

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Rincon Heights Historic District
other names/site number Buell's Addition, Drake's Addition, Rincon Heights Addition, Bingham Addition & Altadina Heights Addition

2. Location

street & number Area generally bounded by Sixth Street to the north, Campbell Avenue to the east, Broadway Boulevard to the south, and Fremont Avenue to the west. ☐ not for publication
city or town Tucson ☐ vicinity
state Arizona code AZ county Pima code 019 zip code 85719

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___meets___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide XX local

Signature of certifying official

Date

Title

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper_____
Date of Action**5. Classification****Ownership of Property**

(Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property(Check only **one** box)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
298	138	buildings
		district
	1	site
		structure
		object
298	139	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC / single dwelling

DOMESTIC / multiple dwelling

EDUCATION / school

COMMERCE / business

RELIGION / religious facility

Current Functions

(Enter categories from instructions)

DOMESTIC / single dwelling

DOMESTIC / multiple dwelling

EDUCATION / school

COMMERCE / business

RELIGION / religious facility

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & 20th Century Revival: Pueblo, Spanish, Tudor.

Late 19th & 20th Century American Movements: Bungalow/Craftsman.

Modern Movement: Ranch Style

Materials

(Enter categories from instructions)

foundation: Concrete

walls: Adobe, Brick, Wood Siding, Stucco,

Concrete Block

roof: Prepared Roll, Polymer Coating, Metal

Wood Shingles, Asphalt Shingles

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

SUMMARY OF DESCRIPTION

The Rincon Heights Historic District is located in central Tucson approximately one-half mile east of downtown and immediately south of the University of Arizona. It is primarily a residential neighborhood characterized by a grid-iron pattern of wide streetscapes encompassing five historic subdivisions: Buell's Addition (1881), Drake's Addition (1882), Rincon Heights Addition (1887), Altadina Heights Addition (1902), and the Bingham Addition (1905). The overarching name of Rincon Heights was adopted reflecting the name of the neighborhood association that was established in 1987. While the neighborhood is generally bounded on the north by Sixth Street, the east by Campbell Avenue, the south by Broadway Boulevard, and the west by Fremont Avenue, the delineation of the Rincon Heights Historic District's northern boundary is a jagged edge defined by the University of Arizona's comprehensive campus boundary and articulated in a 1996 Memorandum of Understanding (MOU) between the university and the neighborhood. Within the Rincon Heights Historic District there are 490 properties, of which 280 (57%) are considered contributing properties and 210 (43%) are considered non-contributing properties. The unique character of the neighborhood is derived from the combined uniformity of its streetscape and varied single- and multi-family residential building types and styles reflecting three distinct periods of development and relationship with the University of Arizona.

NARRATIVE OF DESCRIPTION

Location

The Rincon Heights Historic District is located 65 miles north of the Mexican border in central Tucson, in the broad Santa Cruz River Valley of southern Arizona, approximately one-half mile east of downtown and immediately south of the University of Arizona campus.

The approximate boundaries of the neighborhood are Sixth Street on the north, Campbell Avenue on the east, Broadway Boulevard on the south, and Fremont Avenue on the west. The Rincon Heights Historic District's precise northern boundary is a jagged edge defined by the University of Arizona's comprehensive campus boundary, which was articulated in a 1996 MOU between the university and the neighborhood.

Rincon Heights is surrounded by two National Register historic districts, Pie Allen to the west and Sam Hughes to the east, and is bound by the University of Arizona to the north and the Miles neighborhood to the south. Rincon Heights encompasses five historic subdivisions: Buell's Addition (1881), Drake's Addition (1882), Rincon Heights Addition (1887), Altadina Heights Addition (1902), and the Bingham Addition (1905). The original northern boundaries of Buell's Addition, Drakes Addition, and Rincon Heights Addition each extended north of Sixth Street and abutted the University of Arizona campus whose southern boundary expanded from its original location at 4th Street to eventually cross over and dominate the Sixth Street streetscape. The overarching name of Rincon Heights was adopted reflecting the name of the neighborhood association that was established in 1987.

Prior to development, the land encompassing the Rincon Heights was open, gently sloping desert, with native flora including mesquite trees, palo verde trees, creosote, multiple species of cacti, and native wildflowers that are still visible in the neighborhood today. A distinctive feature of the neighborhood is High School Wash, accessible through the rear yards of properties between Eighth and Ninth Streets. This riparian corridor runs from east to west and flows with intermittent rainfall.

Neighborhood Layout/ streetscape/definition of land use

Rincon Heights is primarily a residential neighborhood characterized by a rectangular gridiron pattern of wide streetscapes defined by curbs, discontinuous sidewalks, and front yards with generally uniform setbacks.

From north to south, the principal east-west streets are Sixth Street, Seventh Street, Eighth Street, Ninth Street, Tenth Street, and Broadway (formerly Eleventh Street). In addition, two named alleys, Caddie, between Eighth and Ninth Streets, and Florita, between Ninth and Tenth Streets, run intermittently between Fremont and Mountain Avenues.

From west to east, the north-south streets, are Fremont Avenue, Santa Rita Avenue, Mountain Avenue, Highland Avenue, Vine Avenue, Cherry Avenue, Warren Avenue, Martin Avenue, and Campbell Avenue. These streets carry mostly local traffic; major arterial streets enclose the neighborhood to the north, east and south. Highland Avenue, which bisects the neighborhood from north to south, feeds Broadway traffic into the University campus at Sixth Street through the Highland Commons gateway.

Originally, the north-south streets names were associated with a horticultural theme including Maple (now Martin), Pine (now Warren), Cherry, and Vine. Other original streets names convey the Rincon Heights historic district as attempting to establish itself as a suburban node including Main Street (now Highland), Center Street (now Mountain) and East Avenue (now Santa Rita).

The orthogonal city grid, characteristic of the subdivision platting of the five historic subdivisions from 1881-1905, created a uniform setting for the three distinct periods of development and representative architectural expression: post-railroad (1881-1918); inter-war (1918-1942); and post World War II (1945-1970).

Most property parcels are oriented north or south in the gridiron pattern, although a few parcels face east or west. A series of east-west oriented alleys with subtle variations distinguish the historic subdivisions from each other, representing the chronological evolution of subdivision design.

Buell's Addition (1881), located at the far west of the neighborhood and bounded by Mountain Avenue on the east is characterized by two types of block layouts. Blocks with two mid-block alleys similar to the contemporaneous Armory Park and Pie Allen historic districts are associated with railroad housing. More than simply utilitarian alleys, these minor streets were platted with smaller (50' x 50'), north-south-oriented lots and typically sited smaller houses than the (50' x 100') lots on principal streets. One variation demonstrates mid-block lots of medium depth (50' x 100'), oriented east-west to face a principal street. A second block type includes a mid-block alley with correspondingly deeper lots (50' x 150'). In some cases, such lots have been subsequently split to provide an alley-facing property and house.

Drakes Addition (1882), bounded by Cherry Avenue on the east, is located directly east of Buell's Addition . It has a third type of block layout characterized by an absence of alleys, with most lots having medium depth (50' x 100'). These lots are typically oriented north-south, with thinner (40' wide) east-west-oriented mid-block lots for single-family housing units, and wider (80' wide) lots for multi-family housing units.

Bounded by Cherry Avenue on the west and Campbell Road on the east, Rincon Heights (1887), Bingham Addition (1905), and Altadina Heights (1902) are each smaller than the other subdivisions of the Rincon Heights Historic District, but together they are equivalent in size to each of Buell's Addition and Drakes Addition. Historically, Rincon Heights extend north of Sixth Street to Third Street and abutted the eastern boundary of the university. All three of these subdivisions are defined by the two-alley block layout with east-west-oriented mid-block parcels, none of which face the alleys. In Rincon Heights, the mid-block parcels have an additional north-south alley splitting the block even more. Lot sizes vary slightly, but are of medium width and depth, with thinner and deeper mid-block variations as seen in the earlier subdivisions. Interestingly, the east-west street alignment is slightly shifted southward in these three subdivisions, one of the only perceptible indications of moving from one subdivision to another in the Rincon Heights historic district.

Although exceptions to these block types can be found throughout the Rincon Heights historic district, this analysis reinforces how the larger historic district exemplifies the evolution of subdivision planning within a small geographic area during a critical period of community development. One exception is that along the entire face of the major arterial streets on the north (Sixth Street) and south (Broadway), one mid-block alley block-type is used. Very few lots face Campbell

Avenue, a consequence of the widening of Campbell Avenue from two to four lanes that began in 1975. Today, after subsequent expansions to six lanes plus a vegetated median, a number of those lots have been considerably transformed. The High School Wash neatly cuts east-west across the subdivisions usually at the mid-block point, with the result that this natural feature is less of a defining planning feature that requires deviations from typical layouts.

As seen in the 1900 to 1950 Sanborn maps, lot size and building placement evolved to reflect the emerging influence of the automobile on subdivision layout and residential architecture, chronologically:

- single building set to the front of a narrow, deep lot with no accommodation of the automobile;
- single building set to the front of a narrow, deep lot with an outbuilding facing the alley;
- single building set to the front of a wider, deep lot with a driveway to the side of the house accessing the outbuilding in the rear of the property (often with doors facing both the street and alley);
- single building set to the front of a wide, shorter lot with a driveway to the side of the house accessing a street-facing garage building moved to the middle of the lot (and sometimes connected by a wall to the house);
- single building with an integrated carport facing the street reflecting the ranch housing typology where the car is fully incorporated in the street facade.

Residential Properties

The vast majority of Rincon Heights' properties (411 or 84%) are low-density residential types positioned at the front and center of narrow rectangular lots with the principal façade facing the narrow street frontage. Rincon Heights Historic District front yards have a uniform front setback with plantings, many with low retaining walls to mark the change of elevation from the street to the plane of the house footprint. Housing types evolved over distinct time periods (see Section 8) with single-family representing the majority. Other residential types, including single-family with boarding room, duplex dwelling units, and multi-family structures, reflect the need for rental dwellings as the student population at the University of Arizona increased. Single-story multi-family units, often arranged around a courtyard, contribute to and remain compatible with the historic character of the district. Many original detached garages and outbuildings located at the back of lots survive in the district; some have been converted to additional housing units, often for students. While multi-family residential units prior to World War II were small, boxy, detached "casitas" around a linear courtyard, those after World War II are more often attached rectangular buildings facing one another across a center courtyard, thus presenting side elevations rather than front facades to the street. Beginning in 1970 (directly after the assigned period of significance), multi-story apartment blocks began to appear as a separate residential building type. While the apartment towers are a continuation in the historic evolution of housing types and reflect the continued influence of the University of Arizona occupancy patterns in Rincon Heights, their height and land use density pattern drastically alters the historically low-density character of the neighborhood.

Other Properties Types

Although the majority of buildings in the Rincon Heights Historic District are single- and multi-family residential properties, a number of non-residential buildings in the neighborhood support the local residents, including educational, religious, and commercial buildings. Within the historic boundaries of Rincon Heights, commercial building types were concentrated along the south side of Sixth Street. These, with the reciprocal developments on the north side of Sixth Street, functioned as the retail center for the primarily residential neighborhoods on both sides of Sixth Street. In addition, the Church of Latter Day Saints (demolished ca. 1990) and Anshei Israel Synagogue (demolished 2009) had been located on the north side of Sixth Street, contributing to a distinct suburban node that served a diverse community of residents on both sides of Sixth Street. Today, many historic residential properties on Broadway have been converted to commercial uses, often with compromises to their architectural integrity, or outright building demolition.

One archaeological site, AZ BB:13:733(ASM) has been recorded in the neighborhood, a 0.7 mile stretch of Highland Avenue north of Broadway including curbs, sidewalks, and one culvert located at High School Wash. The site was constructed as a Works Progress Administration (WPA) project in 1937-38, but is not included as a contributing site due to the lack of significant thematic context and the integrity of the remaining features (Fahrni 2004).

Throughout Rincon Heights, other WPA sidewalks, curbs and culverts are contributing features of the District.

District Boundary

The perceptual boundary of the Rincon Heights neighborhood reflects its historic composite boundary: Sixth Street on the north, Campbell on the east, Park on the west, and Broadway on the south (see Figure 1, Additional Information). Over the course of the last 25 years, the University of Arizona development on the north and west has encroached this perceptual boundary. In addition, the gerrymandered eastern boundary the Pie Allen Historic District has also encroached the perceptual neighborhood boundary of Park Avenue on the west. The proposed Rincon Heights Historic District boundary (see Figure 2, Additional Information), reflects the 1985 Memorandum Of Understanding (MOU)

between the University of Arizona and the Rincon Heights Neighborhood Association, defining the campus' southern boundary as part of its comprehensive campus plan. Between Sixth Street and this boundary are a number of potentially eligible properties not included in this nomination. The University is actively purchasing these properties either for immediate demolition for new construction, or for temporary occupation until new construction projects demand their eradication. In addition, the western boundary of the Rincon Heights Historic District at Fremont Avenue reflects an optimal delineation between the perceptual neighborhood boundary and the designated boundary of the Pie Allen Historic District. Eventually, the properties currently within the Pie Allen Historic District between Park and Fremont Avenues should be reassigned to the Rincon Heights Historic District to maintain consistency between the perceived and codified boundaries of the two districts.

Methodology

The City of Tucson Historic Preservation Office provided a grant to the Preservation Studies program of the University of Arizona's College of Architecture and Landscape Architecture to assist in the preparation of the National Register nomination for Rincon Heights. The Preservation Studies program used its service-learning (ARC 597j) course during 2007 and 2008 to conduct fieldwork and to write up the nomination, with the assistance and participation of members of the Rincon Heights Neighborhood Association.

During the information-gathering phase of the project, the class met with officials from the City of Tucson and the University of Arizona Campus & Facilities Planning to review the evolution of the current MOU that defined both the neighborhood boundary and the often contentious relationship between the neighborhood and the University. The team also attended neighborhood association meetings, and, with the assistance of neighborhood volunteers, was able to solicit valuable information on the history of, and significant persons associated with, the neighborhood. Although several persons of local significance lived in the Rincon Heights neighborhood, this nomination is focused on Criteria A and C as the strongest rationales for National Register designation.

The class received assessor's information on all the properties and a base GIS map from the Pima County Assessors Office. Many properties indicated "0" as their address, representing lots that had never been developed, property owned by the City of Tucson that follows the alignment of the High School Wash, and property addresses that are currently vacant, representing lots that may have had improvements historically or may have been reutilized for other functions. There is no consistency to this assessment of currently vacant properties. All properties listed in the Pima County Assessors records with addresses, including vacant ones, were inventoried.

The student team created an Excel database for each of the data fields in the Arizona SHPO inventory form into which all the field, archival, and assessment data was entered. One member of the student team who was simultaneously taking a GIS data mapping class, created an additional map layer of shape files for each of the properties' structures over the Pima County GIS property layer map as part of his class project. This layer was linked to the inventory data to create an invaluable analytical tool to determine patterns of significance whose maps are included in this nomination.

Table of Properties (ordered by street address)

Inventory	Address	C NC	Reason not Eligible
001	BU004 1101 E. 10th St.	C	
002	BU005 1108 E. 10th St.	C	
003	BU006 1109 E. 10th St.	NC	modifications
004	BU007 1115 E. 10th St.	C	
005	BU008 1123 E. 10th St.	C	
006	BU009 1124 E. 10th St.	C	
007	BU010 1127 E. 10th St.	C	
008	BU011 1128 E. 10th St.	C	
009	BU012 1133 E. 10th St.	C	
010	BU014 1140 E. 10th St.	C	
011	BU016 1146 E. 10th St.	C	
012	BU017 1201 E. 10th St.	C	
013	BU018 1209 E. 10th St.	C	
014	BU020 1250 E. 10th St.	NC	age
015	D001 1300 E. 10th St.	C	
016	D002 1301 E. 10th St.	C	
017	D003 1304 E. 10th St.	NC	age
018	D004 1311 E. 10th St.	C	
019	D005 1315 E. 10th St.	C	
020	D006 1321 E. 10th St.	C	

021	D007	1327	E.	10th St.	C	
022	D008	1330	E.	10th St.	C	
023	D010	1333	E.	10th St.	C	
024	D011	1342	E.	10th St.	C	
025	D012	1348	E.	10th St.	C	
026	D013	1401	E.	10th St.	C	
027	D133	1404	E.	10th St.	C	
028	D134	1410	E.	10th St.	C	
029	D014	1411	E.	10th St.	C	
030	D135	1416	E.	10th St.	C	
031	D015	1419	E.	10th St.	C	
032	D136	1424	E.	10th St.	NC	modifications
033	D016	1425	E.	10th St.	C	
034	D017	1427	E.	10th St.	C	
035	D137	1430	E.	10th St.	C	
036	D138	1436	E.	10th St.	C	
037	D139	1442	E.	10th St.	C	
038	D140	1448	E.	10th St.	C	
039	D018	1449	E.	10th St.	C	
040	D019	1502	E.	10th St.	NC	age
041	D020	1507	E.	10th St.	C	
042	D021	1520	E.	10th St.	C	
043	D022	1521	E.	10th St.	NC	parking lot
044	D023	1525	E.	10th St.	C	
045	D024	1529	E.	10th St.	C	
046	D025	1541	E.	10th St.	NC	wall
047	D026	1547	E.	10th St.	C	
048	AD001	1601	E.	10th St.	NC	modifications
049	AD002	1607	E.	10th St.	C	
050	AD084	1611	E.	10th St.	C	
051	AD005	1616	E.	10th St.	C	
052	AD085	1617	E.	10th St.	NC	incompatible additions
053	BI099	1628	E.	10th St.	C	
054	AD009	1636	E.	10th St.	C	
055	AD086	1650	E.	10th St.	NC	wall
056	AD011	1701	E.	10th St.	C	
057	AD012	1702	E.	10th St.	C	
058	AD013	1709	E.	10th St.	C	
059	AD014	1710	E.	10th St.	NC	incompatible additions
060	AD015	1716	E.	10th St.	C	
061	AD087	1721	E.	10th St.	C	
062	AD017	1728	E.	10th St.	C	
063	AD018	1741	E.	10th St.	C	
064	AD020	1749	E.	10th St.	C	
065	AD021	1750	E.	10th St.	C	
066	AD022	1800	E.	10th St.	C	
067	AD023	1803	E.	10th St.	C	
068	AD024	1810	E.	10th St.	NC	porch addition & windows
069	AD025	1811	E.	10th St.	NC	wall
070	AD026	1816	E.	10th St.	C	
071	AD089	1817	E.	10th St.	C	
072	AD027	1822	E.	10th St.	NC	two story addition & windows
073	AD028	1823	E.	10th St.	C	
074	AD029	1827	E.	10th St.	NC	vacant
075	AD030	1828	E.	10th St.	NC	vacant
076	BU013	1132	E.	10th St.	C	
077	BU015	1137	E.	10th St.	C	
078	BU019	1221	E.	10th St.	C	
079	D009	1332	E.	10th St.	C	
080	AD003	1604	E.	10th St.	C	
081	AD006	1622	E.	10th St.	C	

082	AD007	1625	E.	10th St.	C	
083	AD008	1631	E.	10th St.	C	
084	AD010	1637	E.	10th St.	C	
085	AD016	1722	E.	10th St.	C	
086	AD019	1745	E.	10th St.	C	
087	BU003	1100	E.	10th St.	C	
088	D027	1300	E.	6th St.	C	
089	RH046	1602	E.	7th St	C	
090	R096	1616	E.	7th St	C	
091	R097	1835	E.	7th St	C	
092	BU022	1122	E.	7th St.	NC	wall
093	BU023	1128	E.	7th St.	NC	age
094	BU024	1134	E.	7th St.	NC	incompatible additions
095	BU027	1204	E.	7th St.	C	
096	BU029	1215	E.	7th St.	C	
097	BU030	1221	E.	7th St.	C	
098	D028	1300	E.	7th St.	C	
099	D029	1316	E.	7th St.	NC	age
100	D030	1322	E.	7th St.	NC	wall & fence
101	D031	1328	E.	7th St.	C	
102	D032	1334	E.	7th St.	C	
103	D033	1344	E.	7th St.	C	
104	D034	1348	E.	7th St.	C	
105	RH001	1610	E.	7th St.	C	
106	RH003	1624	E.	7th St.	C	
107	RH004	1628	E.	7th St.	C	
108	RH005	1638	E.	7th St.	C	
109	RH006	1648	E.	7th St.	C	
110	RH008	1710	E.	7th St.	C	
111	RH009	1716	E.	7th St.	C	
112	RH010	1722	E.	7th St.	C	
113	RH011	1728	E.	7th St.	C	
114	RH012	1734	E.	7th St.	C	
115	RH013	1738	E.	7th St.	NC	age
116	RH014	1740	E.	7th St.	NC	age
117	RH015	1801	E.	7th St.	C	
118	RH016	1804	E.	7th St.	C	
119	RH017	1809	E.	7th St.	C	
120	RH019	1815	E.	7th St.	C	
121	RH020	1816	E.	7th St.	NC	additions
122	RH021	1823	E.	7th St.	NC	age
123	RH022	1824	E.	7th St.	C	
124	RH023	1828	E.	7th St.	C	
125	RH024	1829	E.	7th St.	C	
126	RH025	1834	E.	7th St.	C	
127	BU021	1114	E.	7th St.	C	
128	BU025	1140	E.	7th St.	C	
129	BU026	1146	E.	7th St.	C	
130	BU028	1207	E.	7th St.	C	
131	RH018	1810	E.	7th St.	C	
132	RH007	1700	E.	7th St. & 346 Warren	C	
133	BU036	1101	E.	8th St.	C	
134	BU038	1117	E.	8th St.	NC	wall
135	BU039	1121	E.	8th St.	C	
136	BU041	1135	E.	8th St.	NC	incompatible modifications
137	BU042	1141	E.	8th St.	NC	fence
138	BU043	1143	E.	8th St.	C	
139	BU044	1150	E.	8th St.	NC	age
140	BU047	1226	E.	8th St.	C	
141	R151	1230	E.	8th St.	NC	incompatible modifications
142	D035	1304	E.	8th St.	NC	setting, modifications

143	D036	1308	E.	8th St.	NC	incompatible modifications
144	D037	1311	E.	8th St.	C	
145	D128	1312	E.	8th St.	NC	age
146	D001	1316	E.	8th St.	C	
147	D038	1321	E.	8th St.	C	
148	D039	1325	E.	8th St.	C	
149	D041	1333	E.	8th St.	C	
150	D042	1339	E.	8th St.	C	
151	D044	1347	E.	8th St.	NC	multiple additions, fencing
152	D045	1348	E.	8th St.	C	
153	D046	1402	E.	8th St.	C	
154	D055	1434	E.	8th St.	NC	oleander wall and fence
155	D061	1524	E.	8th St.	C	
156	D062	1528	E.	8th St.	C	
157	D063	1536	E.	8th St.	C	
158	D064	1546	E.	8th St.	NC	incompatible alterations
159	BI001	1604	E.	8th St.	C	
160	BI002	1608	E.	8th St.	C	
161	RH026	1611	E.	8th St.	NC	wall
162	BI003	1612	E.	8th St.	NC	age
163	RH027	1619	E.	8th St.	NC	porch modifications & wall
164	BI004	1624	E.	8th St.	C	
165	RH028	1625	E.	8th St.	C	
166	RH029	1635	E.	8th St.	C	
167	RH030	1637	E.	8th St.	NC	modifications
168	BI005	1640	E.	8th St.	C	
169	RH031	1645	E.	8th St.	C	
170	BI007	1706	E.	8th St.	C	
171	RH032	1709	E.	8th St.	C	
172	BI008	1714	E.	8th St.	NC	modifications
173	RH033	1717	E.	8th St.	C	
174	BI009	1720	E.	8th St.	NC	incompatible modifications
175	BU092	1725	E.	8th St.	C	
177	RH035	1735	E.	8th St.	NC	age
178	BI010	1730	E.	8th St.	NC	incompatible additions/age
178	BI011	1736	E.	8th St.	NC	incompatible modifications
179	BI012	1740	E.	8th St.	C	
180	R190	1745	E.	8th St.	C	
181	BI013	1746	E.	8th St.	C	
182	RH036	1801	E.	8th St.	C	
183	RH037	1809	E.	8th St.	C	
184	RH038	1819	E.	8th St.	NC	incompatible addition
185	BI014	1822	E.	8th St.	C	
186	BI015	1824	E.	8th St.	C	
187	BI016	1830	E.	8th St.	C	
188	BU037	1109	E.	8th St.	C	
189	BU040	1127	E.	8th St.	C	
190	BU045	1206	E.	8th St.	C	
191	D040	1320	E.	8th St.	NC	age
192	D043	1338	E.	8th St.	C	
193	D048	1408	E.	8th St.	C	
194	R204	1414	E.	8th St.	C	
195	D051	1420	E.	8th St.	C	
196	D053	1426	E.	8th St.	C	
197	D059	1508	E.	8th St.	NC	age
198	R208	1516	E.	8th St.	NC	addition & windows
199	RH034	1727	E.	8th St.	NC	age
201	R211	1110	E.	9th St.	C	
202	BU049	1100	E.	9th St.	C	
203	R217	1101	E.	9th St.	NC	wall
204	BU051	1107	E.	9th St.	C	

205	BU053	1115	E.	9th St.	C	
206	BU054	1116	E.	9th St.	C	
207	BU055	1121	E.	9th St.	C	
208	BU056	1122	E.	9th St.	C	
209	BU057	1130	E.	9th St.	NC	wall / modifications
210	BU058	1132	E.	9th St.	C	
211	BU059	1135	E.	9th St.	C	
212	BU061	1142	E.	9th St.	C	
213	BU062	1150	E.	9th St.	NC	wall & fence
214	BU063	1211	E.	9th St.	C	
215	BU064	1214	E.	9th St.	C	
216	D145	1302	E.	9th St.	C	
217	D065	1305	E.	9th St.	NC	wall
218	D146	1306	E.	9th St.	C	
219	D147	1322	E.	9th St.	C	
220	D148	1328	E.	9th St.	NC	front addition
221	D149	1332	E.	9th St.	C	
222	D150	1336	E.	9th St.	C	
223	D151	1348	E.	9th St.	C	
224	D068	1401	E.	9th St.	NC	modifications
225	D069	1410	E.	9th St.	NC	modification
226	D075	1444	E.	9th St.	NC	age
227	D076	1446	E.	9th St.	C	
228	D077	1509	E.	9th St.	C	
229	D079	1515	E.	9th St.	C	
230	D080	1521	E.	9th St.	C	
231	D081	1526	E.	9th St.	C	
232	D082	1527	E.	9th St.	C	
233	D083	1532	E.	9th St.	C	
234	D084	1533	E.	9th St.	C	
235	D085	1540	E.	9th St.	C	
236	D086	1543	E.	9th St.	NC	wall
237	D087	1548	E.	9th St.	NC	incompatible addition
238	AD032	1602	E.	9th St.	C	
239	BI018	1607	E.	9th St.	NC	modifications
240	AD090	1616	E.	9th St.	NC	incompatible additions
241	BI021	1629	E.	9th St.	C	
242	AD034	1632	E.	9th St.	NC	age
243	AD035	1648	E.	9th St.	NC	incompatible modifications
244	AD036	1650	E.	9th St.	C	
245	AD037	1700	E.	9th St.	NC	incompatible additions
246	BI023	1701	E.	9th St.	C	
247	AD038	1708	E.	9th St.	C	
248	BI024	1715	E.	9th St.	C	
249	AD039	1716	E.	9th St.	NC	incompatible addition
250	BI025	1721	E.	9th St.	C	
251	AD040	1722	E.	9th St.	C	
252	BI026	1727	E.	9th St.	NC	incompatible addition
253	AD041	1728	E.	9th St.	C	
254	BI027	1731	E.	9th St.	C	
255	BI028	1741	E.	9th St.	C	
256	BI029	1749	E.	9th St.	C	
257	BI030	1803	E.	9th St.	C	
258	AD044	1804	E.	9th St.	NC	wall
259	BI031	1809	E.	9th St.	C	
260	AD045	1812	E.	9th St.	C	
261	BI032	1815	E.	9th St.	C	
262	AD046	1816	E.	9th St.	C	
263	BI033	1821	E.	9th St.	NC	modifications
264	AD047	1822	E.	9th St.	NC	wall
265	AD048	1828	E.	9th St.	C	

266	BU060	1141	E.	9th St.	NC	fence
267	R282	1145	E.	9th St.	C	
268	BU065	1236	E.	9th St.	C	
269	D066	1307	E.	9th St.	C	
270	D067	1315	E.	9th St.	C	
271	D070	1415	E.	9th St.	C	
272	D071	1420	E.	9th St.	C	
273	D072	1426	E.	9th St.	C	
274	D073	1427	E.	9th St.	C	
275	D074	1430	E.	9th St.	C	
276	BI017	1601	E.	9th St.	NC	age
277	BI019	1615	E.	9th St.	C	
278	AD033	1622	E.	9th St.	NC	age
279	BI020	1623	E.	9th St.	C	
280	BI022	1663	E.	9th St.	NC	incompatible additions
281	AD042	1740	E.	9th St.	C	
282	AD043	1748	E.	9th St.	NC	modifications
283	D078	1510	E.	9th St. & 1515 10th	NC	age
284	BU072	1201	E.	Broadway Blvd.	C	
285	BU073	1215	E.	Broadway Blvd.	C	
286	BU074	1221	E.	Broadway Blvd.	C	
287	D088	1303	E.	Broadway Blvd.	C	
288	D089	1309	E.	Broadway Blvd.	C	
289	D090	1315	E.	Broadway Blvd.	NC	6 ft Wood fence
290	D091	1327	E.	Broadway Blvd.	NC	6 ft Wood fence
291	D092	1333	E.	Broadway Blvd.	C	
292	D093	1339	E.	Broadway Blvd.	C	
293	D094	1349	E.	Broadway Blvd.	C	
294	D152	1403	E.	Broadway Blvd.	NC	modifications and porch
295	D153	1409	E.	Broadway Blvd.	C	
296	D154	1415	E.	Broadway Blvd.	NC	entry porch enclosed
297	D155	1421	E.	Broadway Blvd.	C	
298	D156	1427	E.	Broadway Blvd.	NC	age
299	BI006	1702	E.	8th St/236 N. Warren	C	
299	D157	1433	E.	Broadway Blvd.	C	
300	D158	1443	E.	Broadway Blvd.	NC	modifications
301	D095	1501	E.	Broadway Blvd.	C	
302	D096	1515	E.	Broadway Blvd.	C	
303	D097	1521	E.	Broadway Blvd.	C	
304	D098	1523	E.	Broadway Blvd.	NC	incompatible modification
305	AD049	1601	E.	Broadway Blvd.	C	
306	AD050	1611	E.	Broadway Blvd.	C	
307	AD051	1615	E.	Broadway Blvd.	C	
308	AD052	1625	E.	Broadway Blvd.	NC	fence
309	AD053	1629	E.	Broadway Blvd.	C	
310	AD054	1641	E.	Broadway Blvd.	NC	incompatible modifications
311	AD055	1647	E.	Broadway Blvd.	C	
312	AD056	1703	E.	Broadway Blvd.	C	
313	AD057	1709	E.	Broadway Blvd.	C	
314	AD058	1715	E.	Broadway Blvd.	NC	modifications
315	AD059	1733	E.	Broadway Blvd.	C	
316	AD060	1801	E.	Broadway Blvd.	NC	loss of setting
317	AD061	1809	E.	Broadway Blvd.	NC	loss of setting
318	R338	1821	E.	Broadway Blvd.	NC	age
319	AD063	1827	E.	Broadway Blvd.	NC	vacant
320	BU071	1101	E.	Broadway Blvd.	NC	age
321	D099	1535	E.	Broadway Blvd.	NC	age
322	BI035	233	N.	Campbell Ave.	NC	age and modifications
323	RH039	311	N.	Campbell Ave.	C	
324	RH040	409	N.	Campbell Ave.	NC	wall
326	RH069	425	N.	Campbell Ave.	C	

327	BI034	215	N.	Campbell Ave	NC	wall
328	D100	1600	E.	10th St.	NC	modifications
329	D101	109	N.	Cherry Ave.	NC	age
330	AD064	110	N.	Cherry Ave.	NC	wall
331	AD065	130	N.	Cherry Ave.	NC	fence
332	AD067	148	N.	Cherry Ave.	C	
333	D103	221	N.	Cherry Ave.	C	
334	BI036	234	N.	Cherry Ave.	NC	modifications
335	RH043	316	N.	Cherry Ave.	NC	modifications
336	RH044	322	N.	Cherry Ave.	C	
337	RH045	328	N.	Cherry Ave.	NC	wall & fence
338	D102	121	N.	Cherry Ave.	NC	modifications
339	RH041	300	N.	Cherry Ave.	C	
340	RH042	310	N.	Cherry Ave.	NC	modifications
341	BU099	227		Warren	C	
342	BU075	1127	E.	Florita St.	C	
343	BU076	1130	E.	Florita St.	NC	incompatible modifications
344	BU077	13	N.	Fremont Ave.	NC	wall
345	BU078	50	N.	Fremont Ave.	C	
346	BU079	46	N.	Fremont Ave.	C	
347	BU080	50	N.	Fremont Ave.	C	
348	BU082	128	N.	Fremont Ave.	C	
349	BU091	148	N.	Fremont Ave.	NC	wall
350	BU083	304	N.	Fremont Ave.	C	
351	BU084	318	N.	Fremont Ave.	NC	side additon
352	BU086	324	N.	Fremont Ave.	C	
353	BU081	114	N.	Fremont Ave.	NC	parking lot
354	BU087	332	N.	Fremont Ave.	C	
355	D159	127	N.	Highland Ave.	NC	incompatible modifications
356	D105	146	N.	Highland Ave.	C	
357	D106	148	N.	Highland Ave.	NC	age
358	D107	150	N.	Highland Ave.	C	
359	D108	224	N.	Highland Ave.	C	
360	D111	321	N.	Highland Ave.	NC	parking lot
361	D112	339	N.	Highland Ave.	C	
362	D104	126	N.	Highland Ave.	C	
363	D109	221	N.	Highland Ave.	C	
364	D110	305	N.	Highland Ave.	C	
365	AD069	116	N.	Martin Ave.	C	
366	AD070	122	N.	Martin Ave.	C	
367	AD073	128	N.	Martin Ave.	NC	wall
368	AD074	134	N.	Martin Ave.	C	
369	BI038	224	N.	Martin Ave.	NC	age
370	RH050	321	N.	Martin Ave.	NC	empty lot
371	RH052	327	N.	Martin Ave.	C	
372	RH053	328	N.	Martin Ave.	NC	incompatible modifications
373	RH054	333	N.	Martin Ave.	NC	incompatible additions
374	RH055	335	N.	Martin Ave.	NC	façade modifications
375	AD071	123	N.	Martin Ave.	C	
376	AD072	127	N.	Martin Ave.	C	
377	BI037	222	N.	Martin Ave.	NC	age
378	RH051	322	N.	Martin Ave.	C	
379	AD068	56	N.	Martin Ave.	NC	age
380	D114	116	N.	Mountain Ave.	C	
381	D115	122	N.	Mountain Ave.	NC	parking lot
382	BU088	127	N.	Mountain Ave.	NC	age
383	BU089	145	N.	Mountain Ave.	C	
384	BU090	223	N.	Mountain Ave.	C	
385	D116	226	N.	Mountain Ave.	C	
386	BU091	407	N.	Mountain Ave.	C	
387	BU092	415	N.	Mountain Ave.	C	

388	D113	28	N.	Mountain Ave.	C	
389	BU097	116	N.	Santa Rita Ave.	C	
390	BU098	127	N.	Santa Rita Ave.	C	
391	BU099	130	N.	Santa Rita Ave.	C	
392	BU101	136	N.	Santa Rita Ave.	C	
393	BU103	205	N.	Santa Rita Ave.	C	
394	BU104	250	N.	Santa Rita Ave.	NC	age / wall
395	BU105	309	N.	Santa Rita Ave.	NC	age
396	BU129	315	N.	Santa Rita Ave.	C	
397	BU130	317	N.	Santa Rita Ave.	C	
398	BU131	319	N.	Santa Rita Ave.	C	
399	BU132	321	N.	Santa Rita Ave.	C	
400	BU106	323	N.	Santa Rita Ave.	C	
401	BU133	325	N.	Santa Rita Ave.	C	
402	BU134	327	N.	Santa Rita Ave.	NC	enclosed porch
403	BU135	329	N.	Santa Rita Ave.	C	
404	BU108	420	N.	Santa Rita Ave.	C	
405	BU100	132	N.	Santa Rita Ave.	C	
406	BU102	196	N.	Santa Rita Ave.	NC	age
407	BU107	404	N.	Santa Rita Ave.	NC	age
408	D117	102	N.	Vine Ave.	NC	age
409	D118	137	N.	Vine Ave.	C	
410	D120	214	N.	Vine Ave.	C	
411	D121	220	N.	Vine Ave.	C	
412	D122	221	N.	Vine Ave.	NC	age
413	D124	237	N.	Vine Ave.	NC	age
414	D160	15	N.	Vine Ave.	C	
415	D119	210	N.	Vine Ave.	C	
416	D123	226	N.	Vine Ave.	C	
417	D125	241	N.	Vine Ave.	C	
418	AD075	22	N.	Warren Ave.	NC	incompatible modifications
419	AD076	122	N.	Warren Ave.	NC	incompatible modifications
420	AD077	129	N.	Warren Ave.	NC	incompatible additions
421	AD078	130	N.	Warren Ave.	C	
422	BI039	230	N.	Warren Ave.	NC	incompatible modifications
423	RH057	313	N.	Warren Ave.	NC	age
424	RH058	317	N.	Warren Ave.	NC	modifications
425	RH059	320	N.	Warren Ave.	C	
426	RH060	323	N.	Warren Ave.	C	
427	RH061	326	N.	Warren Ave.	C	
428	RH062	327	N.	Warren Ave.	C	
429	BI040	227	N.	Warren Ave.	NC	modifications
430	BI041	241	N.	Warren Ave.	C	age, modifications
431	RH056	304	N.	Warren Ave.	C	
432	RH063	332	N.	Warren Ave.	C	
433	BI043				NC	age
434	BI044				NC	vacant lot
435	BI045			WPA	C	
436	BI046				C	
437	BI048				C	

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)

Property is:

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

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

1881 -1970

Significant Dates

1881 – Buell's Addition

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation**Architect/Builder**

Roy Place

Period of Significance (justification)

The period of significance for the Rincon Heights Historic District extends from 1881 to 1970, representing the date of the establishment of the first subdivision, Buell's Addition, until the approximate date when the combined events of subdivision build-out of the post-war ranch house type, University of Arizona encroachment, and the introduction of the high-rise tower residential building type, cumulatively marked a shift in neighborhood character.

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

Rincon Heights Historic District is considered significant under National Register Criterion A, "Community Planning and Development" and Criterion C, "Architecture", at the local level of significance. Under **Criterion A** "Community Planning and Development in Tucson 1881-1970", Rincon Heights represents the establishment of one of Tucson's earliest mixed-use suburban nodes, developed in association with early Tucson public transportation. Rincon Heights is unique among this first-tier suburban development for its adjacency to the University of Arizona whose proximity strictly highlights the institution's impact on community expansion and the evolving relationship between the campus and the city. Rincon Heights Historic District is also considered significant under National Register **Criterion C** for its association with the historic context "Residential Building Types and Architectural Styles in Tucson, 1881-1970." Rincon Heights elongated build-out period consists of three distinct periods of development and representative architectural expression: post-railroad (1881-1918); inter-war (1918-1945); and post-World War II (1945-1970). The neighborhood is a comprehensive textbook of single- and multi-family residential building types and architectural styles reflecting the budding cultural values of each period. The combined factors of an elongated build-out period for the neighborhood, changing housing trends, the evolving relationship between the automobile and housing types, and the reaction to the needs for university student housing, make Rincon Heights the most architecturally diverse neighborhood in Tucson.

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance)

Rincon Heights Historic District is considered significant under National Register Criterion A, "Community Planning and Development" and Criterion C, "Architecture", at the local level of significance.

Criterion A: Community Planning and Development in Tucson 1881-1970

Rincon Heights Historic District is significant under National Register Criterion A for its association with the historic context "Community Planning and Development in Tucson 1881-1970" consisting of three distinct periods of development: post-railroad (1881-1918); inter-war (1918-1945); and post-World War II (1945-1970).

Post-Railroad Period (1881-1918)

In 1880, Tucson began an intense period of physical change spurred by the arrival of the railroad from California, an event that ended the city's isolation and transformed it from a territorial outpost into a bustling regional center. The arrival also accelerated the change in the town's architectural character from Mexican to American. The railroad brought new residents who came in search of business opportunities and the benefits of Tucson's warm, dry climate. The rail not only delivered newcomers to Tucson, but also brought new material goods that transformed the face of the city to suit the tastes of the expanding population.

The railroad facilitated the affordable import of previously prohibitively expensive building materials such as brick and lumber in significant quantities (Harte, 63). The resulting construction boom transformed the city from the prevailing traditional adobe construction systems to that of Eastern and Midwestern American styles. The arrival of these Eastern American styles changed the character of the city: not only were new homes erected, but pitched roofs, additional stories, verandas, and gingerbread ornament were appended to Tucson's existing Sonoran rowhouses whose facades abutted Tucson's early streets with little or no setback. The resulting influx created a stylistic mixture of the city's older Mexican and Territorial styles with American ones (Jeffery, 52). Newly Americanized homes along existing streets such as North Main Avenue (El Presidio Historic District) were now set back from the street behind green lawns (Harte, 63).

With rapid city growth and expansion, entrepreneurs, early developers, and land speculators began the process of acquiring and subdividing tracts beyond the borders of the original Tucson town site. Limited public transportation restricted development to an area easily accessible to downtown by foot and bicycle. The first attempts in Tucson to launch privately owned public transportation were conceived as part of the subdivision and sale of lots within Buell's Addition. The initial conception of self-powered streetcar line was soon scaled back to a horse-drawn system. W. Eugene Caywood, historian of Tucson's early transportation, described this early streetcar development identifying its association with Rincon Heights's Buell's Addition:

The Tucson Land and Street Railroad Company was incorporated on June 30, 1881, by P.R. Tully, James H. Toole, J.S. Wood, and James Buell. Their stated object was "to build and operate a street railway from the business part of the town out to Buell's Addition, and to sell lots in said addition."

James Buell was the prime mover behind this attempt and a short time later, the successful Herdic Line, was established. Buell was an attorney, originally admitted to the bar in Alabama in 1856. Due to failing health, he had moved in 1875 to Colorado where he practiced law and pursued mining interests. He moved to Arizona in the summer of 1878, first taking up mining interest in the Patagonia Mountains and then operating a law practice in Tucson in September of 1878. The *Citizen* reported in February of 1879 that he and another gentleman have started a "little villa" just east of the city limits, and had dug a well obtaining excellent water at a depth of 36 feet. Buell had the land, located generally east of First Avenue between Third Street (University Blvd.) and Eleventh Street (Broadway), plotted into lots and applied for the patent to it from the Federal Government. The subdivision was named "Buell's Addition," and patterned after developments in other cities at the time. Buell proposed to promote the development by providing modern transportation to it from the city center.

When three efforts to organize a street railway in just over a year and half failed, the influential citizens of the city gave up and pursued a less expensive route. James Buell enlisted Charles Rivers Drake [no relation to Drakes Addition] from the Tucson Railroad Company effort and Barron M. Jacobs, a local banker. Together they decided to launch the Tucson Land and Herdic Coach Company. Other interests included William A. Scott (for whom Scott Street was named), who had come to town in 1879 as a banker but shifted into insurance; and E. N. Fish, proprietor of a local mill.

In September 1881, James Buell made a trip to Philadelphia where he met with Peter Herdic. For the sum of \$500, he secured all rights to build or have built, and operate Herdic coaches in the Tucson area. They ordered, received, and placed into service their first Herdic coach even before incorporating. It arrived on November 16, 1881 and presumably went into service immediately.

While the original route and schedule is unknown, judging from later schedules, this was strictly a pure transit-type operation. It operated over a set route and on a strict schedule throughout the day for a fare of 10 cents.

On February 9, 1882, incorporation having been completed and the patent to Buell's Addition having finally been received, the [Arizona Daily] Star printed the Prospectus of the Tucson Land and Herdic Coach Company. As the Star put it in an accompanying article, this was "worthy of more than passing notice as it proposes not only to furnish the city with comfortable and cheap means of travel from one locality of the city to other points, but will place within the reach of all the people who do business downtown the means of purchasing desirable land for residence outside the city limits, as the distances will be reduced by this quick means of travel."

The Tucson Land and Herdic Coach Company was a well-organized, adequately funded endeavor. As a result, it provided the first transit system the citizens of Tucson could really depend on and be proud of. Its coaches continued to ply their regular paths through the city until at least 1888.

Buell's Addition was ahead of its time. Less than a dozen lots were sold in five years. Finally on February 2, 1888, the assets of the company were sold by order of the superior Court. In order to reserve the interests of the investors, M.P. Freeman, who had acted as Secretary and Treasurer of the Tucson Land and Herdic Coach Company, purchased the assets for \$500. In April, he sold Buell's Addition to James Buell's wife, Sallie, her husband was ill and died that December. (Caywood, 18-21)

Buell's vision was only years away from fruition. The 1885 allocation of a university greatly benefitted Tucson's economy and affected development patterns within Rincon Heights. The Territorial Legislature presented the university to Tucson as a compensation for the city's loss of its status as territorial capital that was assigned to Prescott. In 1886, 40 acres was donated for the campus and ground was broken the next year for the first campus building, "Mines" that eventually was renamed 'Old Main.' (Caywood, 21) and the University of Arizona officially opened on 1 October 1891. Established in an undeveloped area a half-mile northeast of the city's core, the University became a magnet for growth as new development filled in the space between it and the existing downtown business district as the first extramural extension of the 18th century Spanish Presidio. (Nequette and Jeffery, 21). This event created a new node of civic and economic activity that marked a dramatic shift in the suburban development of Tucson and the Rincon Heights District.

The Tucson Land and Street Railroad Company was an early attempt at public transportation in the area. Additional transit systems were developed, and the expansion of the streetcar system between downtown and the University in the following years encouraged residential development along these new routes. These new neighborhoods were built

according to the American grid system of streets and blocks, adopted upon the city's incorporation in 1872 (Jeffery, 52). The grid system was seen as the most efficient for the division of property and the most economic for selling lots. Among these new neighborhoods were the middle class Armory Park on the south side of downtown, the affluent Snob Hollow (now El Presidio Historic District) on the north end of downtown, and West University between the railroad-oriented Warehouse District adjacent to downtown and the University of Arizona (Jeffery, 52).

These early suburban streetcar neighborhoods were notable for their proximity to both downtown and developing neighborhood commercial districts. The railroad tracks created a perceptual northeastern edge to the downtown and early residential neighborhoods, such as Armory Park and El Presidio. The progression of subdivisions north and east of the railroad tracks began in 1879 with the Ironhorse neighborhood (now Historic District), developed from excess land along the Southern Pacific (SP) right-of-way into rental properties to house SP blue-collar employees. Located just east of the railroad tracks between Eighth and Tenth Streets, Ironhorse continued the gridiron street pattern with mid-block alleys as created in the Armory Park suburban subdivision west of the railroad tracks. Further east, the Pie Allen neighborhood (now Historic District) was developed for blue-collar and middle class residents from a homestead bounded by Sixth Street on the north between Euclid and Park Avenues, west of the current Rincon Heights. Ironhorse and Pie Allen, two of the five neighborhoods adjacent to the railroad, met the Southern Pacific criterion that employees must live within one mile of the tracks in order to hear the "whistle code," communications system used before the telephone.

The post-railroad subdivisions of Ironhorse and Pie Allen foreshadowed the diverse residential building types found in Rincon Heights, including single-family houses with boarding rooms, duplexes, multi-family rooming houses, and alley-oriented outbuildings that served as rental units (Nequette and Jeffery, pp. 127-29). As these neighborhoods were built-out mostly within the Post-Railroad Period, their architecture lacks the stylistic diversity found in Rincon Heights, which developed over an elongated build-out period. Rincon Heights is also distinguished from Ironhorse and Pie Allen neighborhoods by the latter's predominant dependence on the railroad company for its residents and identity, whereas Rincon Heights was primarily developed to accommodate the growing population seeking distance between work and home as well as the progressively dominant association with the University of Arizona.

During the post-railroad period, all the subdivisions that currently make up the Rincon Heights Historic District were platted in the orthogonal grid and developed in the speculative manner characteristic of that period. In the 1870s (exact date unknown), 153 acres of the land currently composing Rincon Heights was purchased by Levi Ruggles (1824-1889), one of Arizona's early pioneers, who was employed as the registrar of the US Land Office. These 153 acres, located outside the 1872 original Tucson city limits, were sold for \$200 on January 28, 1880 to James Buell (1844-1885), 60 of which were platted as Buell's Addition (Pima County Recorder's Office), bounded irregularly by Third Street to the north, what is now Broadway Boulevard to the south, Highland Avenue to the east, and Euclid Avenue to the west. Buell's Addition contained 493 50-ft lots, the earliest of which were sold in December 1880, including four lots to L.C. Hughes, the editor of Tucson's *Star* newspaper, and four lots to his surveyor and family, the Chilsons.

On June 3, 1881, Frances A Drake (1836-1916), a real estate developer from New York, purchased 160 acres located east of Buell's Addition from Charles E Dailey for \$200, and platted it in 1882 as Drake's Addition (Pima County Records Office Docket 5 page 572). Drake's Addition was re-subdivided a number of times, portions of which came to include the East Side Addition in 1887 (renamed Rincon Heights in 1919). In November 1899, Drake subdivided a portion of his addition located north of Sixth Street (now part of the U of A campus), naming it the South Side University Addition (renamed Brooklyn Heights Addition in 1912 and now incorporated in the UA campus). By the 1930s, his composite addition was divided again to include the Highland Re-subdivision (north of Sixth Street and now incorporated in the U of A campus), and the Hedrick Addition (south of Sixth Street where the U of A recreation center stands today).

In 1902, Tucson pioneer Levi Manning (1863-1935) partnered with Gussie Randolph to purchase undeveloped land from Nehennigh Kline located between Cherry and Campbell Avenues and between Ninth Street and the now renamed Broadway Boulevard. In January 1905, this land was surveyed and platted as the Altadena Heights Addition on behalf of the Manning Family (Pima County Recorder Miscellaneous Docket 7 page 414). In November 1905, Daniel Bingham (1864-1940), son of Mormon Battalion member and Binghampton founder Erastus Bingham, requested the portion of Altadena Heights between Cherry and Campbell Avenues and between Eighth and Ninth Streets be subdivided under the name, Bingham Addition. This deal may have played a role in encouraging the development of a Tucson Ward of the Church of Jesus Christ of Latter Day Saints (LDS) on the northeast corner of Sixth Street and Fremont Avenue in 1924, as part of the greater Rincon Heights Neighborhood. This church was in use until 1954 when it was converted to a movie theater (The Loft Cinema), among other uses. It was demolished circa 1990 for the construction of a University parking structure.

The subdivisions of Rincon Heights Historic District include some of Tucson's earliest subdivisions, developed without deed restrictions that resulted in the demographic inclusion of a wide variety of middle class ethnic and social minorities. The lack of restrictions fostered a rich and diverse suburban node with an infrastructure of commercial, educational, and religious institutions serving these minority groups, including Mormons, Christians, Quakers, Asians, Jews and Hispanics.

Of these early institutions developed during the post-railroad period was the Mary J. Platt School (site at 1200 E. Seventh Street) located south of the current Mansfeld Middle School building. The Platt School was built in 1911 by the Woman's Home Missionary Society of the Methodist Episcopal Church as a private school to provide Christian training for Mexican girls. Funds for the school were furnished by Ward Platt of Pennsylvania, and the school was named in honor of his wife. It ceased operations in 1928, was purchased by the Tucson School Board in 1937, and ultimately demolished in 1953 leaving a vacant city block that is now used as the Mansfeld Middle School sports field and playground. (Cooper and Fahr, np).

When Arizona became a state in 1912, the Tucson basin supported a population of around 45,000 people with a prosperous economy based on mining, ranching, and farming. The automobile, first introduced to Tucson in 1899, facilitated the continued residential expansion to the east, north, and west (Nequette and Jeffery, 21-22). The Santa Cruz River was a physical barrier to robust development on the west side of downtown, thus promoting strong eastward and northern expansion. During this initial Post-Railroad period of development, Rincon Heights experienced minimal suburban growth with only 16 houses constructed (see Figure 3, Additional Information).

The Inter-War Period (1919-1945)

Entering the 1920s, Tucson began its most prosperous period of development, referred to by historian C. L. Sonnichsen as its "Gold-Plated Decade." Tucson, known for its clean, dry air and warm climate, became a popular health and tourist destination. With the popularity of affordable automobiles, land speculation and subdivision development exploded in all directions from downtown to the foothill edges of the Tucson basin, but continued to favor the areas north and east of downtown, still Tucson's central business district. This rapid growth of speculative development lasted until the beginning of Great Depression in 1929, when Tucson's dominant economic focus began shifting toward tourism. (Nequette and Jeffery, 30).

As Tucson's population continued to grow, neighborhoods platted prior to World War I began to build out, thus filling in vacant land between downtown and emerging destinations, including the University of Arizona. These rings of suburban residential neighborhoods, including those known today as West University, Feldman's, Jefferson Park, Sam Hughes, and Rincon Heights, surrounded the university. In addition to their proximity to this increasingly dominant educational institution, these new developments appealed to home buyers because they offered relative peace and quiet from the booming city core (Nequette and Jeffery, 26). Each neighborhood adopted the gridiron planning pattern as an extension of the original township plan, and each populated with primarily single-family residential building types, with architectural styles reflecting the regional revival styles characteristic of the Inter-War Period.

Tucson's early suburban subdivisions created distinct community nodes of commercial, religious, educational, and entertainment amenities that concentrated community interaction and identity. These first tier suburban community nodes were established in West University on Fourth Avenue, north of the railroad tracks along the trolley line from downtown to the university, and in Rincon Heights on Sixth Street, south of the University of Arizona and also supported by early public transportation lines. While public schools were generally distributed as part of the suburban growth pattern, they were not often established in conjunction with other amenities. As an indication of its early role as an east-west arterial connected to downtown Tucson, Sixth Street became a corridor for the establishment of four pre-World War II public schools extending from the Santa Cruz River on the west, including Davis Elementary, Tucson High, Roskrige Elementary, and Mansfield Middle School located in the Rincon Heights neighborhood, to its far reaches at Wilmot Road ultimately the connector for 10 elementary, middle, and high schools in the Tucson Unified School District.

The Inter-War Period saw the first significant building boom in what is now the Rincon Heights neighborhood (see Figure 4, Additional Information). Rincon Heights continued to be influenced predominantly by the University of Arizona, which expanded from a student population of 1088 in calendar year 1919-1920 to 3445 in the calendar year 1945-1946. During this period, the Rincon Heights suburban community node was established along 6th Street and Park Avenue. The development included commercial buildings including a skate rink, drugstore and markets, numerous religious buildings (Anshei Israel, Church of the Nazarene, Church of the Latter Day Saints), and one public school (Mansfield Middle School). These institutions supported the neighborhood and growing Rincon Heights population of University faculty, staff, and students, but increasingly drew from residential neighborhoods outside the immediate area that were using the Sixth Street corridor as an anchor for development eastward of downtown.

Mansfield Middle School (1300 E. Sixth Street), located on the Sixth Street commercial corridor boundary of the Rincon Heights Historic District, was designed by renown Tucson architect Roy Place in 1929. Between 1920 and 1935, bond funds totaling \$2,497,000 were raised and spent on a massive long-term building and renovation program for the district's schools. New elementary schools, including Miles, Ochoa, Roosevelt, Mission View, Borton, Hughes, Richey, Carrillo, Government Heights, and El Rio, a new Tucson High School, as well as Wakefeld, and Mansfeld junior high schools were constructed at this time (Suri, 2006). Junior high schools were a new addition to the Tucson Public school system, and were composed of the seventh, eighth and ninth grades. The primary purpose behind their creation was to ease the strain on the Tucson High School, which had a population of 1,846 students before the establishment of the junior high school system. In 1929, the property at the southwest corner of Sixth Street and Mountain was acquired by the School Board from children of Tucson pioneer Jacob Mansfeld (1832-1894) who sold the land under the stipulation that the school be named after their father. The original Spanish Colonial Revival building is L-shaped structure containing 17 classrooms, an auditorium, and distinctive tower at the corner. While there have been a number of additions over the years to accommodate increased student populations, the integrity of the original presence, especially facing Sixth Street, has remained uncompromised.

As with other first-tier subdivisions during this period, residential building in Rincon Heights was built on subdivision plans laid out during the Post-Railroad Period. Residential building types evolved from vernacular variations of single-family house types to widely published single- and multi-family building types including single-family houses, duplexes and multiple-unit courtyard complexes reflecting regional revival architectural styles characteristic of the Inter-War Period. Rincon Heights exhibited regional revival styles throughout this period consistent with the concurrent development in other Tucson subdivisions.

In time, the traditional grid type subdivision plan typical of Rincon Heights became firmly associated with middle-class living, with relatively small lots and equally modest houses. Wishing to attract more affluent homebuyers, developers sought to distinguish their developments by offering alternatives to this type of subdivision plan. Three 1928 suburban subdivisions, El Encanto Estates, Colonia Solana, and Catalina Foothills Estates, were among the first in Tucson to integrate new amenities which sharply contrasted with the earlier grid plan: natural landscape features, curvilinear street layouts, deed restrictions and covenants that controlled demographic and architectural character, and large lots. These amenities offered wealthy homeowners the idea of luxurious estate living outside the city limits, but eventually transformed American subdivision planning away from the grid-iron pattern, even for the most modest of residential developments (Jeffery, 52).

The rapid growth of speculatively developed residential building lasted until the Great Depression, when Tucson shifted its economic efforts to tourism (Nequette and Jeffery, 30). University infrastructure improvements and the construction of new campus buildings continued until the Great Depression, including the "pueblo deco" University of Arizona West Stadium, designed by architect Roy Place and completed in 1929. The stadium was the first "face" of the University on the Sixth Street corridor, foreshadowing a greater presence in, and ultimately the dismantling of, the suburban community node whose apex had begun during the Inter-War Period. Depression-era federal relief programs, including the Works Progress Administration (WPA), aided construction at the University of Arizona and Tucson generally, including sidewalk and culvert improvements in the Rincon Heights neighborhood.

Post-War Period (1945-1970)

Tucson's population grew from 45,454 in 1950 to 212,892 by 1960 (Sonnichsen, 280), representing a causal attribute of the Post-World War II period of development in the Rincon Heights Historic District. This explosive rate of growth, combined with pent-up demand from Depression- and War-era building material shortages, created a critical housing shortage. New subdivisions were being built rapidly, extending out further and further from the city's core and defined by a culture that was increasingly automobile-oriented (Jeffery, 52).

The post-war boom revived Tucson's economy in the late 1940s as the city began its transformation from "small town" to "bustling metropolis." The city's economy benefited from the expansion of Davis-Monthan Air Force base, the construction of a defense plant, and a huge influx of new residents. This initiated a post-war building boom catering to the thousands of veterans passed through the area during their training or during the War, and subsequently chose to settle in the city permanently (Sonnichsen, 280).

Many of Tucson's post-war subdivisions were constructed with housing loans insured by the Federal Housing Administration (FHA). The FHA dictated building guidelines meant to ensure quality construction and enduring values (Nequette and Jeffery, 35-36). These guidelines also shaped the basic form of homes and encouraged highly efficient,

standardized designs. Home building began to include pre-manufactured and standardized parts in an assembly-line process. This period is also characterized by the emergence of the Ranch House building type, originally developed in California, which integrated the car into the building form, emphasized a strong indoor-outdoor relationship, and followed FHA's standards. The Ranch House soon replaced the regional revival styles as the dominant residential expression in Tucson neighborhoods. Unfortunately, as the drive to achieve ever-greater efficiency combined with the influx of out-of-town builders that neglected local character and conditions, Tucson suffered a decline in the architectural quality and regional identity of new homes (Nequette and Jeffery, 36).

Post-war development throughout Tucson was impacted by the 1944 Servicemen's Readjustment Act, popularly known as the GI Bill. Within the span of 7 short years under the GI Bill, approximately 2,300,000 veterans attended colleges and universities, 3,500,000 received school training, and 3,400,000 received on-the-job training. The number of degrees awarded by U.S. colleges and universities more than doubled between 1940 and 1950, and the percentage of Americans with bachelor degrees, or advanced degrees, rose from 4.6 percent in 1945 to 25 percent a half-century later (Servicemen's Readjustment Act, 1944). The GI Bill transformed the university student body as the enrolling veterans were generally older than traditional students, while many were also married, had children, or disabled. Overall, the newly admitted veterans were more conservative than typical American students, and only a small percentage of the GI bill students were women (Remembering the GI Bill). Postwar enrollments made new construction at universities a necessity, building everything from classrooms to dormitories and the University of Arizona, like universities throughout the country, began rapidly expanding.

Nationwide, veterans were responsible for buying 20 percent of all new homes built after the war and by 1955, 4.3 million home loans had been granted, with a total face value of \$33 billion (Servicemen's Readjustment Act, 1944). The GI Bill also provided low-interest home mortgages backed by the federal government that sparked a demand for new homes in the post-war period – a key ingredient to the exploding growth of suburbia (Remembering the GI Bill).

The Rincon Heights neighborhood, unlike the adjacent neighborhoods of Armory Park, West University, and Sam Hughes, had not been fully built-out before World War II. By 1945, Rincon Heights was only 50% developed, making it ripe for post-war development with affordable land that investors could capitalize on by developing student housing. Within the two decades following World War II, numerous apartment courts had been built, single-family homes became rentals, and accessory structures such as garages had been converted into efficiency apartments. By 1970, the end of the period of significance, only a hand full of developable parcels remained vacant (see Figures 5 and 6, Additional Information).

What also distinguishes Rincon Heights from other subdivisions during this period is the unique relationship and proximity to the University of Arizona. With huge post-war increases in college enrollment, the University campus expanded beyond its original boundaries into the adjacent residential neighborhoods. During this same period, federally insured low-interest FHA loans for returning GIs sparked expansive suburban growth, as droves of middle class families left older neighborhoods for the developing suburbs. This combination of factors created an ideal climate for the development of private-sector infill housing in Rincon Heights oriented to a university population of faculty, staff, and students. Families displaced by University growth north of Sixth Street moved away and veterans taking advantage of subsidized educational benefits settled in modern apartment courts and converted dwelling units in the neighborhoods surrounding the University.

During the 1950s, the southern edge of Rincon Heights, Broadway Boulevard, began to shift from a residential street to commercial corridor. Broadway from Country Club to Campbell became a dynamic mile of shops, designed by Tucson's post-WWII architectural firms and named Sunshine Mile in 1953 by the East Broadway Merchants (Sunshine Mile, 1953). This shopping strip naturally extended beyond Campbell to the west along the southern edge of the Rincon Heights neighborhood, connecting the suburban shopping area to downtown. Many pre-WWII residential homes in Rincon Heights were either retrofitted or replaced with modernist commercial buildings designed by notable architects.

Over the next 20 years, Tucson would systematically demolish and "redevelop" its downtown urban core, relocating business to suburban shopping malls. The bungalow and regional revival styled single-family houses, neatly arranged in a gridiron street pattern, were suddenly an anachronism in the wave of post WWII modern architectural expression and dominant expression of the automobile as a defining force in community planning.

Local Residents of the Neighborhood

From its inception, the Rincon Heights neighborhood has supported a diverse, lower-to-middle-class population. The city directories reveal a neighborhood population that not only grew in size but in its diversity as well. The earliest residents of

the neighborhood were railroad workers, such as Harry McFadden, and land speculators like James Buell. But by the 1920s and 1930s, the neighborhood was composed of schoolteachers, newspaper editors, small business owners, professors, drivers, clerks, commercial artists, and musicians. In the 1940s, through to today, the neighborhood continued to expand and the demographic shift reflected the influx of college students living in the neighborhood.

The Rincon Heights neighborhood has also supported an ethnically mixed population, including Euro-American, Mexican-American, and Chinese-American residents, some of local prominence. One such Rincon Heights resident was Soleng Tom (1911-2000), a native of Nahm Loung Tuon, China, who moved to Tucson in the 1930s. After working as a restaurant janitor and at his uncle's laundry, he opened a grocery store at Congress and Simpson and in 1939 opened Soleng's Market on South Sixth Avenue (Soleng Tom). Tom and his family eventually made their home in the Rincon Heights neighborhood (1604 E. Tenth Street) from 1954 to 1960 (Tucson City Directory), during which time, Tom pursued a number of business ventures, including investing in real estate, developing poultry and dairy farms in the Santa Cruz Valley, and a cotton farm in Marana. His interests also extended to community development for the Chinese-American population of Tucson, as well as serving as president of the Tucson School Board. In 1989, an elementary school was named after him in honor of his dedication to Tucson area schools. (Soleng Tom)

The presence of various houses of worship has also added to the diversity of the Rincon Heights neighborhood. Between 1940 and 1960 a substantial Jewish population resided there when the congregation of Anshei Israel Synagogue relocated from downtown Tucson and relocated to Sixth Street. Numerous kosher delis and businesses were established along Sixth Street to provide for the Jewish community in the Rincon Heights Neighborhood. Of the Jewish population that lived in Rincon Heights, one of the more prominent residents was Rabbi Dr. Marcus Breger (1903-?). Dr. Breger came to Tucson in 1939, after he was forced to leave Rhodes Seminary where he taught when by decree of the Italian government the school was shut down at the onset of World War II (Synagogue's Growth, 6). He then immigrated with his family to the United States and was eventually invited by the Tucson Jewish community to serve as rabbi for the Anshei Israel synagogue, then located on Stone Avenue in downtown Tucson. In 1940 reflecting the demographic shift of the Jewish population to suburban neighborhoods such as Rincon Heights, the congregation was moved to a new synagogue located on the north side of East Sixth Street near the University of Arizona campus (parentseyes.arizona.edu). After serving in the US Air Force from 1943-45, Dr. Breger served as rabbi at the new synagogue from 1946 to 1970 and was instrumental in developing a Hebrew school, Congregation Anshei Israel School, located behind the synagogue. By the time Breger retired in 1970, the congregation had moved to a new facility further east near the intersection of East Fifth Street and Craycroft Road. The synagogue and school buildings on E. Sixth Street were eventually demolished for expanding University of Arizona sports facilities. (A Brief History of Congregation Anshei Israel; Jeffery [1999])

Rincon Heights represents the establishment of one of Tucson's earliest mixed-use suburban nodes, developed in association with early Tucson public transportation. Rincon Heights is unique among this first-tier suburban development for its adjacency to the University of Arizona whose proximity highlights the institution's impact on community expansion and the evolving relationship between the campus and community development.

Criterion C: Residential Architectural Styles and Building Types in Tucson, 1881-1970

Rincon Heights Historic District is significant under National Register Criterion C for its association with the historic context "Residential Building Types and Architectural Styles in Tucson, 1881-1970." Rincon Heights is an assemblage of the fragmentary remnants of five original Tucson subdivisions: Buell's Addition (1881), Drake's Addition (1882), East Side Addition, later named Rincon Heights (1887), Altadina Heights (1902) and Bingham Addition (1905). The district developed over three distinct periods: Post-Railroad (1881-1918); Inter-War (1918-1942); and Post-World War II (1945-1970). The result is a unique sense of place created through a diverse architectural sampling of middle-class Tucson architectural styles and building types that responded to the changing housing needs during the period of significance. The combined factors of an elongated build-out period for the neighborhood, changing housing trends, the evolving relationship between the automobile and housing types, and the reaction to the needs for university student housing, make Rincon Heights the most architecturally diverse neighborhood in Tucson.

Residential Architectural Styles

The elongated build-out period of the Rincon Heights neighborhood, characterized by three distinct development periods, creates a unique textbook of Tucson's architectural styles all within one cohesive neighborhood (see Figure 7, Additional Information). During the Post-Railroad Period (1881-1918), the "Territorial" architectural expression in Rincon Heights was restricted to the western subdivisions of the neighborhood as an extension of the dominant styles of the adjacent Ironhorse, Pie Allen, and Armory Park neighborhoods to the west of Rincon Heights. Territorial architecture throughout

southern Arizona incorporated national vernacular house types that became popular after the arrival of the railroad. The vernacular house types may be identified by certain morphological characteristics, including the building footprint (e.g. rectangular, square, L-shaped, or T-shaped) and roof type (e.g. gable, hipped or pyramidal). Variations on standard building plans include the hall-and-parlor house (typically two rooms wide and one room deep), the massed-plan house (typically two rooms deep, a varying number of rooms wide), and the pyramidal cottage (a square plan of four rooms covered by a pyramidal roof). As constructed in southern Arizona these types of vernacular housing incorporated locally available building materials, including adobe and brick, and construction techniques such as wood-frame construction. (Hollengreen and Jeffery, 50). While there are only a few examples of territorial architectural expressions in Rincon Heights (11 total properties), they represent the chronological beginning of the stylistic spectrum of Rincon Heights' diverse architectural character. The neighborhood's oldest house, an adobe hall-and-parlor with a gable roof, dates to 1877.

Early 20th Century Period Revival styles in Rincon Heights are represented by a small sampling of variant styles (one each of Queen Anne, Picturesque, and Tudor Revival). These represent a shift from vernacular traditions of local building forms and materials, to imported pattern book styles reflecting the romanticized values and building traditions of the American East, or even further east to the traditions of Europe and built from imported manufactured materials made accessible by rail (Nequette and Jeffery, 277). Through the medium of architecture, the post-railroad character of Tucson was quickly shifting from a vernacular Mexican town to an eclectic American town representing the values of its increasingly diverse incoming population. Early 20th Century Period Revival were constructed primarily of clay brick with decorative features, including a variety of wooden window types - as a distinguishing feature of this family of styles.

The Post-Railroad Period in Tucson also saw the rise of the Bungalow whose house form and stylistic characteristics reached its climax during the Inter-War Period (1918-1942). Originating in southern Asia and imported through England to the United States, the simple form could easily be adapted to various climatic conditions and was especially appropriate to mild climates such as California and Arizona where the spacious porch areas capture cooling breezes and created deep shade. Compared to the highly ornate period revival imported styles, the Bungalow was adopted as a refreshingly simple, climatically more appropriate, and affordable house type. The Bungalow house type was popularized through a number of publications, including *The Craftsman*, Sears & Roebuck catalogs, or the "Quickbilt" bungalows of the Tuxbury Lumber Company. Plans and house kits were easily accessible and delivered by train, whose ease of construction quickly made the Bungalow a standard in lightweight wood-frame construction. The breadth of Bungalow variants in Rincon Heights reflect other Inter-War Period neighborhoods in Tucson including simple gable roofed boxes with deep porches supported by heavy piers to more complex double perpendicular gable roofs – separately covering the house and street-facing porch – with exposed wood eaves, rafters and decorative gable attic vents. The characteristically heavy street-facing piers were often constructed of wood covered in stucco, brick, or even native volcanic basalt quarried from Sentinel Peak ("A" Mountain). The Craftsman Bungalow is distinguished by the more elaborate of these stylistic characteristics popularized by Charles and Henry Greene of California whose characteristic Arts & Crafts designs extended to the interior furnishings including built-in cabinets, bench seating, and other wood details (Nequette and Jeffery, 283-284). Rincon Heights contains 62 examples of the Bungalow house type.

The Inter-War Period (1918-1942) saw the rise of Regional Revival styles in western cities such as Tucson. Just as the eastern states had chosen to use English Colonial Revival styles beginning the late 19th century, promoters and architects in the west extracted the architectural characteristics from previous cultures to produce the romanticized revival styles for this region. This romantic Regional Revival movement was crystallized and then disseminated through the buildings of the 1915 Panama-California Exposition in San Diego (today's Balboa Park). Designed by Bertram Goodhue, Richard Requa, and others, these buildings promoted the Spanish Colonial and California Mission Revival styles as an appropriate regional architectural expression. Other architects, including Mary Colter and John Gaw Meem, defined similarly romantic expressions, including the Pueblo Revival, for other regions of the Southwest. This dissemination of regionally oriented revival styles also marked a shift in Tucson's cultural and architectural inspiration from the East and Midwest, to California and the West (Nequette and Jeffery, 25). The Spanish Colonial Revival style, distinguished by white-stuccoed walls, sloped roofs with red clay tile or flat roofs with parapets, and arched openings (Nequette and Jeffery, 281-282), is the dominant regional revival style in Rincon Heights, found in 137 properties. The Pueblo Revival style, often referred to as the Santa Fe style, distinguished by earth-colored stuccoed walls with rounded edges and buttressing, flat roofs with parapets and protruding wood viga ends, all representing traditional puebloan adobe construction (Nequette and Jeffery, 282-283), are found in six properties in Rincon Heights. The California Mission Revival style, distinguished from the Spanish Colonial Revival by the use of curvilinear parapets, is found in three properties in Rincon Heights. Regardless of the externally oriented expression of the regional revival styles, the primary structural material of these houses was clay brick.

The Post-World War II period (1945-1970) in Tucson and Rincon Heights was dominated by the Ranch House building type and variant stylistic characteristics. The architectural expression of Tucson directly after the war was affected by two phenomena: the incorporation of Modernism as a national architectural movement and federally insured home loans. Modern architecture brought new materials and forms, but contrasted sharply to the revivalist architectural expression still prevalent in Tucson at that time. Tucson's post-war housing boom was also greatly influenced by the emergence of federally insured housing loans provided by the Federal Housing Administration (FHA). To ensure building value, the FHA required builders to follow design standards that began to dictate not only construction materials and building processes but also the basic house form. FHA standards encouraged the use of prefabricated materials and streamlined the production of houses within a subdivision development. These houses blended the characteristics of the emerging Ranch House prototype from California that conformed well to the FHA guidelines (Hollengreen and Jeffery, 93).

The origin of the Ranch House, as a style and building type, is credited to California architect Cliff May whose idealized California ranch designs were transformed into a relatively standardized typology suited to FHA standards. The Ranch House type is characterized by a low, horizontal form, are typically one-story, with horizontal massing facing the street and feature asymmetrical facades with gable roofs with an open interior layout with large openings that provided a strong indoor-outdoor relationship, that May saw as a hallmark of the western lifestyle. A significant characteristic of the Ranch House typology is the integration of the automobile enclosure in the design of the principal street façade, often articulated as an open carport. Ranch house construction is characterized by exposed brick laid on a concrete slab on grade, large picture windows facing the street, operable steel casement windows and wide entry porches that are integrated within the roof form. While the Ranch House typological characteristics remain constant, there are stylistic features that distinguish variants within the type, including Modern Ranch, with planar roof and wall forms, as well as floor-to-ceiling or ribbon windows. Within Rincon Heights, the Ranch House type and stylistic variants filled in the remaining undeveloped lots after the end of World War II, with 100 properties, completing the neighborhood's build-out and terminating the proposed district's period of significance in 1970.

Residential Building Types

The elongated build-out period of Rincon Heights, defined by the district's period of significance, 1881-1970, not only provides a comprehensive compendium of building styles defining Tucson's early subdivision development, it also provides a parallel evolution of residential building types. Building type is distinguished from style by its function and formal analysis (building form) often defined by construction systems, in contrast to the iconographic analysis of architectural features with their association with patterns of style.

Rincon Heights exhibits the most diverse compendium of residential building types of any neighborhood in Tucson (see Figure 8, Additional Information). The neighborhood represents numerous examples of single and multi-family housing types (associated with the neighborhood's proximity to the University of Arizona) and the evolution of the automobile as an integral element in residential property development (associated with elongated build-out period). Sixteen distinct residential building types were identified (see Figure 9, Additional Information) based on the combination of function (single-family, multi-family, modified single-family to accommodate rentals), multi-family configuration (attached/detached, boarding room, duplex, triplex, linear, courtyard, multi-story apartment, mini-dorm addition), and site placement of automobile enclosure in relationship to the house (detached/attached, rear/mid-lot/integrated, alley accessible/street accessible).

The single-family (1) *Pre-WWII mass plan type* building is typical of the Post-Railroad and Inter-War Periods in Tucson. As the automobile became a necessity, variations of this primary housing type developed with (2) *Rear garage with alley access* and (3) *Rear garage with street access*. The early automobile enclosures were not much more than carriage houses found in other early pre-automobile neighborhoods. The transition between alley access and street access of these automobile enclosures is marked by hinged double doors often on both sides of the enclosure building and the eventual appearance of a curb cut and path (often just concrete strips) between the street and enclosure.

Capitalizing on the demand for early railroad male employee and later student housing, a distinct building type, the (4) *Boarding Room* was a single-family house with an additional room usually accessed off the front porch through an independent, but adjacent, front door and a plan that shared a "Jack and Jill" bathroom with doors opening to two bedrooms. The (8) *Above-garage rental* offered a similar arrangement as a detached independent unit from the main house creating a rare two-story building form in what otherwise is a single-story neighborhood. As rentals became popular as a source of income for property owners, modifications were made to the original single-family house type to create rental units including (6) *Garage to rental conversion*, (7) *Rear addition*, and the non-contributing (9) *Front addition*.

During the Post-World War II Period housing boom came a prominent stylistic shift in residential construction. The new housing type, (5) *Ranch with broad side facing street*, is characterized by a rectangular footprint with the long side facing the street consistent with the low, horizontal design features that characterized post-war subdivisions throughout Tucson. In this house type, the automobile plays a prominent role in the façade design, often sheltered by an integrated carport with no doors but displaying the automobile as a feature of the house.

Multi-family residential property development occurred throughout all periods of development in Rincon Heights. The difference as the development evolved chronologically is the size of the individual housing units, and their properties. The most common of the multi-family housing type constructed prior to World War II in Rincon Heights is the traditional attached (10) *Duplex* often designed to look like single-family residences, and in the case of the one triplex in the neighborhood, is situated on a corner property providing private entrances to each of the integrated units. Alternative configurations of multi-family residential building types included the (11) *Detached linear*, (12) *Attached linear*, and (13) *Detached courtyard*. In contrast to the pre-World War II multi-family residential developments that were often designed for a single property, the post-World War II developments, such as the attached (14) *Courtyard L- or U-shaped*, whose overall footprint spanned two or more properties to accommodate both the bigger Ranch House type units, as well as the inclusion of additional common amenities including gardens, terraces, and even swimming pools.

Beginning in the 1970s and through to today, demand for University student housing has risen. University facilities continued expanding toward Sixth Street that swallowed up private residential properties on both sides of Sixth Street that had provided student housing for generations. This has placed pressure on the Rincon Heights neighborhood resulting in two new and distinct forms of multi-family residential housing. Developed in the 1970s and 1980s (outside the period of significance) the (15) *Multi-story apartments with common entry* is an extension of the development of housing types whose trend is toward a more dense land use pattern. A more recent and intrusive attempt to increase land use density is the non-contributing (16) *Mini-dorm addition* that demolishes, modifies, or amplifies an existing historic property to provide massive housing units composed of 6-8 bedrooms while accommodating automobile parking in what was historically the streetscape setback.

The significance of Rincon Heights architecture, distinguished by an elongated build-out period, is as a comprehensive textbook of architectural styles and single- and multi-family residential building types reflecting the cultural and social values of each period. This unique design quality makes Rincon Heights the most architecturally diverse neighborhood in Tucson.

Integrity in Rincon Heights

The Rincon Heights Historic District is a residential area densely and almost completely developed, with a historic streetscape appearance with few intrusions. It retains and conveys a uniformity based on its original planning principles – wide streets, sidewalks, lot placement, and setbacks – despite the diversity of architectural styles and building types. Of the 487 properties in Rincon Heights Historic District, 309 qualify as contributing properties based on the designated period of significance and each property's ability to convey the district's defined themes of significance.

Association/Age

The Period of Significance for the Rincon Heights Historic District extends from 1881 to 1970. The contributing properties in Rincon Heights Historic District are associated with two important local contexts:

1. Community Planning and Development of Tucson, 1881-1970
2. Residential Architectural Styles and Building Types in Tucson, 1881-1970

Those properties that are less than 50 years old, but are associated with these themes, were not designated as contributing properties due to age.

Location

The original layout of Rincon Heights Historic District remains intact with no properties having been moved. This layout includes a gridiron pattern set down between major arterial streets and accommodating the High School Wash watercourse that bisects the neighborhood.

Setting

The setting of the Rincon Heights Historic District remains largely intact except around its periphery. To the north, where encroachment by the University of Arizona, as codified in a 1996 MOU, has created an irregular definition of its district

boundary. Prior to the 1970 period of significance end date, the neighborhood's northern edge of Sixth Street (along with its mirrored development on the north side of Sixth Street) provided commercial and service amenities to the neighborhoods on both sides of Sixth Street. With the exception of Mansfeld Middle School, the Rincon Heights Historic District does not include any peripheral presence on Sixth Street. To the east, street widening on Campbell Avenue has had little impact on the perceived district boundary. To the south, the transformation of Broadway Blvd from entirely residential to mixed residential/commercial development has had the impact of a concurrent mixed scale of a). contemporary commercial buildings constructed on properties where residences were demolished, b). residences that have been adapted for commercial purposes, c). residences that continue their original purpose, and d). vacant lots. To the west at Fremont Avenue, the district's integrity of setting is blurred, at places, with that of the Pie Allen Historic District. Pie Allen's gerrymandered eastern boundary encroaches beyond the Rincon Heights neighborhood perceptual boundary at Park Ave as an administrative boundary, but does not effect the Rincon Heights Historic District's perceptual boundary. Within the interior of this peripheral zone of affected properties, the original setting conveys remarkable integrity.

Most residents have replaced water thirsty lawns with desert or drought-tolerant vegetation. The neighborhood association has recently lined the streets with water-saving native trees, imparting a unified appearance across the neighborhood, although mature exotics such as palm trees, tamarisks, and orange trees, planted during the period of significance, still survive.

Feeling

The integrity of feeling with the Rincon Heights Historic District derives less from individual structures that convey the architectural mix of styles and house types representing an extended build-out period than from the overall context defined by the original neighborhood-wide community planning amenities such as building setback, wide streets, sidewalks, and a common landscape palette. The variation of style and property type represents the evolving influence of the University of Arizona as the consistent determinant of physical form and transformation. Thus, the neighborhood presents a temporal and spatial textbook representing the evolving relationship and growing influence of the University of Arizona on the Tucson community.

Most Rincon Heights houses were originally designed to be, and remain, modest in size, scale, and price compared to those in the middle class neighborhoods of West University Historic District to the northwest, and Sam Hughes Historic District to the northeast. Yet the mix of vernacular, bungalow, period revival, and ranch styles, as well as single and multi-family house types, distinguishes Rincon Heights from working class and lower middle class neighborhoods further west, such as Pie Allen and Ironhorse, or further east where the dominant ranch house building type and style provides a more homogeneous feeling.

After the period of significance in 1970, several large multi-story apartment buildings either replaced demolished houses or filled in empty lots in the neighborhood. These buildings do not contribute to the historic character of the district, but as most lie toward its periphery, they do not significantly detract from the district's integrity based on feeling. The biggest threat to Rincon Heights' integrity is the recent phenomenon of transforming single-family residences into multi-family "mini-dorms". While some lot developments have been sensitive to the integrity of the streetscape contribution of the historic houses by concentrating development to the rear of the property, many have greatly compromised the original house's integrity.

Design

Due to the elongated build-out period as reflected in the period of significance, Rincon Heights Historic District conveys a uniquely rich mixture of design styles and residential building types making it a textbook of the evolution of architectural heritage in Tucson. This unique design quality makes Rincon Heights the most architecturally diverse neighborhood in Tucson. The integrity of this design diversity has been maintained despite the long period of significance and various occupant types who have resided in the neighborhood.

Materials

The integrity of materials use, appropriate to their stylistic expression, remains intact throughout most of Rincon Heights. Due to the diversity of stylistic periods and their correspondingly diverse building material palette, a homogeneous expression of integrity based on materials is not evident. However, the integrity of material use consistent with a period became a criterion of integrity evaluation on individual properties.

Workmanship

The expression of workmanship varies between stylistic periods with each displaying features and details associated the period. As with materials, the integrity of workmanship consistent with a period became a criterion of integrity evaluation on individual properties.

Definition of Contributing and Non-Contributing Structures

Of the 490 properties within Rincon Heights, 280 properties have maintained their integrity and are considered to be contributors with 210 properties considered non-contributors due to age or lack of integrity. Of the 210 non-contributors, 167 are non-contributors for integrity and 43 for their age.

Due to the diversity of architectural styles and residential building types, integrity was evaluated consistent to the features of both. Properties were evaluated based on their ability to convey significance of their individual stylistic expression and building type based on the following character defining features as seen from public view: Façade and building footprint; Roof form; Exterior materials; and Windows, doors, porches, and projections. In addition, minor impact changes over the years that were considered acceptable individually included window and door replacements, roof material replacements (that don't change the architectural character-defining features), and landscape features (that don't obstruct the building façade). Properties with auto enclosures converted into habitable spaces, regardless of their location on the property, were considered contributing if the modifications were considered reversible.

Properties were considered non-contributing if they did not retain their original features (as enumerated above) or if the property underwent major impact changes that compromised its character defining features including the cumulative impact of the minor impact changes listed above. In addition, properties were considered non-contributing if they contained privacy walls at the property line (according to the SHPO Wall Policy), incompatible additions or building modifications (including porch enclosures), or the construction of additional buildings on the property within public view. Rincon Heights has endured a great deal of transformation as the result of its proximity to the University of Arizona. However, the integrity of the neighborhood, as defined by the tangible features of its character, is still intact.

9. Major Bibliographical References

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City of Tucson Plat Maps

Buell's Addition (1881)

Drake's Addition (1882)

De Puy and Young's East Side Addition (1887)

Altadina Heights (1902)

Bingham Addition (1905)

Pima County Miscellaneous Docket 2 page 724 and Docket 5 page 740

Pima County Recorders Miscellaneous Docket 3 page 369 and Docket 5 page 572

Pima County Recorder Miscellaneous Docket 7 page 414

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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
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 138.9 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>504256</u>	<u>3565489</u>	2	<u>12</u>	<u>504305</u>	<u>3565489</u>
	Zone	Easting	Northing		Zone	Easting	Northing
3	<u>12</u>	<u>504300</u>	<u>3565537</u>	4	<u>12</u>	<u>504403</u>	<u>3565537</u>
	Zone	Easting	Northing		Zone	Easting	Northing
5	<u>12</u>	<u>504403</u>	<u>3565612</u>	6	<u>12</u>	<u>504487</u>	<u>3565611</u>
	Zone	Easting	Northing		Zone	Easting	Northing
7	<u>12</u>	<u>504483</u>	<u>3565643</u>	8	<u>12</u>	<u>504614</u>	<u>3565678</u>
	Zone	Easting	Northing		Zone	Easting	Northing
9	<u>12</u>	<u>504617</u>	<u>3565376</u>	10	<u>12</u>	<u>504892</u>	<u>3565379</u>
	Zone	Easting	Northing		Zone	Easting	Northing
11	<u>12</u>	<u>504892</u>	<u>3565543</u>	12	<u>12</u>	<u>505163</u>	<u>3565546</u>
	Zone	Easting	Northing		Zone	Easting	Northing
13	<u>12</u>	<u>505197</u>	<u>3565549</u>	14	<u>12</u>	<u>505273</u>	<u>3565607</u>
	Zone	Easting	Northing		Zone	Easting	Northing

15 12 505260 3564994
Zone Easting Northing

16 12 504256 3564979
Zone Easting Northing

Verbal Boundary Description (describe the boundaries of the property)

See attached boundary map.

Boundary Justification (explain why the boundaries were selected)

The Rincon Heights Historic District nomination boundary encompasses five historic subdivisions: Buell's Addition (1881), Drake's Addition (1882), Rincon Heights Addition (1887), Altadina Heights Addition (1902), and the Bingham Addition (1905). While the neighborhood's perceptual boundary is generally bounded on the north by Sixth Street, the east by Campbell Avenue, the south by Broadway Boulevard, and the west by Park Avenue, the delineation of the Rincon Heights proposed Historic District boundary differs from this perceptual boundary by encroachments from the University of Arizona and from the Pie Allen Historic District (see Figures 1 and 2, Additional Information). The jagged edge of Rincon Heights Historic District northern boundary is defined by the University of Arizona's comprehensive campus boundary and articulated in a 1996 Memorandum of Understanding (MOU) between the University of Arizona, the Rincon Heights Neighborhood Association, and the City of Tucson. The definition of the District's western boundary reflects an optimal delineation based on the discrepancy between the perceptual neighborhood boundary at Park Avenue, the University of Arizona's 3-block tract of land detached from the campus boundary between Park and Fremont Avenues, and the gerrymandered, irregular, eastern boundary of the Pie Allen Historic District (designated 1996). The various definitions of land-ownership and designation between Park and Fremont Avenues has resulted in the remaining properties becoming a no-man's land with a higher than average proportion of non-contributing properties. The one exception is the Marrow Education Building (1010 E. 10th Street), which the preparers feel has sufficient significance that it is eligible for individual listing. This defined historic district area includes both contributing and non-contributing buildings and structures.

11. Form Prepared By

name/title Demion Clinco, Daniel Broockman, Elissa Schirmer Erly, Katie Gannon, Jennifer Levstik, Gretchen Lueck, David Barkoff, James Dickhoner, Jennifer Martin, and Jason Zell, with the assistance of R. Brooks Jeffery, UA Heritage Conservation ARC 597j class.

organization College of Architecture and Landscape Architecture December 2010
(CALA), University of Arizona date
street & number P.O. Box 210075 telephone 520 621 2991
city or town Tucson state AZ zip code 85721-0075
e-mail rbjeffer@u.arizona.edu

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

For All Photographs

Name of Property: Rincon Heights Historic District

City or Vicinity: Tucson

County: Pima County

State: Arizona

Photographer: Demion Clinco

Date Photographed: July 2010

1 of 22

AZ_PimaCounty_RinconHeightsHistoricDistrict_0001
Highland Avenue and Broadway Boulevard, northwest view

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AZ_PimaCounty_RinconHeightsHistoricDistrict_0002
Broadway Boulevard, commercial streetscape, northwest view

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AZ_PimaCounty_RinconHeightsHistoricDistrict_0003
1010 East 10th Street, southwest view

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AZ_PimaCounty_RinconHeightsHistoricDistrict_0004
Interior apartment court, East 10th Street and North Martin, southwest view

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AZ_PimaCounty_RinconHeightsHistoricDistrict_0005
Mountain Avenue, north view

6 of 22

AZ_PimaCounty_RinconHeightsHistoricDistrict_0006
8th Street and Martin Avenue, west view

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AZ_PimaCounty_RinconHeightsHistoricDistrict_0007
9th Street and Fremont Avenue, north view

8 of 22

AZ_PimaCounty_RinconHeightsHistoricDistrict_0008
Mansfeld Middle School, southeast view

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AZ_PimaCounty_RinconHeightsHistoricDistrict_0009
High School Wash, Warren Avenue, west view

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AZ_PimaCounty_RinconHeightsHistoricDistrict_0010
High School Wash, WPA detail, Campbell Avenue, southwest view

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AZ_PimaCounty_RinconHeightsHistoricDistrict_0011

7th Street, southeast view

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AZ_PimaCounty_RinconHeightsHistoricDistrict_0012

Highland Avenue between 7th Street and 8th Street, west view

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AZ_PimaCounty_RinconHeightsHistoricDistrict_0013

8th street and Vine Avenue, southeast view

14 of 22

AZ_PimaCounty_RinconHeightsHistoricDistrict_0014

10th Street, southwest view

15 of 22

AZ_PimaCounty_RinconHeightsHistoricDistrict_0015

8th Street and Highland Avenue, southeast view

16 of 22

AZ_PimaCounty_RinconHeightsHistoricDistrict_0016

10th Street, northeast view

17 of 22

AZ_PimaCounty_RinconHeightsHistoricDistrict_0017

7th Street and Cherry Avenue, southeast view

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AZ_PimaCounty_RinconHeightsHistoricDistrict_0018

7th street, northeast view

19 of 22

AZ_PimaCounty_RinconHeightsHistoricDistrict_0019

Martin Avenue and 10th Street, southwest view

20 of 22

AZ_PimaCounty_RinconHeightsHistoricDistrict_0020

Cherry Avenue and 10th Street, northwest view

21 of 22

AZ_PimaCounty_RinconHeightsHistoricDistrict_0021

Fremont Avenue and 7th Street, southwest view

22 of 22

AZ_PimaCounty_RinconHeightsHistoricDistrict_0022

WPA Culvert Detail, Warren Avenue

Rincon Heights Historic District
Name of Property

Pima County, Arizona
County and State

Property Owner:

(complete this item at the request of the SHPO or FPO)

Name _____
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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

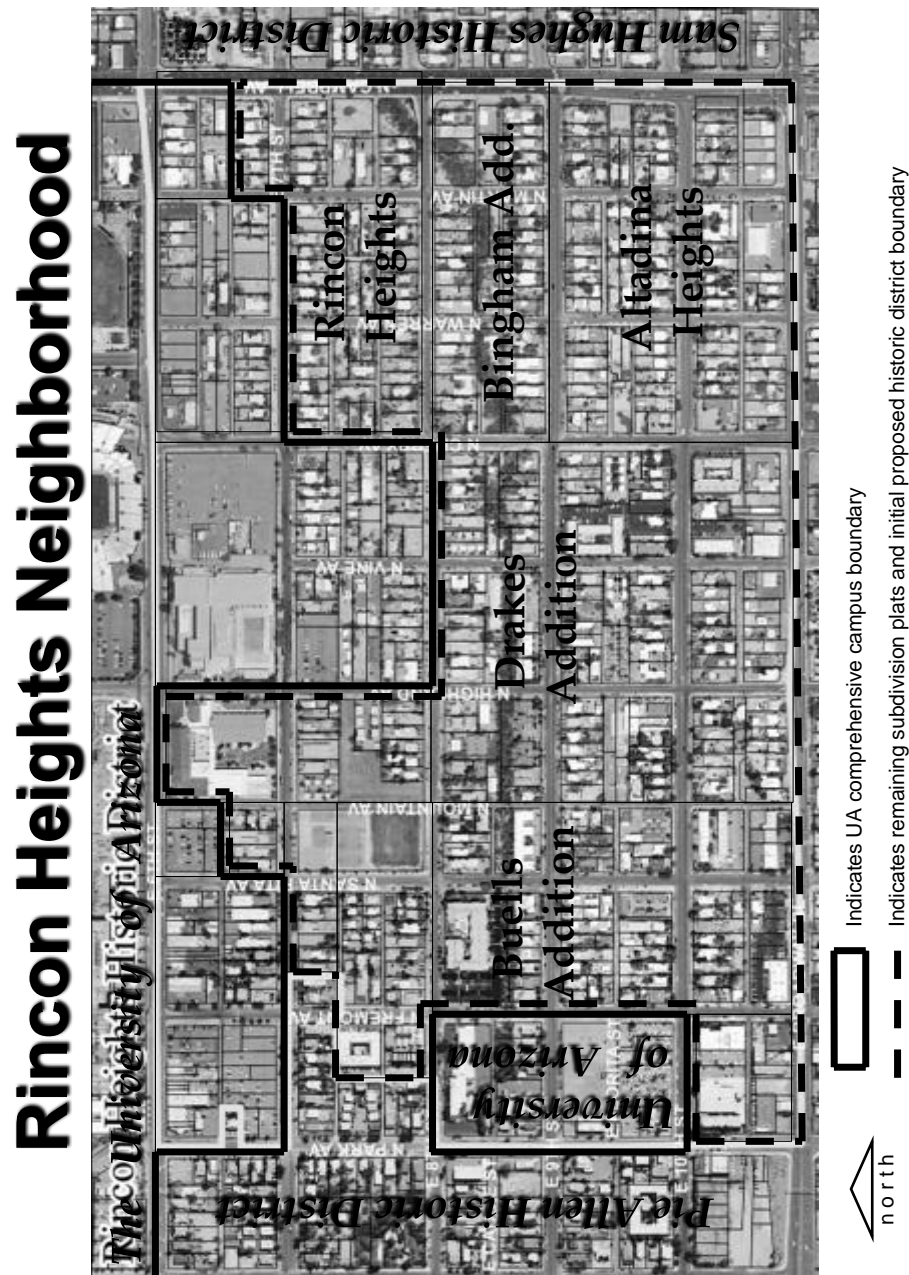
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National Register of Historic Places Continuation Sheet

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Rincon Heights Historic District
Pima County, Arizona

Figure 1. Rincon Heights Neighborhood as defined by surrounding subdivision and institutional boundaries. Euclid Blvd is the western-most (bottom) street on this map.



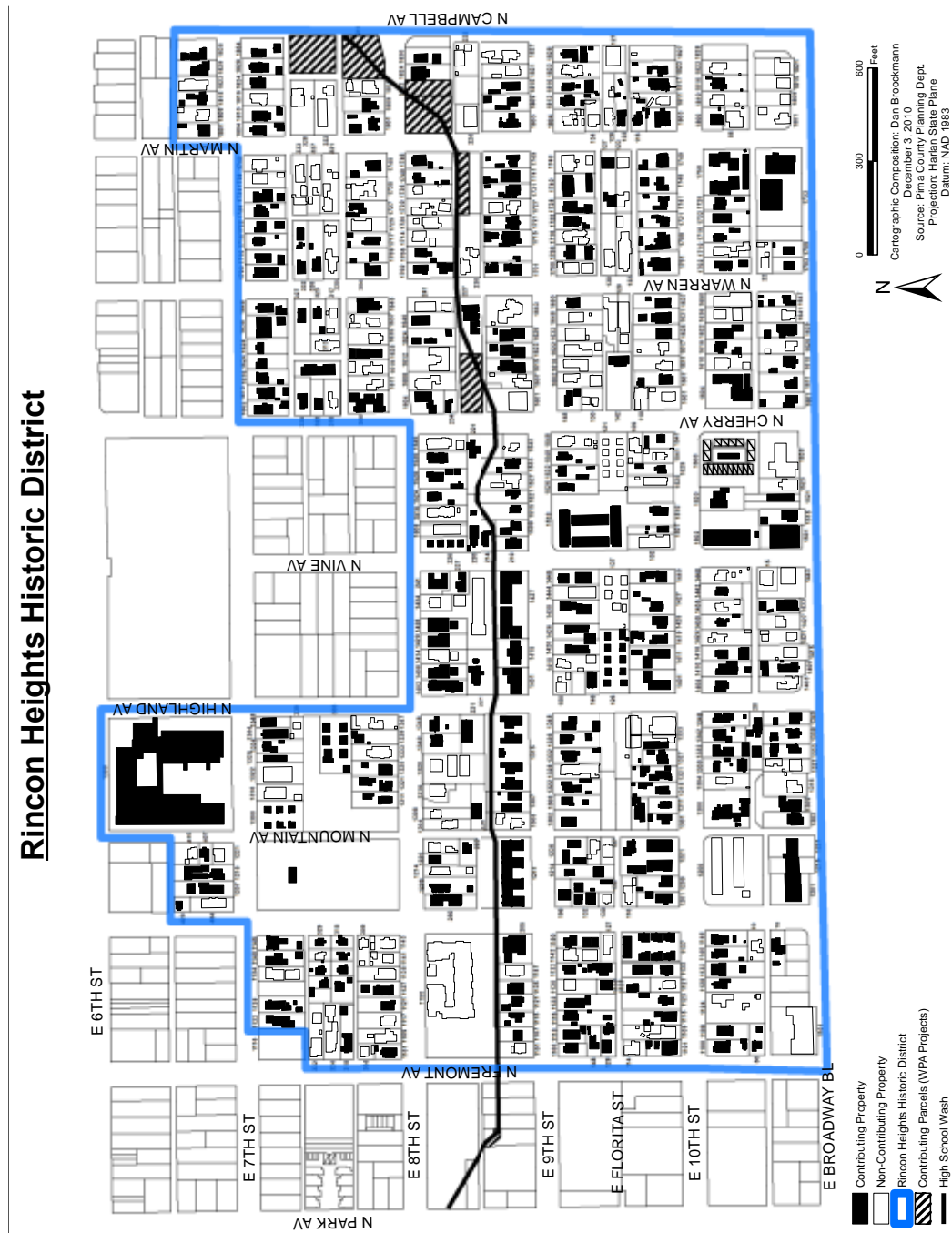
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National Park Service

National Register of Historic Places Continuation Sheet

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Rincon Heights Historic District
Pima County, Arizona

Figure 2. Rincon Heights Historic District boundary map. Park Avenue is the western-most (bottom) street on this map.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Rincon Heights Historic District
Pima County, Arizona

Figure 3. Rincon Heights Build-out Map, 1910.

Rincon Heights Neighborhood Properties by Decade (1910)



Cartographic Composition: Dan Brockmann
May 5, 2008
Source: Pima County Planning Dept.
Projection: NAD 83
Datum: NAD 1983

Legend
High School Wash
1910 Properties

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number ADDITIONAL INFO Page 36

Rincon Heights Historic District
Pima County, Arizona

Figure 4. Rincon Heights Build-out Map, 1930.

Rincon Heights Neighborhood Properties by Decade (1930)



Cartographic Composition: Dan Brodsky
May 5, 2008
Source: Pima County Planning Dept.
Projection: NAD 83
Datum: NAD 1983

Legend
High School Wash
1930 Properties

United States Department of the Interior
National Park Service

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Rincon Heights Historic District
Pima County, Arizona

Figure 5. Rincon Heights Build-out Map, 1950.

Rincon Heights Neighborhood Properties by Decade (1950)



Cartographic Composition: Dan Brookmann
May 5, 2008
Source: Pima County Planning Dept.
Projection: NAD 83
Datum: NAD 1983

Legend
High School Wash
1950 Properties

United States Department of the Interior
National Park Service

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Rincon Heights Historic District
Pima County, Arizona

Figure 6. Rincon Heights Build-out Map, 1970.

Rincon Heights Neighborhood Properties by Decade (1970)



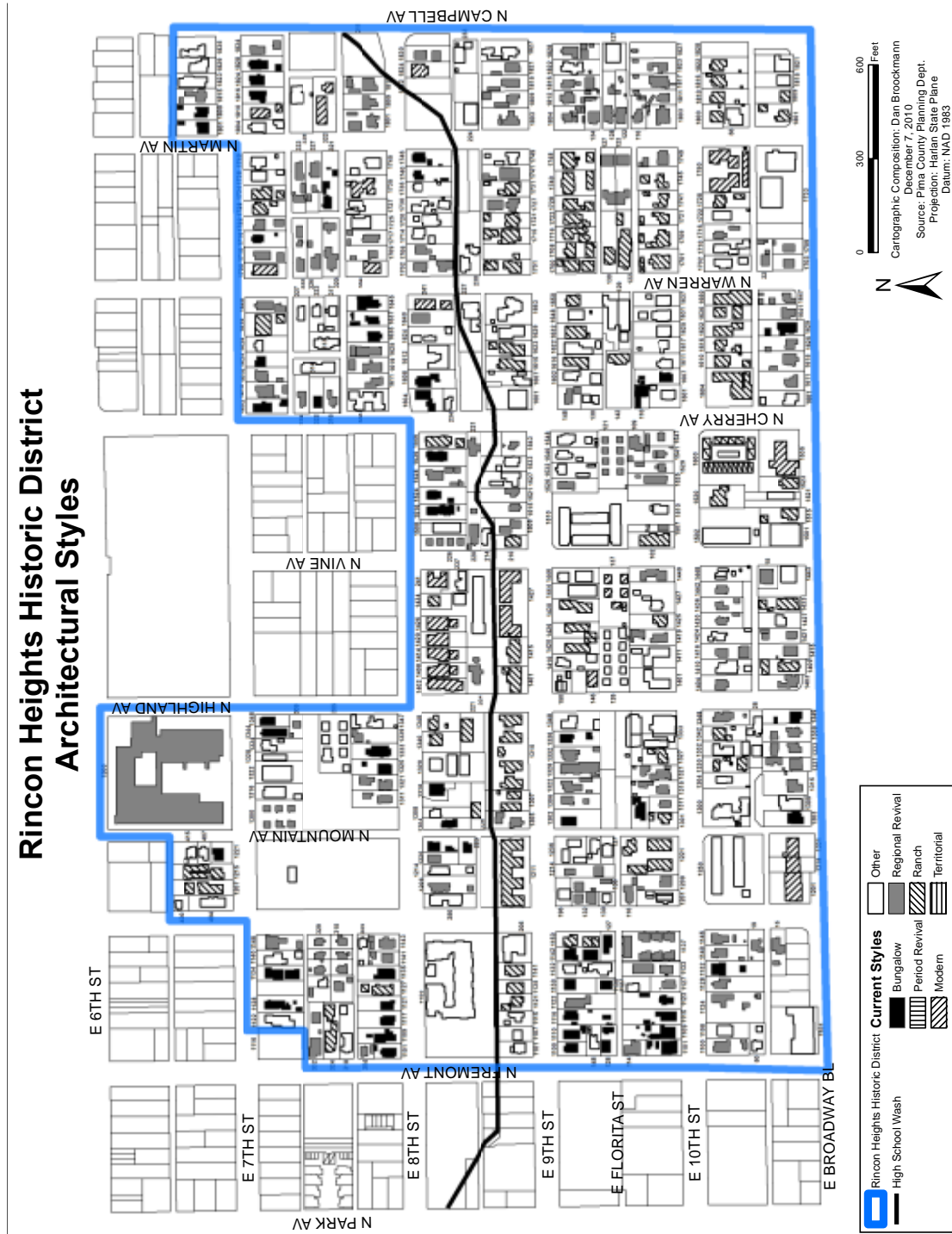
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Rincon Heights Historic District
Pima County, Arizona

Figure 7. Rincon Heights Architectural Styles Map.



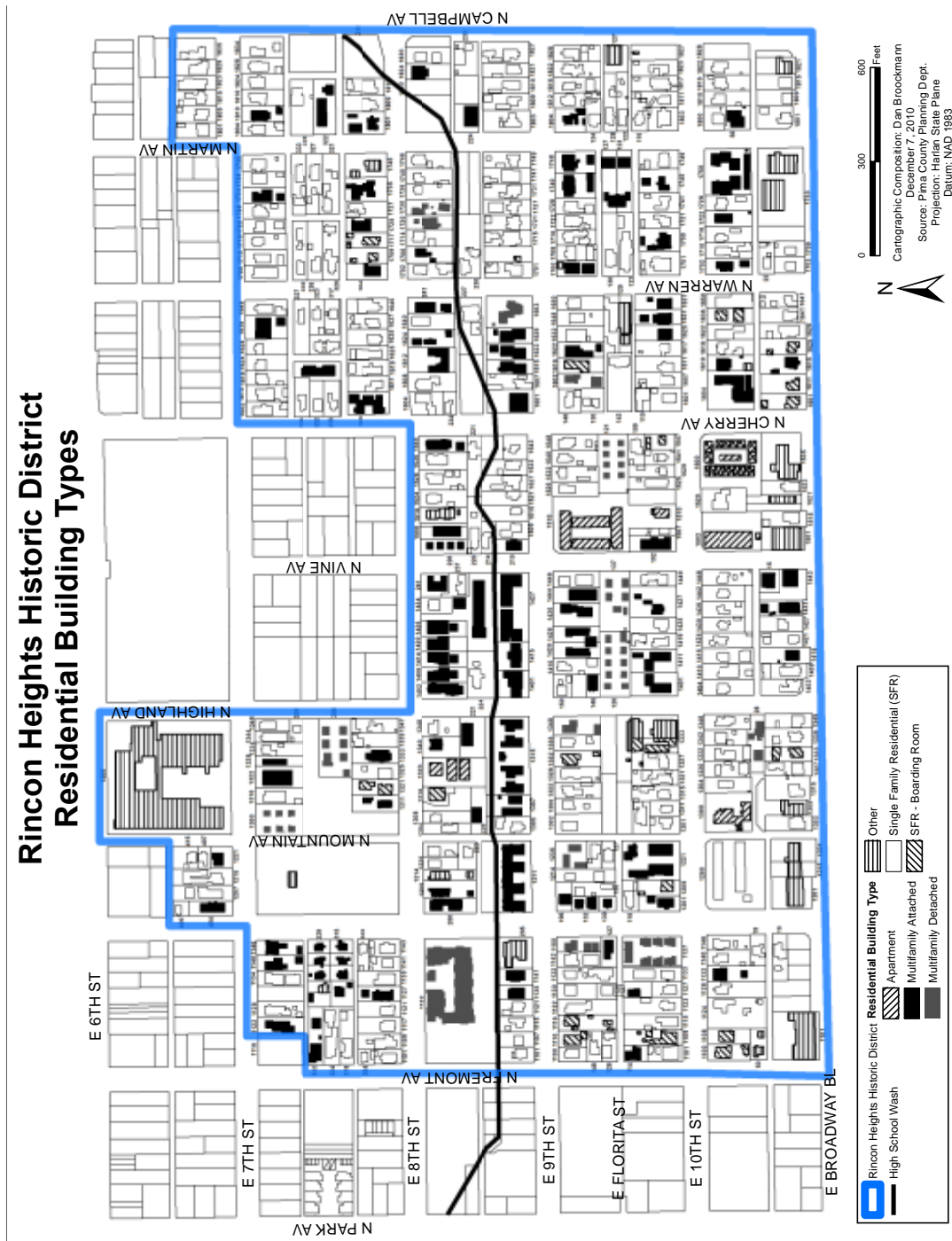
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Rincon Heights Historic District
Pima County, Arizona

Figure 8. Rincon Heights Residential Building Types map.



United States Department of the Interior
National Park Service

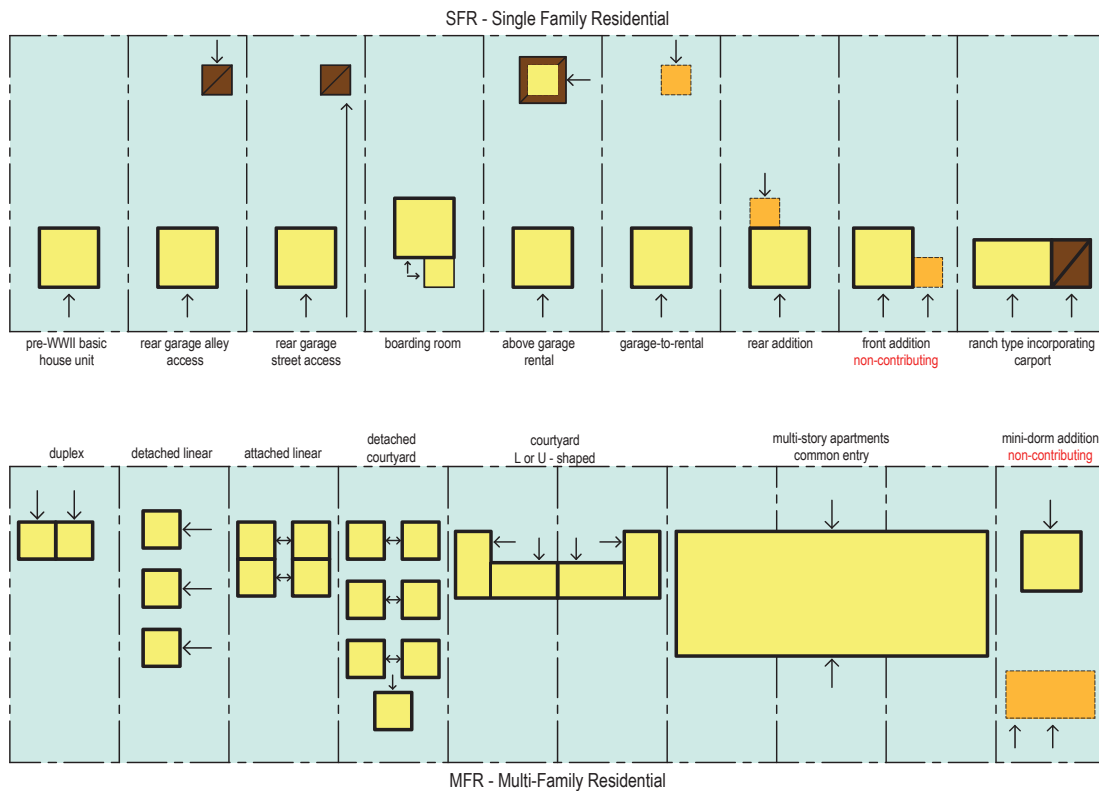
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Rincon Heights Historic District
Pima County, Arizona

Figure 9. Rincon Heights Residential Building Types diagram.

Rincon Heights Historic District - Housing Types



The numbers below refer to the property types beginning at the upper left and ending at the lower right; automobile enclosures are in brown.

1. SFR - Pre-WWII basic house unit
2. SFR - Rear garage alley access
3. SFR - Rear garage street access
4. SFR - Boarding room
5. SFR - Above garage rental
6. SFR - Garage-to-rental
7. SFR - Rear addition
8. SFR - Front addition (non-contributing)
9. SFR - Ranch type incorporating carport
10. MFR - Duplex
11. MFR - Detached linear
12. MFR - Attached linear
13. MFR - Detached courtyard
14. MFR - Courtyard L or U - shaped
15. MFR - Multi-story apartments common entry
16. MFR - Mini-dorm addition (non-contributing)