cafe on the ground floor.

Two industrial operations adjacent to the Survey Area in the historic era (1905-1941) provided building materials used throughout Tucson. The DeVry Brick Company, at 1001 W. St. Mary's Road, was founded on the west bank of the Santa Cruz around the turn of the century by Lewis DeVry. The company made bricks and also had a contracting business. In the early days, bricks were made by hand and delivered in horse-drawn wagons. At one time, the 90 X 33 foot kiln could hold half a million bricks when fully loaded. Contracting work was primarily residential until the mid 1930's, when the firm began more commercial and institutional jobs. A good part of the University of Arizona was built with DeVry bricks. Lewis DeVry's son, Irving, took over the business which continued in operation until the 1970's.

The stone quarry on Sentinel Peak provided structural material for many Tucson homes during the historic era. Very little information has been found about this quarry and other quarries on the mountain. The stone quarried was a volcanic vesicular basalt (called "malapai" in the archival Building Record Cards) of regional historic significance as a building material. Somewhat purplish in cast, stone from this quarry was used extensively for foundations, fences and porch pillars from the late 19th century until the quarry closed (by the 1930's). In a few select cases, this stone was also used as the structural material for entire buildings. Blasting operations in the quarry are reputed to have caused structural cracks in houses throughout the Menlo Park Neighborhood. Residents claim that there were no warning whistles before dynamite blasts. According to Alice Babby, Henry E. Schwalen was opposed to the quarry operations on Sentinel Peak. He probably participated in a city-wide movement to secure the Peak as a city park during the mid-1920's.

SUMMARY

Menlo Park is one of Tucson's historic, residential neighborhoods significant for its contribution to subdivision development in Tucson from 1905 to 1941. A westside development in a city whose growth pattern was oriented to the east before 1941, Menlo Park Neighborhood grew sluggishly until after World War II. Founded by resident speculators, most importantly Henry E. Schwalen, as an exclusive neighborhood for people of moderate incomes, Menlo Park today is a stable mixture of blue and white collar workers, known for its low turnover of property ownership. Residents are aware that they reside in a part of Tucson's oldest continually

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

**National Register of Historic Places
Continuation Sheet**

Section number E Page 15

inhabited region and that they are surrounded by significant archaeological sites, such as the Convento site due south of the Survey Area. Residents are interested in the history of the Menlo Park Neighborhood and in the preservation of its character.

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

**National Register of Historic Places
Continuation Sheet**

Section number E Page 16

ARCHITECTURAL DEVELOPMENT IN TUCSON FROM 1905-1941

Tucson's architectural history reflects several distinctive cultural traditions and can be divided into two separate phases, the Sonoran Phase and the Anglo Phase. The Sonoran Phase refers to the Spanish/Mexican (and to a limited extent, Native American) traditions which were employed from 1776 to the 1840's. The Anglo Phase refers to the Anglo/European traditions imported by Anglo settlers primarily after 1881. The Menlo Park Neighborhood Survey Area, developing mostly after 1905 reflects the Anglo Phase and contains no existing properties pertaining to the Sonoran phase.

After the Presidio was established in 1776, Spanish colonists lived in thick walled, flat roofed adobe structures with minimal openings to the outside. The buildings were roofed with bulky, rough hewn beams known as vigas. The heavy bearing walls and relatively short spans of the vigas dictated a rectangular form. Buildings of the Sonoran Phase were regional in character, employing local materials. Though possibly reflecting the influence of native mud roofing technology, Sonoran architecture depended heavily upon Spanish adobe technology and forms. Because of the absence of Anglo influences and the use of regional materials, Sonoran Phase architecture is often considered the "true desert building form" which most clearly reflects Tucson's early history.

Between the Sonoran Phase and the Anglo Phase (from the 1840's to 1881) were two transitional stages which reflected the overlaying of Anglo values and technology on the Sonoran tradition, the Transitional Phase and the Anglo Territorial Phase. The Transitional Phase occurred after settlers from the east brought American manufactured goods such as glass and employed them in adobe structures. The later Anglo Territorial Phase occurred after the basic adobe of Sonoran structure was superimposed with pitched roofs and European architectural detailing. The pitched roof relied on lightweight building technology, particularly dimensioned lumber, making a marked contrast from the heavy Sonoran vigas. The process from Sonoran to Transitional to Anglo Territorial was one which utilized current technology and imported building materials on traditional adobe structures. In the Menlo Park Neighborhood Survey Area, there is one property classified as Anglo Territorial (24 N. Grande Avenue, Survey #10-14).

The arrival of the Southern Pacific Railroad in 1881 brought about a profound change in architectural development and introduced the second major phase known as the Anglo Phase. The basic characteristics of Tucson architecture shifted from Hispanic forms utilizing regional materials to American mainstream traditions

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 17

utilizing imported materials. The railroad brought settlers from the east and California and with them much in the way of manufactured goods. Generally labeled "Victorian," this era consisted of a mix of period revivals which imitated styles from three principal architectural traditions: Ancient Classical, Renaissance Classical and Medieval. These styles were current in the east, midwest and California and for the newcomer they symbolized a way of life left behind. Buildings of this era were freed from dependence upon adobe due to the availability of fired brick and dimensioned lumber. Walls became thinner with more flexible configurations. More complex roof forms were also possible. During this era, it was believed that buildings needed to be decorated in order to be beautiful. There was a conscious desire to express a "new" Tucson separated from the Sonoran past.

After the turn of the century, several distinct styles were introduced in Tucson: the Bungalow style and the Southwestern Revivals. The Bungalow style (c.1905-1940) was developed and popularized in California. The Bungalow pertains to the late 19th and early 20th century American Movements in the United States which included such styles as the Prairie style, the Commercial and the skyscraper. Being the first residential style employed by contractor builders, the Bungalow spread across the country. It was a mass-producible version of the Western Stick style by California architects, Greene & Greene. The word "bungalow" came originally from Great Britain where it had been derived from an East Indian word meaning a house in the Bengal tradition; a gable roofed structure with a wide veranda. The Bungalow combined influences from Craftsman houses and Japanese architecture to create an elaborate hand-crafted structure. One reason the style was so popular was that it allowed for a tremendous variety of details. Pattern books, such as those by Gustave Stickley and The Wilson Bungalow Book, which was published in Chicago in 1910, promoted the style. Wilson sold his plans and specifications for \$10 and construction costs for most houses were approximately \$5,000. The "Home Beautiful" section of The Arizona Daily Star advertised Bungalow designs, some of them by noteworthy local architects such as H. O. Jaastad. Bungalows can be found in all of Tucson's historic neighborhoods. During the time that the Menlo Park Neighborhood began to develop, the Bungalow was the most common style employed and comprised approximately 49% of the historic properties.

A return to the Hispanic tradition and a desire to reflect regional consciousness occurred in the acceptance of styles with a Spanish flair. The Southwestern Revivals, popular from approximately 1900-1940, pertained to the late 19th and 20th century Revivals in the United States which included Classical Revival, Colonial Revival, Italian Renaissance, Southwestern Revival and others. The Southwestern Revivals were most popular in the southwest and in Florida where a strong Hispanic

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 18

tradition already existed. These included such styles as the Mission Revival, the Spanish Colonial Revival and the Pueblo Revival. Residential buildings of Spanish influence built in the United States during the first two decades of this century were largely adaptations of the Mission style or direct descendents of Spanish Colonial architecture or the Sonoran style. However, after the 1915 Panama-California Exposition which had publicized more elaborate Spanish Colonial prototypes found throughout Latin America, the Spanish Colonial Revival became an important style, reaching its apex during the 1920's and 1930's. It largely fell from favor during the 1940's. Also adapted to contractor designed and built housing, Spanish Colonial Revival was the second most popular style constructed in the Menlo Park Neighborhood and comprised approximately 34% of the historic properties. There are two Pueblo Revival style properties in the Survey Area: 131 & 133 N. Melrose Avenue (Survey #17-14) and 1203 W. Alameda Street (Survey #7-1).

Several other styles can be found in Menlo Park and other Tucson historic neighborhoods though not as heavily represented as the Bungalow or the Spanish Colonial Revival. The Prairie style, one of the few indigenous American styles, was popular from 1900-1920. Originating in Chicago, it was made famous by Frank Lloyd Wright, the acknowledged master of the Prairie house. The Prairie is one of the late 19th and early 20th century American Movements in the United States. Numerous local architects produced Prairie houses throughout the midwestern states and, less frequently, in other regions. Like the Bungalow, this style in its vernacular form was spread throughout the country by pattern books. The Menlo Park Neighborhood Survey Area has one example of an architect-designed Prairie style house, 203 N. Grande Avenue (Survey #20-11).

Styles such as the Minimal Traditional, from the 1930's to 1950, and combinations of other traditions, such as Bungalow with Pueblo influence, can also be found in the Menlo Park Neighborhood Survey Area. The Minimal Traditional style, a compromise which reflected traditional eclectic houses but lacked the decorative detailing, became popular following World War II. Three Minimal Traditional style houses in the Survey Area are at 1024 W. Congress Street (Survey #2-4), 59 N. Palomas Avenue (Survey #8-25), and 145 N. Melwood Avenue (Survey #14-1).

Also, less popular but evident during the historic era (from 1905-1941) were buildings without any discernible architectural style, which can be called Vernacular. Vernacular buildings were unified by their simplicity and functionalism. A very small number of these Vernacular buildings were constructed entirely of local, volcanic stone, vesicular basalt. Probably no more than six structures of comparable age employing this stone exclusively remain in the city of Tucson.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 19

They reflect a property type which can be labeled Volcanic Stone Vernacular buildings. The greatest concentration of these Vernacular examples are near the A Mountain quarry. The Menlo Park Neighborhood Survey Area contains perhaps half of Tucson's volcanic stone Vernacular buildings, all of which are significant architecturally. Two of the buildings have no discernible style: 1408 W. Congress Street (Survey #6-1A) and 101 N. Bella Vista Drive (Survey #7a-2). One is a Vernacular example with Craftsman influences: 25 N. Westmoreland Avenue (Survey #7a-1).

After the historic era, most domestic building ceased during the war years from 1941-1945. When construction resumed in 1946, there was a strong tendency to abandon styles based on historic precedent and to favor variations of the modern styles, such as the Ranch style and the contemporary Modern style. The Ranch style, with its several variations, was popular from approximately 1935-1975. It originated in California and became the dominant style throughout the country during the 1950's and 1960's. The Ranch style was loosely based on early Spanish Colonial precedents modified by Bungalow and Prairie style influences. The Modern style, popular from approximately 1940-1980, with its lack of ornamental detailing, was strongly influenced by the earlier International style popular in Europe after 1925. International style buildings, with their stark, white, stucco wall surfaces were rejections of the historic past and attempts to exploit modern materials and technology. Flat roofed varieties of the Modern style are sometimes called American International and resemble the International style in a less stark fashion. The International style can also be seen as a step away from the Spanish Colonial Revival. With similar forms and massing, it is stripped of Hispanic details and materials such as tiles. Examples of the Ranch and Modern styles can be found throughout Tucson. In the Menlo Park Neighborhood Survey Area the Ranch style comprises approximately 31% and the Modern style, 38% of the non historic properties.

SUMMARY

The Menlo Park Neighborhood Multiple Property Area consists of 410 properties, of which 158 (38.5%) are historic resources and 252 (61.5%) are non historic properties or infill. The relatively low density of historic properties reflects the sluggish growth of Menlo Park during the historic period. Nonetheless, these westside, historic properties make a significant contribution to architectural development in Tucson from 1905 to 1941. Bungalows and Spanish Colonial Revival residences dominate the historic architectural character of the Menlo Park Neighborhood Multiple Property Area. Other historic styles include single examples

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

**National Register of Historic Places
Continuation Sheet**

Section number E Page 20

of Anglo Territorial, Prairie, Craftsman Cottage and Colonial Revival. A very few examples of Minimal Traditional and early Ranch style houses also pertain to the historic period. There are also several examples of historic Vernacular style residences. The most common non historic properties within the Multiple Property Area are Ranch style houses and Modern. There are also examples of Southwest Vernacular, Minimal Traditional, Transitional Ranch, Sonoran Revival and Modern Spanish Eclectic which were constructed after 1941. As the Menlo Park Neighborhood matures, many of today's non historic properties, such as the numerous Ranch style and Modern residences, will become historic.

F. Associated Property Types

I. Name Of Property Type: Volcanic Stone Vernacular Buildings in the Menlo Park Neighborhood Survey Area

II. Description

Vesicular basalt, an igneous lava stone quarried locally, was employed in the construction of many Tucson buildings for foundations, fences and porch pillars. Relatively few buildings, however, were constructed entirely of such stone. Of the six or so surviving Tucson structures of comparable age using this regionally significant material, three are located in the Menlo Park Neighborhood Survey Area in close proximity to the A Mountain quarry. Significant architecturally, they include the Lochner/Mariscal house, 1408 W. Congress Street (Survey#6-1A), the Boudreaux/Robison house, 101 N. Bella Vista Drive (Survey #7a-2) and Las Piedras Rest Home/The Copper Bell Bed & Breakfast, 25 N. Westmoreland Avenue (Survey #7a-1). At this time, the Lochner/Mariscal house is not being considered for nomination. They are among the earliest resources built in the area, probably begun in the first decade of this century. The resources are Vernacular, or buildings with no discernible architectural style and are functional or technical responses to the material of construction and the owners' needs. Las Piedras Rest Home/The Copper Bell Bed & Breakfast is Vernacular with Craftsman influences.

The Boudreaux/Robison house is a two level residence and Las Piedras Rest Home/The Copper Bell Bed & Breakfast is a two story lodging establishment. With massive walls, 18" or so thick, they are constructed of uncoursed, rubble masonry consisting of unsquared pieces of stone without continuous horizontal joint lines. Stones are laid in the traditional pattern with the grain running horizontally due to the greater strength and weather resistance of the material in this orientation. True stone masonry arches have been employed in these resources. Windows are wood, double hung or fixed sash.

III. Significance

The two nominated Volcanic Stone Vernacular buildings in the Menlo Park Survey Area are locally significant under National Register Criterion C as excellent examples of a rare property type sharing a common method of construction, using a regionally significant structural material, vesicular basalt. Leon Boudreaux was a locally prominent contractor who built 101 N. Bella Vista Avenue as his residence and 25 N. Westmoreland Avenue as a rest home. He hired locally prominent architect, Henry O. Jaastad, to design the Westmoreland Avenue building. The volcanic stone buildings are associated with architectural development in Tucson from 1905-1941 and are unique because they are neither stylistically nor structurally typical of the majority of buildings constructed during this era.

IV. Registration Requirements

The Menlo Park Volcanic Stone Vernacular properties qualify for National Register listing based on their integrity of location, design, workmanship, materials and association.

☒ See continuation sheet

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

**National Register of Historic Places
Continuation Sheet**

Section number F Page 2

Association: The properties have been part of the present Menlo Park Survey Area in its historic period between 1905 and 1941 and are associated with the historical and architectural development of the Menlo Park Neighborhood.

Location, Design, Workmanship and Materials: The properties retain the essential features that identify them as examples of Volcanic Stone Vernacular buildings, in their original locations. They remain sufficiently unaltered so that their massing, materials and workmanship reflect the original architectural qualities for which the properties are considered significant.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 3

I. Name of Property Type: Residences Associated with Individuals Important to the Development of the Menlo Park Neighborhood Survey Area

II. Description

Menlo Park Neighborhood was developed primarily by individuals who owned land and resided in the area. Those responsible for the subdivision of the land, construction of architecturally significant houses as well as some of the realtors who worked in the area tended to live in Menlo Park. Henry E. Schwalen, considered to be the founder of Menlo Park, resided at 217 N. Melwood Avenue (Survey #21-13). Some of his children, including Harold C. Schwalen, who designed the water and drainage system for Menlo Park, also remained in the neighborhood as adults. Farrand O. Benedict, an original associate and later business rival of Henry E. Schwalen resided on W. Alameda Street. A locally prominent architect, William Bray, designed and built the architecturally significant, elaborate Prairie style residence at 203 N. Grande Ave (Survey #20-11). Leon J. Boudreaux was responsible for the two properties, significant because of their volcanic stone technology, at 25 N. Westmoreland Avenue (Survey #7a-1) and 101 N. Bella Vista Drive (Survey #7a-2). James R. Dodson, owner of a tract of land which included Sentinel Peak and its mineral and timber rights, built 1004 W. Alameda Street (Survey #15-10,) a significant example of Spanish Colonial Revival style in the neighborhood. A locally prominent contractor, Charles Blixt, built the elaborate, formal Spanish Colonial Revival style residence at 830 W. Alameda Street (Survey #13-12-13).

Most of the above mentioned residences, associated with individuals important to the development of Menlo Park, are of architectural significance in the context of architectural development in Tucson from 1905-1941. Several are not, however, and the Schwalen/Gomez house at 217 N. Melwood Avenue is being nominated for its historic association. Other worthy examples may be nominated in the future.

III. Significance

The property at 217 N. Melwood Avenue, the Schwalen/Gomez house (Survey #21-13), known as the "Home Place" of Henry E. Schwalen and his family, is significant for its association with the founder of Menlo Park, and hence with subdivision development in Tucson from 1905-1941.

IV. Registration Requirements

This Menlo Park residence, significant for its association with an individual important to the development of the subdivision, qualifies for National Register listing based on its integrity of location, design and association.

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

**National Register of Historic Places
Continuation Sheet**

Section number F Page 4

The Schwalen/Gomez house, 217 N. Melwood Avenue, retains the essential features that identify it as the home of Henry E. Schwalen, the founder of Menlo Park, in its original location. It remains sufficiently unaltered in its massing and materials so that it looks much as it did in a family photograph of 1911 showing the newly remodelled residence.

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

**National Register of Historic Places
Continuation Sheet**

Section number F Page 5

I. Name of Property Type: Late 19th and 20th Century Revivals in the Menlo Park Neighborhood Survey Area

II. Description

After the turn of the century in Tucson, period revival architecture based on Hispanic precedents, namely the Mission Revival, Spanish Colonial Revival and Pueblo Revival was widely built throughout the city. Nearly all residences and other buildings relating to the Southwestern Revival movement in the Menlo Park Neighborhood Survey Area were of the Spanish Colonial Revival style. The Survey Area has approximately fifty Spanish Colonial Revival structures which were constructed from approximately 1920 to after 1941. There are two Pueblo Revival style houses in the Survey Area.

The typical Spanish Colonial Revival residence is characterized by a low pitched roof, usually with little or no eave overhang and a red tile roof surface. There are many variations using gable or hipped roofs as well as flat roofs with parapeted walls. Sometimes Spanish tiled shed or pent roofs project over porches or windows. Two types of roof tile are generally used, the Mission tile which is shaped like half-cylinders and the Spanish tile, which is "S" curved in shape. Frequently arches are employed above the entry door or main window or along the front porch. Wall surfaces are usually of stucco and normally there is an asymmetrical main facade. The style uses decorative details borrowed from the entire history of Spanish architecture, with Moorish, Byzantine, Gothic and Renaissance inspiration. Thus, this expression is also referred to as Spanish Eclectic.

Modest examples of Spanish Colonial Revival, such as those found in the Menlo Park Neighborhood, are one story brick wall residences with simple, compact floor plans. The houses have one, two and three bedrooms, one bathroom and small, well equipped kitchens. Wood frame floors are built above crawl spaces. Floors tend to be of hardwood (oak or maple) in the living area of the house and pine or fir in the bedrooms, kitchen and bath.

At present two elaborate examples of Spanish Colonial Revival in the Menlo Park Neighborhood Survey Area are being nominated, leaving open the possibility that other worthy examples may be nominated in the future. These two residences are located at 830 W. Alameda Street, the Blixt/Avitia house (Survey #13-12-13) and 1004 N. Grande Avenue, the Dodson/Esquivel house (Survey #15-10). They are stuccoed, parapet walled examples of the style without the characteristic low pitched, Spanish tile roof. While the Dodson/Esquivel house has the characteristic asymmetrical main facade, the more formal Blixt/Avitia house has a perfectly symmetrical facade. Both properties have touches of Spanish tile in pents over windows and doors as well as caps for the parapet walls. The "tiles" on the Dodson/Esquivel house are constructed of pressed metal resembling Spanish tile. The properties are larger than other Spanish

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

**National Register of Historic Places
Continuation Sheet**

Section number F Page 6

Colonial Revival style residences in the Menlo Park Survey Area and exhibit more complex massing. Moorish derived plaster ornamentation frames the living room window of the Dodson/Esquivel house. While the Blixt/Avitia house is essentially unornamented, it has an elaborate massive arched porte-cochere at its entry. Both properties have notable fireplaces, wood sash windows, wood floors and built-in features.

III. Significance

These two late 19th and 20th century Revival style houses in the Menlo Park Survey Area are locally significant under National Register Criterion C as excellent examples of the Spanish Colonial Revival style. The Spanish Colonial Revival style played an important role in the architectural development of Tucson from 1905-1941 where a strong Hispanic tradition had existed for several centuries. The two houses clearly convey the dominant design characteristics of the Spanish Colonial Revival style and, owing to relatively few exterior or interior alterations, convey a high level of architectural integrity.

IV. Registration Requirements

The two late 19th and 20th century Revival style houses qualify for National Register listing based on their integrity of location, design, workmanship and association.

Association: The two properties have been part of the Menlo Park Survey Area in its historic period (1905 - 1941) and are associated with the historical and architectural development of the Menlo Park Neighborhood.

Location, Design, Workmanship and Materials: The Blixt/Avitia house and the Dodson/Esquivel house retain the essential features that identify them as excellent examples of the Spanish Colonial Revival style, in their original locations. They remain sufficiently unaltered so that their massing, materials and workmanship reflect the original architectural qualities for which the properties are considered significant.

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

**National Register of Historic Places
Continuation Sheet**

Section number F Page 7

I. Name of Property Type: Residences of the Late 19th and Early 20th Century American Movements in the Menlo Park Neighborhood Survey Area

II. Description

During the late 19th and early 20th centuries in the United States, several stylistic movements in architecture developed which no longer imitated foreign precedents. These included such expressions as the Bungalow style, the Prairie style, the Commercial style and the Skyscraper. In Tucson, a proliferation of houses of the Bungalow style were built throughout the city. The Bungalow style was developed and popularized in California, spreading throughout the country as the first mass producible style to be employed by contractor builders. The typical Bungalow is a one story residence with a low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhangs and exposed rafters. A lower gable roof usually covers a deep front porch which may be either full or partial width. Decorative braces are often added under the gables. Porch roofs are usually supported by tapered, square columns which often extend to the ground level.

The Prairie style, originating in Chicago and made famous by Frank Lloyd Wright, was another of the few indigenous American styles that spread in its vernacular form across the country from 1900-1920. The Prairie style is rare in Tucson. The typical Prairie style house is two storeys with one story wings or porches and is covered with a low pitched, hipped roof. Eaves, cornice and facade details emphasize horizontality. Horizontal decorative emphasis is achieved by contrasting the cornices, including window boxes or pedestal urns for flowers, geometric patterns of small pane window glazing in windows placed side by side and by the use of decorative friezes of bands of carved geometric or stylized ornamentation.

In the Menlo Park Neighborhood, there is one example of a modified Prairie house and it is architecturally significant. Built in 1917 at 203 N. Grande Avenue (Survey #20-11), the Bray/Valenzuela house is the most impressive of all the buildings in the Survey Area. Unlike the typical midwestern Prairie house, the Bray/Valenzuela house is one story and has parapeted walls, lacking the characteristic low pitched, hip roof. Designed by locally prominent architect and owner, William Bray, the house displays characteristics of the "Sullivan-esque" Chicago School and of early Frank Lloyd Wright with respect to its ornamentation, overhangs and terrace urns. The typical horizontality of the Prairie house is emphasized by the use of a frieze, projecting "visor roof" and window treatment.

At this time one example of the late 19th and early 20th century American Movements in the Menlo Park Neighborhood Survey Area is being nominated, namely the Prairie style Bray/Valenzuela house. In the future, other worthy examples may be nominated.

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

**National Register of Historic Places
Continuation Sheet**

Section number F Page 8

III. Significance

The Bray/Valenzuela house at 203 N. Grande Avenue is considered significant under National Register Criterion C as an excellent, regionally modified example of the Prairie architectural style. The Bray/Valenzuela house is the only example of this style in the Menlo Park Neighborhood Survey Area, and a rare example regionally. With minor facade alterations, and a sensitive new addition to the rear, the house reflects a high degree of architectural integrity. Considered one of the finest residences of its day in Tucson, the Bray/Valenzuela house has made a significant contribution to the architectural development in Tucson from 1905-1941. Although architect William Bray has been referred to as locally prominent, little information has been discovered about the man or his practice. Therefore, the Bray/Valenzuela house is not considered significant under National Register Criterion B.

IV. Registration Requirements

The Bray/Valenzuela house qualifies for National Register listing based on its integrity of location, design, materials, workmanship and association.

Association: The Bray/Valenzuela house was part of the Menlo Park Survey Area during its historic period (1905-1941) and was associated with the historic and architectural development of the Menlo Park Neighborhood.

Location, Design, Workmanship and Materials: The Bray/Valenzuela house retains the essential features that identify it as a regional example of the Prairie style, in its original location. It remains sufficiently unaltered so that its massing, materials and workmanship reflect the original artistry of architecture for which the property is considered significant.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

METHODOLOGY

To conduct the Menlo Park Neighborhood Historic Architectural Survey and to prepare the accompanying National Register nomination, Johns & Strittmatter Inc. provided a team consisting of an architectural historian, an architect, an architect-in-training and a computer programmer to work closely with the Menlo Park Neighborhood Association through the volunteer coordinator. A close working arrangement was also established with a historian from Pima College who, owing to an applied history project conducted the previous Spring, was very familiar with the Neighborhood and survey process and whose students had already photographically recorded and gathered data on properties in several blocks of the Survey Area.

The scope of the project was twofold: (1) the survey of all properties in the designated Multiple Property Area and (2) the nomination of individual properties to the National Register of Historic Places. The final product consisted of state level inventory forms for individual properties plus documentary photographs, a report, a base map and the National Register nomination.

☒ See continuation sheet

H. Major Bibliographical References

The Arizona Daily Star, 1910-Present.

Bennett, Ringrose, Wolsfeld, Jarvis Gardner Inc. "West University Historic District Plan." Prepared for the West University Neighborhood Association, Tucson, 1981.

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

General Land Use Plan Tucson & Environs. City-County Planning Department, Tucson, 1960.

Cooper, James F. The First Hundred Years, The History of Tucson School District 1, Tucson, Arizona 1867-1967.

☒ See continuation sheet

Primary location of additional documentation:

- ☐ State historic preservation office
☐ Other State agency
☐ Federal agency

- ☐ Local government
☐ University
☒ Other

Specify repository: Arizona State Historical Society Library

I. Form Prepared By

name/title	<u>Janet H. Strittmatter, Project Coordinator</u>	date	<u>February 9, 1992</u>
organization	<u>Johns & Strittmatter Inc.</u>	telephone	<u>(602) 325-2591</u>
street & number	<u>2960 N. Swan, Suite 217</u>	state	<u>AZ</u>
city or town	<u>Tucson</u>	zip code	<u>85712</u>

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

**National Register of Historic Places
Continuation Sheet**

Section number G Page 2

The project was conducted through four phases as follows:

- (1) Research and Field Survey
- (2) Preparation of State Inventory Forms
- (3) National Register Nomination
- (4) Report

In Phase 1 the team met with the Menlo Park Neighborhood Association volunteers to define the scope of the project and initiate the process, having already undertaken a reconnaissance survey of the designated Survey Area. At this point an effort was made to inform the entire Neighborhood of the project by newsletter. The project coordinator in conjunction with the volunteer coordinator conducted several training sessions at the District Office for the volunteers providing them with instructional sheets and slide presentations to assist them in filling out the survey forms, visually surveying the properties and conducting oral history interviews. The historian from Pima College also assisted with the training process. Training sessions also took place at the Assessor's Office, the Arizona State Historical Society Library and in the field. Volunteers gathering data from the Pima County Assessor's Office were fortunate to have a nearly complete set of archival Building Record Cards for all properties in the Survey Area up to the 1960's. Thus they were able to obtain reliable information regarding structural systems, window types, roofing, dimensions, changes to properties, etc. Volunteers researched some of these properties at the Arizona State Historical Society Library to establish a chain of occupancy from early city directories. Biographical information about these early residents was obtained from the Library's Hayden Biographical Files. Other historic information about real estate speculation, institutions, recreational facilities etc. was gathered by scanning The Arizona Daily Star and The Tucson Daily Citizen on microfilm from 1910 to the 1920's. The team also investigated the archaeological potential of the Survey Area by consulting with the Pima County archaeologist. The team and volunteers also relied on research from numerous historical periodicals and books. An "Historic Survey Party" was held at one of the significant homes in the Survey Area to which the entire community, with some interest in the Menlo Park Neighborhood, was invited. The bibliographical and other information gathered at this party was used later in oral history interviews, etc. All volunteer work involving historical research and visual surveying was checked for accuracy by the team. Background data gathered from the Assessor's Office was spot-checked for accuracy.

Oral history interviews were conducted at this time and some very valuable insights and information were collected from early residents of the Menlo Park Neighborhood by tape recording. "Donation of Gift" releases granting to the Menlo Park Neighborhood Association the tapes and transcriptions for historical research purposes were obtained from the interviewees.

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

**National Register of Historic Places
Continuation Sheet**

Section number G Page 3

The architectural historian, the architect and the architect-in-training visited and photographed all the properties to be included in the National Register nomination. Owners were interviewed by tape recorder regarding any information they wished to share about these properties. The team and the volunteers researched these properties in greater depth at the Recorder's Office and Ticor Title Insurance, and where possible, copies of the original deeds, etc. were obtained. Building Record Cards were also xeroxed for these properties and information regarding the chain of occupancy, architects (where applicable), builders etc. was obtained from the Arizona State Historical Society Library.

Once all draft survey forms were filled out and the photographs complete and attached to the individual forms, the architectural historian interpreted entries on the forms with respect to architectural style and other information. The computer programmer created a data base and survey form program on MicroSoftWorks to be used with the Macintosh computer.

The team with the assistance of the historian from Pima College then undertook to analyze and interpret the data, write the report, prepare the base map and all maps to be included in the report and prepare the Nomination.

The historic contexts, "Subdivision Development in Tucson from 1905-1941" and "Architectural Development in Tucson from 1905-1941" were determined by the team based upon the initial reconnaissance surveys after the Survey Area boundaries were defined. Once identified, research activities were oriented towards the development of these two themes. The initial date was determined after researching the history of subdivision development in Menlo Park and completing the draft, individual, state level inventory forms.

The typology of significant property types was based upon an initial visual analysis of architecturally interesting examples and more thorough research thereof. Through historic research and visual analysis, information concerning the use of locally significant materials, such as vesicular basalt, helped generate a building type. It was through historic research that information was gathered for properties deemed significant for historic association.

The requirements of integrity for the listing of related properties were derived from historic research, interviews with owners and visual analysis. Old photographs and historic information verified alterations made during the historic era.

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

**National Register of Historic Places
Continuation Sheet**

Section number H Page 2

Cosulich, Bernice. Tucson. Tucson: Arizona Silhouettes, 1953.

Dobyns, Henry F. Spanish Colonial Tucson. Tucson: University of Arizona Press, 1976.

College of Architecture, Robert C. Giebner ed. Tucson Preservation Primer.

Greenleaf, Cameron & Andrew Wallace, "Tucson: Pueblo, Presidio and American city," Arizoniana: The Journal of Arizona History, Vol. 3 No. 2, Summer 1962, pp. 18-27.

Hall, Dick, "Ointment of Love. Oliver E. Comstock and Tucson's Tent City," The Journal of Arizona History, Vol.19 No. 2, Summer 1978, pp. 111-117.

Janus Associates Incorporated. "The Willo-Alvarado Multiple Property Area, Historic Resources Survey." Prepared for the City of Phoenix Planning Department, Phoenix, 1989.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1989.

Officer, James. Hispanic Arizona 1536-1856. Tucson: University of Arizona Press, 1987

Don W. Ryden, AIA/Architects, Inc. "F. Q. Story Historic District Survey Report." Prepared for the Story Preservation Association, Phoenix, 1987.

Sheridan, Thomas E. Los Tucsonenses. Tucson: University of Arizona Press, 1986.

Smith, Fay J., Kessell, John L., Fox, Francis J. Father Kino in Arizona, "The Relacion Diaria of Father Kino." Phoenix: Arizona Historical Foundation, 1966

Sonnichsen, C. L. Tucson The Life and Times of an American City. Norman, Oklahoma: The University of Oklahoma Press, 1982.

The Tucson Citizen (formerly the Arizona Citizen), 1910-Present.

Tucson City Directories, 1920's.

Williams, Jack. "In the Shadow of Sentinel Peak." An Archaeological and Historical Survey for the Tucson/Pima County Historical Commission. Fall, 1989.

Williams, Judith, ed. Plaza of the Pioneers. Tucson: Tucson Museum of Art, 1932.

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

**National Register of Historic Places
Continuation Sheet**

Section number H Page 3

ORAL HISTORY SURVEYS

Dona Beatriz Warner, Menlo Park resident since the historic era, Summer 1991

Alice Babby, one of the original Menlo Park residents, Summer 1991

Alice Gallardo, Menlo Park resident since the 1930's, Summer 1991

Gladys Westgate Greer, Menlo Park resident during the historic era, Summer 1991