

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

**National Register of Historic Places
Registration Form**

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

1. Name of Property Winterhaven Historic District

historic name _____

other name/site number _____

2. Location

street & number: Bounded by Prince on north, Country Club on east, Ft. Lowell on south and Tucson Blvd. on west

city/town: Tucson _____ vicinity _____

state: Arizona code: AZ county: Pima code: 019 zip code: 85716

3. State/Federal Agency Certification

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

Signature of certifying official Date

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper

Date of Action

entered in the National Register
 See continuation sheet.

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other (explain): _____

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
<u>189</u>	<u>76</u>	buildings
		sites
<u>3</u>		structures
		objects
<u>195</u>	<u>76</u>	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
INDUSTRY/PROCESSING/EXTRACTION: waterworks

Current Functions

(Enter categories from instructions)

DOMESTIC / single dwelling
DOMESTIC/ multiple dwelling
INDUSTRY/PROCESSING/EXTRACTION: waterworks

7. Description

Architectural Classification

MODERN MOVEMENT: Ranch Style

Materials

(Enter categories from instructions)

foundation **Concrete**

walls **Brick, Burnt Adobe**

roof **Asphalt Shingles, Polymer Coating, Clay Tile**

other _____

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A-G with checkboxes and descriptions.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, landmark, survey, engineering record.

Primary Location of Additional Data:

- State historic preservation office

Areas of Significance

(Enter categories from instructions)

Community Planning and Development, Architecture

Period of Significance

1949-1961

Significant Dates

1949

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Anne Jackson Rysdale

- Repository checkboxes: Other state agency, Federal agency, Local government, University, Other.

Name of Repository:

UA Arizona Architectural Archives; Arizona Historical Society/Tucson; Winterhaven Homeowner's Association

10. Geographical Data

Acreege of Property 84.4

UTM References

(Place additional UTM references on a continuation sheet)

Table with 6 columns: Zone, Easting, Northing, Zone, Easting, Northing. Rows 1 and 2 are empty.

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jason Fox, Brandy Billingsley, Sai-Ho Hiew, Jeff Leven, Andrew Munandar, Elizabeth Rendon and David Short with the assistance of R. Brooks Jeffery, Preservation Studies, CAPLA

organization Preservation Studies, CAPLA, University of Arizona date Aug 20, 2003

street & number PO Box 210075 telephone (520) 621-2991

city or town Tucson state: AZ zip code 85721-0075

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

Representative Black and White photographs of the property.

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

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. 470 et seq.).

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

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WINTERHAVEN HISTORIC DISTRICT
Pima County, AZ

SUMMARY OF DESCRIPTION

Located in central Tucson, Arizona, the Winterhaven Historic District is made up of 265 residences that are notable examples of the modern ranch style. These homes are set within a neighborhood that is unique in Tucson for its park-like atmosphere which is created by green, non-native landscaping that lines the wide, curving streets. This makes Winterhaven distinct from both its immediate neighbors and from other neighborhoods in Tucson as a whole.

Winterhaven's layout is oriented to the automobile and its arrangement of wide, curving streets dictates a leisurely pace when progressing through the neighborhood. Winterhaven's dominant use of green lawns and non-native trees creates a Midwestern environment that is unique in Tucson. The neighborhood's green vegetation creates a visual cohesiveness throughout the neighborhood. Winterhaven residences are fronted by lawns that extend to the street, blending individual lots together and creating a park-like setting. This lush environment is made possible by Winterhaven's private water system, which consists of three wells that provide water for household and irrigation use in the neighborhood.

The overall cohesiveness of the Winterhaven Historic District also stems from the architecture of its modern ranch style residences. This architectural cohesiveness is due to the neighborhood's review process, which ensured that all of the neighborhood's residences would be architecturally compatible. Thus Winterhaven's residences exhibit a high level of uniformity that extends to each home's overall form, floor plan, architectural features and building materials. However this design vocabulary is employed in a number of combinations that give the neighborhood's ranch homes variety. The distinctive ranch style features common throughout Winterhaven include low, horizontal massing, asymmetrical facades and carports.

Within the district are 265 residences and 3 well-sites, for a total of 268 properties. Of these, 189 residences and all 3 well-sites are considered contributing properties and 76 residences are considered to be non-contributors.

DESCRIPTION

Location

The Winterhaven Historic District is located in Tucson, Arizona, 65 miles north of the United States border with Sonora, Mexico. Tucson is located within the Santa Cruz River Valley, which belongs to Arizona's Sonoran Desert. Winterhaven is located in central Tucson, northeast of downtown and the University of Arizona.

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Boundaries

Winterhaven is delineated by Prince Road on the north, Fort Lowell Road on the south, Tucson Boulevard on the west and Country Club Road on its east. It is also bordered by four neighborhoods: Prince-Tucson on the north, La Madera on the south and Richland Heights on the east. Prince-Tucson was largely developed in the 1970s with both single family homes and townhouses. La Madera was developed in the 1950s and contains homes in a variety of architectural styles with small front yards. Richland Heights was also developed in the 1950s and, like Winterhaven, contains many brick residences but they are surrounded by desert landscaping and unpaved streets. Thus each of the neighborhoods surrounding Winterhaven is visually distinctive from it in terms of architecture, lot placement and landscaping.

Neighborhood Layout

Winterhaven's layout is focused inward, providing only four points of entry into the neighborhood. The principal entry in to Winterhaven is from Fort Lowell Road, where it's marked by a decorative sign that was installed in the 1990s. Other means of entry to and from the neighborhood are unmarked. Those residences that line Winterhaven's periphery along Prince, Country Club and Fort Lowell Roads are somewhat isolated from the rest of the internally focused neighborhood but provide the outward expression of the neighborhood on those streets.



Entry into Winterhaven from Fort Lowell Road (Photo by R. Brooks Jeffery)

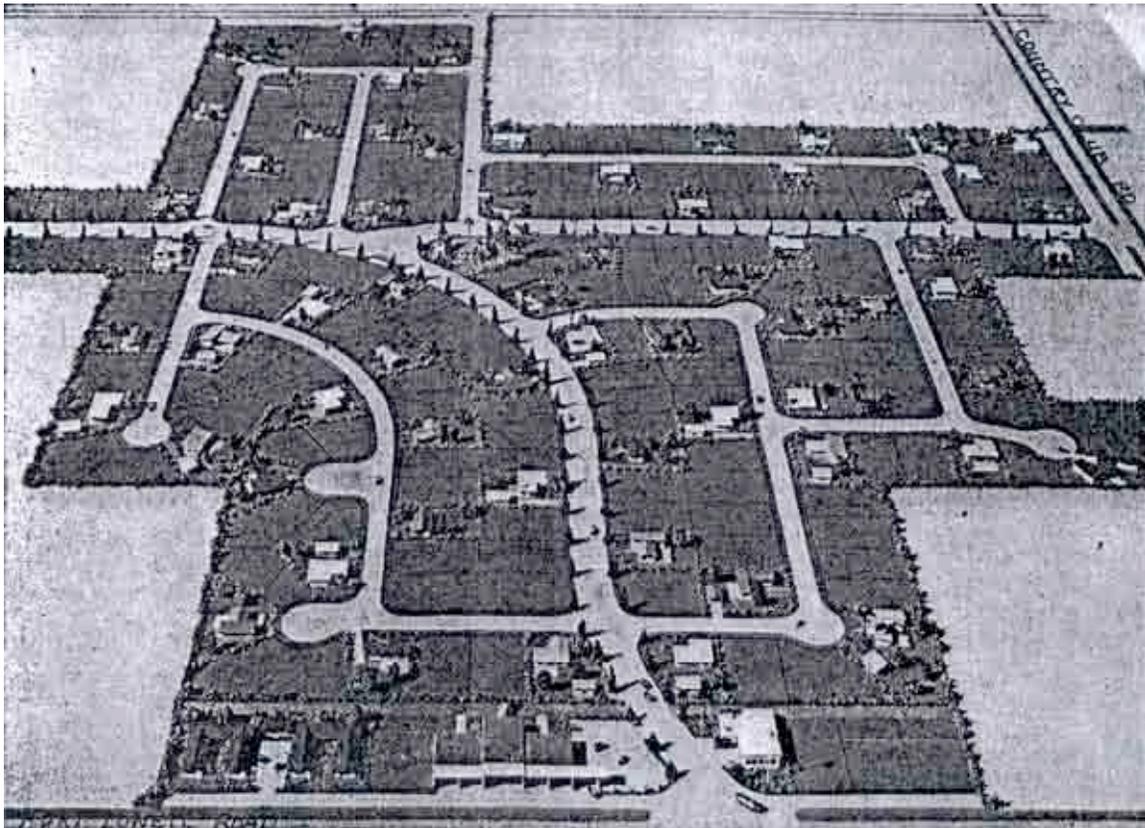
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Internally, Winterhaven is defined spatially by its organic network of wide gently curving streets, cul-de-sacs and residences that are placed centrally on their lots. The principal street through the neighborhood is Christmas Avenue which winds through the lower portion of the neighborhood from Fort Lowell Road until it merges with Kleindale Road and continues through the district. This transition of Christmas Avenue into Kleindale Road is the center of the neighborhood, which is marked by a planter that holds a large tree. In all but one case, Winterhaven's streets do not form four-point intersections; instead forming T-intersections that have the effect of slowing down one's journey through the neighborhood. Winterhaven's secondary streets leisurely wind their way through the interior of the neighborhood ending in cul-de-sacs or rounded junctions; an effect that gives the neighborhood a park-like atmosphere.



Sales Model of Winterhaven (*Tucson Daily Citizen* 8/26/49)

This configuration of curving and meandering streets also serves to create varying lot sizes within the

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subdivision, especially at the numerous corners and rounded intersections. Houses on the corner lots are often oriented out towards the intersection rather than onto one of the streets that they front. This creates a variety within Winterhaven's otherwise fairly uniform house placement and serves to visually make the linear rows of centrally placed residences turn the corner onto the next street. Winterhaven's varying lot sizes also allow for an increase in the scale of the homes that are placed on the larger corner lots.

Winterhaven's layout was originally shaped by not only the automobile, but also by drainage issues as Christmas Avenue was designed to be an extension of an existing arroyo (drainage way) that entered the neighborhood across Fort Lowell Road. Water would flow down the center of Christmas Avenue onto Kleindale Road, ultimately reaching its natural drainage across Tucson Boulevard to the west. Winterhaven's specially designed roll-top curbs were designed to allow cars to pull up off the street so that passengers would not have to get wet. Since the late 1950s when storm drains were installed, the street no longer retains its drainage function.

Streetscape

Winterhaven's combination of wide streets lined with large Aleppo pine trees and green lawns creates a Midwestern, park-like setting for the neighborhood. The central lot placement of Winterhaven's homes makes front lawns and driveways the dominant features of the neighborhood from the street. This uniform setback of the residences and the lack of individual property definition, such as fences or walls, allow the front yards to blend together into a continuous landscape of lawns adjacent to the street. This effect reinforces Winterhaven's strong sense of community through the dominance of a harmonious, communal streetscape over the individual residences.

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Bentley Avenue Streetscape (Photo by R. Brooks Jeffery)

Land Use

Winterhaven is primarily a district of single family residences; although a few multifamily residences are located at the periphery of the neighborhood on Country Club and Fort Lowell roads. The majority of these multifamily residences are architecturally similar to Winterhaven's single-family homes. Lots within the neighborhood average 70 to 80 feet across and are 120 to 135 feet deep. However the neighborhood's curving streets create a variety of irregular lot sizes; especially at cul-de-sacs, rounded street corners and at Christmas Avenue where it meets Kleindale Road. Lots and residences in these locations are generally larger than those that front the straighter lengths of streets such as Kleindale and Richards Row.

The center lot placement of Winterhaven's homes provides ample room for a large expanse of lawn in front of each residence. These lawns are bordered on one side by gravel or paved driveways which lead to the residences' carports. Winterhaven's homes have one of two types of entry walkways; the first leads directly from the driveway to the front door, indicating the dominance of the automobile in the arrangement of the neighborhood. The second features a curved or straight walkway across the front lawn from the street leading the visitor to the front entry.

Well Sites and Irrigation

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The Winterhaven Historic District also contains three well sites that supply water for the neighborhood's household and irrigation use. These wells are owned by the residents of the neighborhood and are not connected with the City of Tucson's water system. The three well sites are spread throughout the district; one on Fort Lowell (Fort Lowell Well Site), another just off of Country Club (Country Club Well Site) and one located just west of Forgeus (Ross Well Site). Each of the wells is surrounded by chain-link fencing and they are not publicly accessible. The well sites are positioned so that they are not visible from the interior of the neighborhood.

Winterhaven's irrigation system is composed of in-ground sprinklers that were originally installed in the front yards of each home as they were completed to water lawns and the trees that line the streets. Today the majority of those residences that maintain their lawns still use in-ground sprinkler systems connected to the neighborhood's three wells.

Residential Architecture

The ranch style residences in Winterhaven share a number of characteristics. All are single story, asymmetrical, rectilinear forms with the broad side facing the street and attached or integrated carports. While there is a unified architectural vocabulary in Winterhaven, it is employed in slightly different ways in individual houses that allows the neighborhood to have some variety.



Ranch Style Home in Winterhaven (Site 49)

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All of Winterhaven's homes are defined by their low rectilinear forms and they commonly have rectangular or L-shaped floor plans. Their roofs are all relatively low in keeping with the horizontal character of ranch style homes. Roof forms include gable, cross pitched gable or hipped arranged at low or medium pitches. Those homes with gable roofs often feature horizontal or vertical wood siding at their gable ends. Several homes also feature deep roof overhangs and/or exposed end-beams.

Reflecting the connection between the automobile and the ranch style house, nearly all of Winterhaven's residences originally contained a carport. These carports fall into one of several types; integrated, attached and a small number of detached carports. Integrated carports are defined as being an extension of the home's roofline. Attached carports are distinguished by a separate roof form or ridge line from the rest of the house but still connected to it. Detached carports are entirely separate from the main residence. These carports all are supported by metal or wood decorative columns and/or brick sidewalls. There were a few original garages (enclosed with a garage door), but many original carports have been subsequently filled in and have become enclosed garages.

There is also a variation in the types of front entries into the homes. The principal types are: recessed entries, recessed entries with integrated entry porches, wide porches and those homes with no recessed entry or entry porch. Recessed entries are those homes which feature an entry that is slightly set back from the main body of the house. Those that feature recessed entry with integrated entry porch vary from a small to large roof extension over the door. Homes with wide porches are defined as those in which the porch extends over one third or more of the front façade. Winterhaven's front porches are usually supported by thin metal or wooden decorative columns.

Winterhaven's homes are visually unified by a rather limited palette of materials used throughout the neighborhood. All residences are constructed on concrete slab on grade foundations and are built of brick masonry walls. The masonry walls fall into three types; exposed red brick, exposed burnt adobe (low-fired adobe bricks) or painted brick. Roofs are covered with either asphalt shingles or a built up polymer coating. Some of the asphalt shingled roofs also feature clay tile ridges. Windows found on Winterhaven's residences are fixed and/or operable metal casement. Window Types include large casement (with operable and fixed panes that look like a picture window divided into panes), corner, floor-to-ceiling (with fixed and operable panes), picture (large fixed pane) and ribbon (short horizontal band of operable and fixed panes). Other features used throughout Winterhaven include decorative metal and wood columns, wood shutters and brick chimneys.

Within Winterhaven's modern ranch style residences there are four distinct stylistic subcategories. Most

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common is the Traditional Ranch that features low or medium pitched gable or hip roof forms, wide entry porches often supported by metal or wood posts, large casement or picture windows and wood shutters. A second type is the Modern Ranch, which is characterized by corner, floor-to-ceiling or ribbon windows and/or low pitched gable or hipped roof forms. Third are Minimal Ranches, which are distinctive for their simplified form in comparison to the other variations. Their features are integrated carports, straight walkways from the street and the lack of recessed entries, porches or picture windows. The fourth type is termed the Transverse Ranch due to its distinctive orientation, which places the narrow end of its rectangular form towards the street. Transverse Ranches exhibit the architectural characteristics of the other variations but by virtue of the dominance of their unique orientation, are considered a distinct subtype. Winterhaven does contain 2 properties that exist outside of these subtypes. This includes a residence that can be defined belonging to the ranch style but does not conform to any of the subtypes listed above and an apartment complex that is classified as having no style for the purposes of this survey.

TABLE OF PROPERTIES

Site	Street Name	Number	Residence Name	Date	Architect	Style	Status
164	Bentley Ave	3310 N	Thomson Residence	1953	Rysdale	Modern	C
166	Bentley Ave	3313 N	Weed Residence	1953		Traditional	C
170	Bentley Ave	3316 N	Niesz Residence	1954		Traditional	C
175	Bentley Ave	3319 N	Moke Residence	1954		Traditional	NC: Carport modif
178	Bentley Ave	3324 N	Gannon Residence	1953	Gist	Traditional	C
181	Bentley Ave	3325 N	Snodgrass Residence	1954		Traditional	C
189	Bentley Ave	3331 N	Wiersum Residence	1952	Markham	Traditional	C
191	Bentley Ave	3332 N	Clark Residence	1954		Transverse	C
198	Bentley Ave	3338 N	Layson Residence	1952		Traditional	C
200	Bentley Ave	3339 N	Waring Residence	2005	Markham	Traditional	NC: Alt to facade, age
205	Bentley Ave	3346 N	Layson Residence	1951	Sotterley	Traditional	C
207	Bentley Ave	3347 N	Quintel Residence	1952	Ranier Co.	Traditional	C
227	Bentley Ave	3410 N	Northcutt Residence	1951		Traditional	NC: Carport modif
231	Bentley Ave	3415 N	Houy Residence	1952		Modern	NC: Carport modif
235	Bentley Ave	3418 N	Arveson Residence	1951		Traditional	C
241	Bentley Ave	3426 N	White Residence	1951		Traditional	NC: Carport modif
123	Christmas Ave	3202 N	Newcomb Residence	1959		Traditional	NC: Landscaping
124	Christmas Ave	3211 N	Basel Residence	1976		Traditional	NC: Age
125	Christmas Ave	3221 N	Robinson Residence	1951		Traditional	C
126	Christmas Ave	3222 N	Bodwell Residence	1959		Traditional	C
127	Christmas Ave	3231 N	Cenacky Residence	1955		Traditional	NC: Carport modif
128	Christmas Ave	3232 N	Fraesdorf Residence	1949		Traditional	NC: Alt to facade, carport modif

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134	Christmas Ave	3239 N	Grondahl Residence	1955		Transverse	NC: Carport modif
136	Christmas Ave	3240 N	Nickelson Residence	1959		Traditional	C
140	Christmas Ave	3247 N	Bucy Residence	1951	Knight	Traditional	C
142	Christmas Ave	3248 N	Boxleiter Residence	1951		Traditional	C
146	Christmas Ave	3255 N	Bretland Residence	1951	Gordon	Traditional	C
148	Christmas Ave	3256 N	Follett Residence	1951		Traditional	C
150	Christmas Ave	3263 N	Scobie Residence	1953	Gordon	Traditional	NC: Carport modif
154	Christmas Ave	3301 N	Donatelli Residence	1951		Traditional	C
158	Christmas Ave	3302 N	Symore Residence	1952	Rysdale	Traditional	NC: Carport modif
160	Christmas Ave	3308 N	Marcy Residence	1951		Traditional	NC: Carport modif
161	Christmas Ave	3309 N	Harris Residence	1968		Traditional	NC: Age
167	Christmas Ave	3314 N	Loudon Residence	1949		Traditional	C
171	Christmas Ave	3317 N	Mallory Residence	1949	Rysdale	Traditional	C
179	Christmas Ave	3324 N	Shafer Residence	1954	Dobson	Traditional	NC: Carport modif
186	Christmas Ave	3327 N	Byrkit Residence	1955		Traditional	NC: Carport modif
192	Christmas Ave	3334 N	Larson Residence	1953		Traditional	NC: Alt to facade
194	Christmas Ave	3335 N	Zumwalt Residence	1953	Decker	Traditional	NC: Alt to facade, landscaping
201	Christmas Ave	3341 N	Vana Residence	1951		Traditional	C
206	Christmas Ave	3346 N	Garrett Residence	1951		Traditional	C
208	Christmas Ave	3347 N	Black Residence	1958		Traditional	C
211	Christmas Ave	3353 N	Fraccaro Residence	1953	Perret	Traditional	C
213	Christmas Ave	3354 N	Horton Residence	1953	Cain	Traditional	NC: Alt to facade, carport modif
214	Christmas Ave	3357 N	Eillis Residence	1957	Ornburg	Traditional	C
217	Christmas Ave	3363 N	Garrett Residence	1951	Rysdale	Traditional	NC: Landscaping
155	Country Club	3301 N	Schmitt Residence	1958		Traditional	C
162	Country Club	3309 N	Vicari Residence	1957		Traditional	C
172	Country Club	3317 N	Palmer Residence	1957	J. C. R.	Transverse	C
222	Country Club	3391 N	Seyb Residence	1961		Traditional	C
224	Country Club	3409 N	Hudson Residence	1954		Transverse	C
232	Country Club	3417 N	Sablich Residence	1952		Traditional	C
239	Country Club	3425 N	Lance Residence	1952		Traditional	C
246	Country Club	3433 N	Perry Residence	1958		Traditional	NC: Carport modif
44	Farr St	2730 E	Kneisel Residence	1955		Traditional	NC: Alt to facade
45	Farr St	2737 E	Beyer Residence	1956		Traditional	C
46	Farr St	2738 E	Ostrander Residence	1955		Traditional	NC: Carport modif
47	Farr St	2746 E	Minitz Residence	1953		Traditional	NC: Carport modif, alt to facade
50	Farr St	2802 E	Wilson Residence	1954		Traditional	NC: Alt to facade
56	Farr St	2810 E	Rietz Residence	1951	Rysdale	Traditional	C
63	Farr St	2818 E	Brown Residence	1951		Traditional	C
86	Farr St	2910 E	Williams Residence	1952		Traditional	C
90	Farr St	2911 E	McCarthy Residence	1951		Modern	C

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97	Farr St	2920 E	Williams Residence	1953	Tang	Traditional	NC: Carport modif
98	Farr St	2924 E	Simon Residence	1958	Pelta	Traditional	C
177	Forgeus Ave	3323 N	McGothlin Residence	1957		Traditional	C
180	Forgeus Ave	3324 N	Roberts Residence	1955	Murphy	Traditional	C
182	Forgeus Ave	3325 N	Deam Residence	1956		Traditional	C
188	Forgeus Ave	3330 N	Ryan Residence	1956		Traditional	C
190	Forgeus Ave	3331 N	Arveson Residence	1957		Traditional	C
197	Forgeus Ave	3337 N	Roberts Residence	1952		Traditional	C
199	Forgeus Ave	3338 N	Clifton Residence	1952		Traditional	C
203	Forgeus Ave	3345 N	Mesenberg Residence	1953		Traditional	C
209	Forgeus Ave	3348 N	Hostetter Residence	1953		Modern	NC: Carport modif
212	Forgeus Ave	3353 N	Faber Residence	1951		Traditional	C
216	Forgeus Ave	3361 N	Jonker Residence	1951		Traditional	C
218	Forgeus Ave	3366 N	Mearls Residence	1958	Schibley	Traditional	NC: Carport modif
219	Forgeus Ave	3367 N	Kiewit Residence	1951	Tech	Traditional	C
220	Forgeus Ave	3368 N	Brownson Residence	1954		Traditional	C
221	Forgeus Ave	3373 N	Davidson Residence	1954	Anicka	Traditional	NC: Alt to facade
228	Forgeus Ave	3410 N	McFadden Residence	1951		Traditional	NC: Carport modif
230	Forgeus Ave	3411 N	Mathew Residence	1952		Traditional	NC: Carport modif
236	Forgeus Ave	3418 N	Pye Residence	1956		Traditional	C
238	Forgeus Ave	3419 N	Elliot Residence	1952		Traditional	C
242	Forgeus Ave	3426 N	McAuliffe Residence	1951		Traditional	C
244	Forgeus Ave	3427 N	Cooper Residence	1952		Traditional	C
247	Forgeus Ave	3433 N	Wright Residence	1952		Traditional	C
250	Forgeus Ave	3434 N	Fahr Residence	1951		Traditional	C
252	Forgeus Ave	3501 N	Zieber Residence	1952		Traditional	C
255	Forgeus Ave	3502 N	Barr Residence	1952		Traditional	C
257	Forgeus Ave	3509 N	Morris Residence	1954	Knight	Traditional	C
260	Forgeus Ave	3510 N	Bigelow Residence	1951		Traditional	C
262	Forgeus Ave	3517 N	Anderson Residence	1952		Traditional	C
265	Forgeus Ave	3525 N	Ross Residence	1952	Luepke	Traditional	NC: Alt to facade, carport modif
223	Fox Ave	3401 N	Euler Residence	1952		Traditional	C
225	Fox Ave	3409 N	Gillard Residence	1951	Rysdale	Traditional	C
229	Fox Ave	3410 N	Griffin Residence	1951		Traditional	C
233	Fox Ave	3417 N	Gerard Residence	1953		Traditional	C
237	Fox Ave	3418 N	Treece Residence	1953		Traditional	NC: Alt to facade, carport modif
243	Fox Ave	3426 N	Ambacher Residence	1952	Knight	Traditional	C
245	Fox Ave	3427 N	Jackson Residence	1957		Traditional	C
248	Fox Ave	3433 N	Smith Residence	1952	Knight	Traditional	C
251	Fox Ave	3434 N	Fletcher Residence	1953	Gordon & Knight	Traditional	C
253	Fox Ave	3501 N	Schuyler Residence	1952	Gordon	Traditional	C

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256	Fox Ave	3502 N	Brott Residence	1952	Gordon	Traditional	C
258	Fox Ave	3509 N	Cowley Residence	1951		Traditional	C
261	Fox Ave	3510 N	McCurry Residence	1951	Shelly	Traditional	C
264	Fox Ave	3518 N	Jackson Residence	1953	Dobson	Traditional	NC: Landscaping
31	Ft Lowell Rd	2633-2631 E		1954		Traditional	C
32	Ft Lowell Rd	2643-2651 E		1955		Traditional	C
33	Ft Lowell Rd	2653-2651 E	Casa de Reposo	1955		Minimal	C
37	Ft Lowell Rd	2703-2701 E	Casa de Reposo	1955		Minimal	C
41	Ft Lowell Rd	2713-2711 E		1956		Traditional	C
43	Ft Lowell Rd	2723-2721 E		1956		Traditional	C
59	Ft Lowell Rd	2811 E	Winterhaven Ranch Apts	1980	Burton-Wright	Other	NC: Age
73	Ft Lowell Rd	2833 E	Fort Lowell Well Site				C
78	Hardy Pl	2901 E	Van Slyke Residence	1955	May - Choate	Modern	NC: Alt to facade
81	Hardy Pl	2902 E	Horshy Residence	1952		Traditional	C
87	Hardy Pl	2910 E	Holaway Residence	1952		Traditional	C
91	Hardy Pl	2917 E	King Residence	1957	Norby, Ragel	Traditional	C
94	Hardy Pl	2918 E	Illule Residence	1951		Minimal	C
101	Hardy Pl	2926 E	Childers Residence	1952		Minimal	C
107	Hardy Pl	3001 E	Jones Residence	1951	Tang	Modern	C
110	Hardy Pl	3002 E	Dirst Residence	1953		Minimal	C
113	Hardy Pl	3009 E	Smith Residence	1953		Traditional	C
116	Hardy Pl	3013 E	Legerwood Residence	1953	Polacek	Modern	C
1	Kleindale Rd	2501 E	Freeman Residence	1965		Other	NC: Age
2	Kleindale Rd	2502 E	Neely Residence	1953		Traditional	C
3	Kleindale Rd	2509 E	Jackman Residence	1951		Traditional	NC: Alt to facade
4	Kleindale Rd	2510 E	Mattson Residence	1954		Traditional	C
5	Kleindale Rd	2516 E	Markham Residence	1952		Traditional	C
6	Kleindale Rd	2517 E	Barnes Residence	1952		Modern	C
7	Kleindale Rd	2524 E	Partridge Residence	1951		Modern	C
8	Kleindale Rd	2525 E	Stigers Residence	1952		Traditional	C
9	Kleindale Rd	2532 E	Wolf Residence	1953		Modern	C
10	Kleindale Rd	2533 E	Goodwin Residence	1951		Traditional	NC: Landscaping
11	Kleindale Rd	2540 E	Runkle Residence	1951		Traditional	NC: Carport modif
12	Kleindale Rd	2541 E	McDonald Residence	1951		Traditional	NC: Carport modif, alt to facade
13	Kleindale Rd	2548 E	David Residence	1953	Hastings	Traditional	C
14	Kleindale Rd	2549 E	Cowling Residence	1954		Traditional	C
15	Kleindale Rd	2557 E	Wertz Residence	1952		Traditional	C
16	Kleindale Rd	2564 E	Wagner Residence	1959		Traditional	C
17	Kleindale Rd	2565 E	Wells Residence	1952		Traditional	NC: Carport modification
18	Kleindale Rd	2566 E	Edwards Residence	1954		Modern	C
19	Kleindale Rd	2601 E	Marcy Residence	1954	Kramer	Traditional	C

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24	Kleindale Rd	2610 E	Robertson Residence	1951		Traditional	C
34	Kleindale Rd	2701 E	Woodson Residence	1955	Rysdale	Traditional	NC: Alt to facade, carport modif
38	Kleindale Rd	2709 E	Roberson Residence	1954	Dobson	Traditional	NC: Alt to facade, carport modif
48	Kleindale Rd	2801 E	McLeod Residence	1954		Modern	NC: Alt to facade, carport modif
52	Kleindale Rd	2806 E	Scott Residence	1953		Traditional	NC: Alt to facade, carport modif
53	Kleindale Rd	2809 E	McDougal Residence	1949		Traditional	C
61	Kleindale Rd	2817 E	Browne Residence	1951		Modern	C
64	Kleindale Rd	2818 E	Swain Residence	1951		Traditional	NC: Alt to facade, landscaping
68	Kleindale Rd	2825 E	Moyle Residence	1949	Rysdale	Traditional	NC: Landscaping
70	Kleindale Rd	2826 E	Coffin Residence	1951		Traditional	C
74	Kleindale Rd	2833 E	Bazel Residence	1951		Traditional	C
76	Kleindale Rd	2834 E	McGrorey Residence	1951	Platt	Traditional	C
79	Kleindale Rd	2901 E	Peters Residence	1951		Traditional	C
83	Kleindale Rd	2904 E	Carruth Residence	1951		Traditional	C
84	Kleindale Rd	2909 E	Bloom Residence	1951		Traditional	C
88	Kleindale Rd	2910 E	Bambauer Residence	1951		Traditional	C
92	Kleindale Rd	2917 E	Bolag Residence	1951	Lawrence & Hazen	Traditional	C
95	Kleindale Rd	2918 E	Forsyth Residence	1953		Traditional	C
99	Kleindale Rd	2925 E	Callas Residence	1951	Lawrence & Hazen	Traditional	C
102	Kleindale Rd	2926 E	Bird Residence	1951	Rysdale	Traditional	C
104	Kleindale Rd	2933 E	Milburn Residence	1952		Traditional	C
108	Kleindale Rd	3001 E	Burkholder Residence	1955	Cain	Transverse	C
111	Kleindale Rd	3002 E	Belt Residence	1951	Rysdale	Traditional	NC: Carport modif
114	Kleindale Rd	3009 E	Turner Residence	1951		Traditional	C
118	Kleindale Rd	3018 E	Tweedy Residence	1953		Traditional	NC: Alt to facade
119	Kleindale Rd	3024 E	Paul Residence	1952		Traditional	C
120	Kleindale Rd	3025 E	Bethel Residence	1954	Gordon	Traditional	C
121	Kleindale Rd	3030 E	Hollis Residence	1951		Traditional	C
122	Kleindale Rd	3037 E	Janten Residence	1950	Fuller	Traditional	C
54	McKenzie St	2809 E	Baker Residence	1957	Mote & Miller	Minimal	NC: Carport modif
57	McKenzie St	2810 E	Stein Residence	1951		Traditional	NC: Carport modif
62	McKenzie St	2817 E	Hoagland Residence	1951	Gordon	Traditional	NC: Carport modif
65	McKenzie St	2818 E	Morton Residence	1949		Traditional	NC: Carport modif
67	McKenzie St	2823 E	Bildstein Residence	1952		Traditional	NC: Carport modif
72	McKenzie St	2831 E	Henry Residence	1949	Rysdale	Traditional	C
21	Prince Rd	2602 E	Evans Residence	1952	Rysdale	Traditional	C
25	Prince Rd	2610 E	Eades Residence	1950		Traditional	C
26	Prince Rd	2618 E	Merritt Residence	1952	Thunderbird Co.	Traditional	C
27	Prince Rd	2622 E	RocheFord Residence	1955	Rysdale	Traditional	C
30	Prince Rd	2628 E	DuBois Residence	1952	Rysdale	Traditional	C
36	Prince Rd	2702 E	Manske Residence	1952		Traditional	C

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40	Prince Rd	2710 E	Peake Residence	1952	Thunderbird Co.	Traditional	C
42	Prince Rd	2718 E	Murphy Residence	1952		Traditional	C
49	Richards Row	2801 E	Stillman Residence	1960	C. B. J.	Minimal	C
51	Richards Row	2802 E	Boyer Residence	1951	Rysdale	Traditional	C
55	Richards Row	2809 E	Kennett Residence	1951		Traditional	C
58	Richards Row	2810 E	Sweeney Residence	1952		Traditional	C
60	Richards Row	2815 E	Cook Residence	1953	A. L. G.	Traditional	C
66	Richards Row	2818 E	Junius Residence	1951	Paul	Traditional	C
69	Richards Row	2825 E	Flint Residence	1952		Traditional	NC: Carport modif, landscaping
71	Richards Row	2826 E	Williams Residence	1952		Traditional	C
75	Richards Row	2833 E	Bantlin Residence	1951		Traditional	C
77	Richards Row	2836 E	Goss Residence	1972	McDougal	Traditional	NC: Age
80	Richards Row	2901 E	Smith Residence	1949		Traditional	C
82	Richards Row	2902 E	Butler Residence	1952	Associated Homes	Modern	C
85	Richards Row	2909 E	Pauley Residence	1952	Platt	Traditional	C
89	Richards Row	2910 E	Satterwaite Residence	1952	Gist	Traditional	C
93	Richards Row	2917 E	DuPlain Residence	1951	Griffith	Traditional	NC: Landscaping
96	Richards Row	2918 E	Hersey Residence	1951	Rysdale	Traditional	C
100	Richards Row	2925 E	Krueger Residence	1952	Rysdale	Traditional	C
103	Richards Row	2926 E	Irish Residence	1951		Traditional	C
105	Richards Row	2933 E	Ramsey Residence	1951		Minimal	C
106	Richards Row	2934 E	Jackson Residence	1952	McDougal	Traditional	C
109	Richards Row	3001 E	Clark Residence	1952	Clark Jr.	Minimal	C
112	Richards Row	3002 E	Zwyghuizen Residence	1951	Zwyghuizen	Traditional	C
115	Richards Row	3009 E	Jensen Residence	1954		Traditional	NC: Carport modif
117	Richards Row	3017 E	Barr Residence	1953	Rysdale	Traditional	C
129	Stewart Ave	3232 N	Herbranson Residence	1952		Traditional	C
132	Stewart Ave	3238 N	Thrall Residence	1954		Transverse	C
135	Stewart Ave	3239 N	King Residence	1953		Traditional	NC: Carport modif
138	Stewart Ave	3244 N	Black Residence	1954		Traditional	NC: Alt to facade
141	Stewart Ave	3247 N	Ross Residence	1953		Traditional	C
143	Stewart Ave	3250 N	Buchanan Residence	1949	Rysdale	Traditional	C
147	Stewart Ave	3255 N	Daverin Residence	1952		Traditional	NC: Alt to facade
151	Stewart Ave	3263 N	Staugaad Residence	1955	Perret	Traditional	C
156	Stewart Ave	3301 N	King Residence	1949		Minimal	C
163	Stewart Ave	3309 N	Anderson Residence	1952		Traditional	C
168	Stewart Ave	3314 N	Thomas Residence	1953		Traditional	NC: Landscaping
173	Stewart Ave	3317 N	Mitchell Residence	1952		Traditional	C
176	Stewart Ave	3320 N	Cable Residence	1957		Transverse	C
183	Stewart Ave	3325 N	Palmer Residence	1954		Traditional	NC: Carport modif
187	Stewart Ave	3328 N	Brown Residence	1951		Modern	NC: Carport modif

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196	Stewart Ave	3336 N	Bloom Residence	1954	Rysdale	Traditional	NC: Carport modif
226	Treat Ave	3409 N	Vezzetti Residence	1951		Traditional	C
234	Treat Ave	3417 N	Shelley Residence	1952		Traditional	C
240	Treat Ave	3425 N	Bahti Residence	1952		Modern	NC: Landscaping
249	Treat Ave	3433 N	Haden Residence	1952		Traditional	C
254	Treat Ave	3501 N	Stine Residence	1953		Traditional	NC: Carport modif
259	Treat Ave	3509 N	McGuire Residence	1951		Modern	C
263	Treat Ave	3517 N	Dawson Residence	1951	Rysdale	Traditional	NC: Alt to facade
266	Treat Ave	3533 N	Driscoll Residence	1957		Traditional	C
130	Treat Cir	3232 N	Trump Residence	1949		Traditional	C
131	Treat Cir	3233 N	White Residence	1954		Traditional	C
133	Treat Cir	3238 N	Busby Residence	1952		Traditional	C
137	Treat Cir	3240 N	Harris Residence	1957		Traditional	C
139	Treat Cir	3245 N	Bray Residence	1949		Traditional	C
144	Treat Cir	3251 N	Roinestad Residence	1953		Traditional	C
145	Treat Cir	3254 N	Brackett Residence	1969		Traditional	NC: Age
149	Treat Cir	3257 N	Meyer Residence	1959	Peck & Assoc.	Traditional	NC: Alt to facade
152	Treat Cir	3263 N	Christensen Residence	1957	Peck & Assoc.	Transverse	C
153	Treat Cir	3264 N	Longshaw Residence	1969		Traditional	NC: Age
157	Treat Cir	3301 N	Coates Residence	1949		Traditional	C
159	Treat Cir	3302 N	Medina Residence	1960		Transverse	C
165	Treat Cir	3310 N	Rashley Residence	1951		Traditional	C
169	Treat Cir	3315 N	Clark Residence	1953		Modern	NC: Carport modif, landscaping
174	Treat Cir	3318 N	McCarthy Residence	1954	Busby & Carroll	Minimal	C
184	Treat Cir	3325 N	Martignoni Residence	1954		Traditional	NC: Carport modif
185	Treat Cir	3326 N	Crooks Residence	1952		Traditional	C
193	Treat Cir	3334 N	Grant Residence	1951	Gist	Traditional	C
195	Treat Cir	3335 N	Balog Residence	1951		Traditional	C
202	Treat Cir	3342 N	Ellinger Residence	1953		Traditional	C
204	Treat Cir	3345 N	Crofoot Residence	1953		Traditional	C
210	Treat Cir	3350 N	Crofoot Residence	1949		Traditional	NC: Landscaping
215	Treat Cir	3358 N	Casenhiser Residence	1952		Traditional	C
20	Windsor St	2601 E	Dufresne Residence	1955	Ayers	Traditional	C
22	Windsor St	2602 E	Belknap Residence	1954	Rysdale	Traditional	C
23	Windsor St	2609 E	Muirhead Residence	1951	Tang	Traditional	C
28	Windsor St	2622 E	Roszko Residence	1951	Tang	Traditional	NC: Landscaping
29	Windsor St	2625 E	Luke Residence	1953		Traditional	C
35	Windsor St	2701 E	Bettersworth Residence	1952		Traditional	C
39	Windsor St	2709 E	Smart Residence	1951		Traditional	C
267			Country Club Well Site				C
268			Ross Well Site				C

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NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

Winterhaven Historic District is significant for its association with National Register Criteria A: Community Planning and Development and C: Architecture.

Under **Criterion A**, Winterhaven is a Tucson example of the nationwide trend towards post-war suburban community planning that was centered upon the automobile. Winterhaven's developer C.B. Richards sought to build more than homes, rather he strived to design a new way of life for residents based upon the values of upper middle class Midwesterners. Winterhaven is unique in Tucson for its combination of irregularly shaped lots, curving streets and non-native, green vegetation that is based upon the Midwest rather than the local desert environment.

Under **Criterion C**, Winterhaven is architecturally significant as a contiguous collection of ranch style houses divided into four stylistic variations: Traditional Ranch, Modern Ranch, Minimal Ranch and Transverse Ranch. However all of these sub-styles share common Ranch Style architectural features that work together to define the neighborhood's cohesive architectural image. Winterhaven is also significant because it contains a sizable concentration of work by the architect Anne Jackson Rysdale, who was among the first female architects practicing in Tucson and in Arizona.

Winterhaven's period of significance is defined as 1949 to 1961. This encompasses the period from the establishment of the Winterhaven subdivision until the time when the majority of the neighborhood's residences had been completed that are associated with the defined themes of significance.

Criterion A: Community Development and Planning in Tucson 1949-1961

Twentieth Century Residential Planning and Development in Tucson

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

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The arrival of the railroad made it practical to import previously prohibitively expensive building materials such as brick and lumber in significant quantities (Harte, 1980: 63). This resulted in not only the construction of new homes but also in the transformation of the city's existing adobe residences into Eastern and Midwestern styles. High pitched roofs, additional stories, verandas and gingerbread ornament were applied to Tucson's low adobe homes. The result was that some homes were a stylistic mixture of the city's older Mexican and Territorial styles with American ones (Jeffery, 2002: 52). Newly Americanized homes along existing streets such as North Main Avenue were now set back from the street behind green lawns (Harte, 1980: 63).

The 1885 allocation of a university proved to be another benefit to Tucson's economy. Tucson did not initially seek out or even want such an institution but it was given out by the Territorial Legislature as a compensation for the city's loss of its status as territorial capital to Prescott. In 1891 the University of Arizona officially opened in the building presently known as Old Main (Sonnichsen, 1982: 138). The University had been established in an undeveloped area a half-mile to the northeast of the city's core and became a magnet for growth as new development filled in the space between it and the business district (Nequette and Jeffery, 2002: 21).

The expansion of the streetcar system in the following years between downtown and the University encouraged residential development along these new routes. These new neighborhoods were built according to the plan adopted upon the city's incorporation in 1872, which was the American grid system of streets and blocks (Jeffery, 2002: 52). This grid system was seen as the most efficient for the division of property and the most profitable for selling lots. Among these new neighborhoods were the middle class Armory Park on the south side of downtown, the affluent Snob Hollow on the north end of downtown and West University between downtown and the University of Arizona. (Jeffery, 2002: 52). These early streetcar neighborhoods were notable for their proximity to both downtown and newly developing neighborhood commercial districts.

These new neighborhoods included homes by Tucson's first generation of trained architects. Foremost among them was Henry C. Trost who skillfully combined Mission Revival architectural features with the type of ornament made famous by the Chicago architect Louis Sullivan. Trost completed a number of significant homes along North Main Street and in the Armory Park and West University neighborhoods.

Arizona became a state in 1912 and its economy prospered in the years before World War I. The automobile which had been introduced to Tucson in 1899 facilitated the continued residential expansion of the town to the east, north and west (Nequette and Jeffery, 2002: 21-22). The Santa Cruz River however served as a barrier to further development on the west side of downtown and promoted further eastward and northern expansion.

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As the city entered into the 1920s, it began its most prosperous period of development, what historian C.L. Sonnichsen referred to as its “Gold-plated Decade.” During this time Tucson became a popular health and tourist destination. Tucson’s was known as a health destination for its clean, dry air and warm climate which appealed to those suffering from respiratory diseases. However individuals with these diseases were socially undesirable and the city’s leaders also wanted to attract the more respectable (and lucrative) winter tourist trade. To better promote Tucson as a tourist destination, a group of local businessmen formed the Tucson Sunshine Climate Club in 1922. Since air conditioning was not yet available, the club focused on marketing the area’s mild climate to attract visitors during the winter season, although it later advertised a longer mid-fall to late spring season (Harte, 1980: 105). In its first twenty-eight years of operation the Tucson Sunshine Climate Club brought in 24,448 tourists to Tucson who contributed \$275 million dollars to the local economy.

By 1922, the Tucson Sunshine Climate Club and the Tucson Chamber of Commerce (established in 1896) realized that in order to attract a profitable tourist trade, Tucson needed a new first class resort hotel. Tucson’s major downtown hotel, the Santa Rita was nearly 20 years old and other downtown hotels were geared more towards business travelers than vacationers (Harte, 1980: 105). Since by 1925 no outside investor had yet proposed a new hotel, the Chamber organized the Tucson Hotel Committee and began the planning for one. The committee attracted the needed investment and was able to purchase 120 acres of open desert east of Country Club Road, north of Broadway (Harte, 1980: 106). The El Conquistador Hotel finally opened in November of 1928, built to the designs of Arizona first registered female architect, Annie Graham Rockfellow in a mixture Mission and Spanish Colonial Revival styles. Although the El Conquistador ultimately proved to be too small to be profitable and was eventually demolished, it did promote additional eastward residential expansion.

As was evidenced in the design of the El Conquistador Hotel, Tucson had architecturally moved away from imported Eastern and Midwestern styles and by the 1920s had embraced a Southwestern architectural image (Jeffery, 2002: 52). This gave the city an exotic image based upon a heavily romanticized (and often imaginary) vision of the city’s Southwestern heritage that was skillfully exploited as another means to attract new residents and visitors. Romanticized period revival styles that had been popularized by the 1915 Panama-California Exposition in San Diego such as the Spanish Colonial Revival, Mission Revival and Pueblo Revival began to appear in Tucson. Local architects such as Josias Joesler, Henry Jaastad and Merritt Starkweather rose to prominence during this time designing homes in these period revival styles for Tucson neighborhoods.

As Tucson’s population continued to grow, new neighborhoods began to spring up out in the desert further and further from the city limits, especially on the east side of the University. These new developments were appealing because they offered their residents relative peace and quiet from the booming city (Nequette and

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Jeffery, 2002: 26). Among the most notable of these developments was University Manor (now commonly known as Sam Hughes after the neighborhood's elementary school). Largely developed in the 1920s, Sam Hughes continued to follow Tucson's established grid plan. The neighborhood is filled with residences in a variety of eclectic period revival styles.

In time the traditional grid type plan become firmly associated with middle class living with relatively small lots and equally modest houses (Jeffery, 2002: 52). Developers who wished to attract more affluent homebuyers sought to distinguish their properties by offering alternatives to this type of plan. Two subdivisions constructed in 1928, El Encanto and Colonia Solana; were the first in Tucson to employ a layout of curving streets that sharply contrasted the earlier grid plan. El Encanto Estates and Colonia Solana were designed as part of a larger development that included the neighboring El Conquistador Hotel and the Tucson Country Club. These amenities were designed to offer wealthy homeowners the luxuries of estate living outside of the city limits (Jeffery, 2002: 52).

El Encanto Estates and Colonia Solana were representative of speculative developments where a developer would purchase a large tract of land and develop it before homebuyers had been found. One way of attracting homeowners was through the creation of a marketing image. In Colonia Solana, which was designed by prominent California landscape architect Stephen Child; this image was based upon an estate lifestyle in a rural desert setting. Later speculative developments in Tucson such as Winterhaven would also use this method of creating a distinctive image to market themselves to potential homebuyers.

Both subdivisions appealed to affluent homebuyers for their deed restrictions and covenants, an arrangement that was first used in Tucson in 1915 (Nequette and Jeffery, 2002: 26). This was a way in which private developers could tightly regulate the construction and property uses within their subdivisions in the years before zoning regulations. After zoning regulations came into effect for incorporated and unincorporated areas in Tucson in 1950's, these deed restrictions continued to be popular because they were legal controls that were not under political jurisdiction (Colonia Solana National Register Nomination, 8). Deed restrictions were an attractive amenity to homebuyers because they helped to insure a continuation of property values and were a protection of the investment they had placed in their home. Unfortunately in addition to regulating the appearance of the neighborhood, these deed restrictions also excluded residents of certain religious and of non-white racial backgrounds.

El Encanto Estates and Colonia Solana were Tucson's first successful examples of comprehensive community planning. While both the El Encanto Estates and Colonia Solana subdivisions departed from the traditional grid pattern, they went about this in two different ways. El Encanto Estates was laid out in 1929 with a symmetrical,

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curvilinear plan of streets radiating outwards from a circular desert park located at the neighborhood's center, a plan that was influenced by the City Beautiful Movement. This gave the neighborhood a focus and a distinctly internal orientation; features that were later seen in post World War II subdivisions such as Catalina Vista and Winterhaven. Colonia Solana, which was subdivided a few months before El Encanto, featured a layout that accommodated existing landscape features into its plan. Instead of regrading the entire area, two existing arroyos were retained and incorporated. Colonia Solana also retained and enhanced its natural desert setting and non-native landscaping was used sparingly (El Encanto National Register Nomination, 9). El Encanto in contrast employed lawns and a more formal arrangement of non-native landscaping to complement its formal layout.

The building materials and style of the residences in El Encanto Estates were also dictated by its deed restrictions and an architectural review process. This limited homes to certain styles; most notably Spanish Colonial Revival, to ensure architectural compatibility and to create visual unity within the neighborhood. Colonia Solana's deed restrictions did not dictate specific architectural styles; rather they indicated a minimum allowable value for the neighborhood's homes (Colonia Solana National Register Nomination, 8). However the style of homes built in Colonia Solana mirrored the popular styles that were also found in El Encanto. Both subdivisions ultimately developed into harmonious mixtures of period revival and modern ranch style residences.

The depression put an end to speculative developments in Tucson and the city sustained itself largely on tourism (Nequette and Jeffery, 2002: 30). The post-war boom revived Tucson's economy in the late 1940s and the city began its rapid shift from small town to bustling metropolis. The city's economy benefited from the expansion of Davis-Moahan Air Force base, the construction of a defense plant and a huge influx of new residents. This initiated a postwar building boom that saw 5000 new homes constructed in 1948 (Sonnichsen, 278). These new homes housed the thousands of veterans who been sent to the area for training or passed through during the War decided to settle permanently in the city. Tucson embraced these new residents, feeling that such growth could only benefit the stature and "progress" of the city (Sonnichsen, 1982: 280).

Tucson's population grew from 45,454 in 1950 to 212,892 by 1960 (Sonnichsen, 1982: 280). This astonishing rate of growth created a critical housing shortage and new subdivisions were constantly being built, extending further out from the city's core. Tucsonans were not opposed to driving into town from their new, more distant homes each day to work in exchange for the luxury of living in the suburbs. They also embraced the novelty of the new shopping centers that brought the activity of buying needed goods closer to their suburban homes. This inevitability resulted in the decline of the city's core as Tucson's geographic center shifted to the east.

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Many of Tucson's post-war subdivisions were constructed with housing loans insured by the Federal Housing Administration (FHA). The FHA dictated that builders follow prescribed guidelines that were meant to insure quality construction (Nequette and Jeffery, 2002: 35-36). However these guidelines also shaped the basic form of the home and encouraged highly efficient, standardized designs. Homes began to be built with pre-made and standardized parts along in an assembly line process. The style of home that best fit the FHA's standards was the modern ranch style house that had been developed in California. Soon the ranch house replaced the Spanish Colonial Revival as the dominant architectural image of Tucson's neighborhoods. Unfortunately, the drive to achieve ever greater efficiency and the influx of out of town builders that did not take in to account local character and conditions, contributed to a steep decline in the architectural quality of new homes (Nequette and Jeffery, 2002: 36).

The Development of Winterhaven

In 1947 the future site of Winterhaven was occupied by the Tucson Fertilizer Company, which was owned by Charles Brady (C.B.) Richards of the Richards Development Company. Richards sought to capitalize on Tucson's post-war boom by redeveloping the site for single-family residences and he discussed these plans with attorney C. Wayne Clampitt and James Reidy. They consulted designer Tony Blanton who advised them that additional land would have to be acquired to form a profitable tract for residential development. Ultimately Richards was able to acquire enough property adjacent to the Tucson Fertilizer Company site to form an initial 87 acre tract (Richards, 1989).

Blanton began the yearlong process of planning and engineering of the Winterhaven subdivision in the spring of 1948 in accordance with the City of Tucson building codes and laws that existed between 1948 and 1950 (Richards, 1989). Although Blanton designed the actual layout of the neighborhood, its character was dictated by C.B. Richards. Richards sought to recreate in Winterhaven what he envisioned as a typical Midwestern environment; one with expansive swaths of lawn and large green trees. Richards felt that constructing Winterhaven in this manner would embody its residents with what he felt were the wholesome values of middle class Midwesterners. Richards was especially inspired by the community of Shaker Heights, Ohio near Cleveland. Incorporated in 1912, Shaker Heights drew on ideas from the Garden City Movement in Britain and emphasized quality architecture and landscape design. Residences were designed to be substantial while at the same time affordable to the middle-class and the neighborhood's streets were lined with large trees. As would be done later at Winterhaven, residences in Shaker Heights had to meet a minimum construction cost and to blend with the overall neighborhood aesthetic.

Winterhaven appropriated a layout of curving streets and irregularly shaped lots that had been used previously in Tucson at the affluent Colonia Solana and El Encanto neighborhoods. However Winterhaven was to be

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unique in Tucson for the dominance and uniformity of its green landscape, which was dictated by Richards to recreate the Midwestern environment that he sought to emulate. Winterhaven original plan also included such ultimately unrealized amenities as a community clubhouse, playground, and pool; although it is unclear where these amenities were to be located. The plan also included un-built commercial space along Ft. Lowell in the area presently occupied by Site 124. Richards himself named all of the neighborhood's streets except the one that bore his own name, Richards Row, which was likely named by Tony Blanton (Richards, 1989).

The new subdivision opened for public inspection in August of 1949 with an initial 271 homesites available for the construction of \$9,000 to \$16,000 homes. Ultimately 265 residences were constructed in Winterhaven, due to several homes that occupied more than one lot. William O. Fraesdorf of the Canyon State and Land Company was hired by Richards as the on-site salesman of Winterhaven's lots. Winterhaven was advertised to include lots that were on average 70 to 80 feet across and 120 to 135 feet deep. The neighborhood was also marketed on the basis of its million dollar "distinctive improvements" that included the paved streets, curbs, street lights, water hydrants, parkway landscaping and the right of the residents to operate their own waterworks ("Subdivision to Open Sunday for Inspection," 1949). Other points advertised during the sale of Winterhaven's lots were its access to good schools and adequate bus service.

Winterhaven's first homes were completed in 1949, initiating eight years of consistent home construction. By 1961, all but seven of Winterhaven's 265 residences had been built. Four residences were built in the remaining years of the 1960s, two in the 1970s and the final construction being an apartment complex along Fort Lowell in 1980. Winterhaven's last single family residence was constructed in 1976. The majority of this construction was on scattered lots throughout the neighborhood, the exception being two adjoining residences on Treat Circle built in 1969. Most of the single family residences constructed after 1961 were built consistent with the ranch style typology, though the building forms, materials and details distinguish these homes from the earlier development representing the period of significance. This consistency is largely due to the neighborhood's review process that dictates architecturally harmonious new construction. Thus Winterhaven's ranch houses visually suggest a single period of construction.

C.B. Richards also unified Winterhaven through the enforced use of non-native vegetation. To ensure that Winterhaven residents could maintain the landscaping that was so critical to Richard's vision of a Midwestern neighborhood, he established a private water company for the neighborhood in 1948; the Winterhaven Water and Development Company, Inc. It continues to own and operate the three private wells that together form a self-contained water system for the neighborhood that is completely independent from that of the City of Tucson. Winterhaven's well system provides all of the neighborhood's water for both household use and for irrigation. The Winterhaven Water and Development Company also controls the neighborhood's flood control,

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trash collection, sewage and the general maintenance of its public areas. Any profits are used for development, promotion and improvements in the neighborhood.

Richards personally oversaw the installation of the neighborhood's first irrigation system. This took the form of in-ground sprinklers that watered both lawns and trees. In Winterhaven's early years it was customary for residents to welcome the owners of newly built homes by installing a sprinkler system along their curbs (Davis). This was the subtle way in which Winterhaven's residents made it clear to newcomers the importance that they placed on their lawns and each lawn's contribution to the overall character of the neighborhood. Winterhaven's original irrigation system still functions today, although some residents water their lawns with hoses due to broken or corroded sections of underground pipe in their yards.

The Winterhaven Water and Development Company's Board of Directors oversees the continued maintenance of the neighborhood and preserves its architectural and landscape character through a series of deed restrictions. It was established as a cooperative enterprise that is made up of Winterhaven's homeowners, who work together for the mutual benefit of the neighborhood. During the neighborhood's initial development residents worked together to review the construction of homes and today they continue to oversee any proposals for alterations. Alterations to buildings have to be consistent with the overall neighborhood appearance, as do materials used in the maintenance and repair of existing structures. Approval is given or denied by the Board of Director's architectural approval panel. If approval is not given, residents can submit their plans to an architectural review panel. The architectural review panel bases their decisions on the proposed plans' compatibility with a set of neighborhood standards that have been approved by residents. The neighborhood standards specify such matters as building height, setbacks from property lines, architectural appropriateness, building materials, and other areas that are regulated to maintain Winterhaven's original architectural character. Significant alterations to landscaping visible from the street are subject to a similar approval process overseen by the Board of Directors, who acts on the advice of a landscaping approval panel. Any disputes in this process are then handled by a landscape review panel, who consult a set of neighborhood landscaping guidelines. Amendments to either the neighborhood standards or the landscaping guidelines must be approved by 2/3 of those present at an annual or special meeting.

In the early years of the neighborhood's development, the Winterhaven Water and Development Company consisted solely of C.B. Richards until such time that enough residents arrived oversee it themselves (Richards, 1989). He intended that the Winterhaven Water and Development Company would foster a sense of community among residents, who would interact in monthly meetings and through newsletters. His philosophy was that although individual homes make up the subdivision, it is the people who establish the community. A notable expression of Winterhaven's strong sense of community is the annual Festival of Lights, a Christmas light

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display which dates back to the neighborhood's founding in 1949. Each Christmas, homes and the large evergreen trees are decorated with lights. Individual households plan their displays months in advance and compete for prizes in several categories for their decorations. Although electricity costs are often high, residents see the annual Festival of Lights as their gift to the City of Tucson as a whole. The Festival of Lights continues to be a Tucson holiday tradition that attracts large crowds from throughout the city who walk or ride through the district.

C.B. Richards was inspired to create the Festival of Lights after visiting a similar light display in Beverly Hills in the 1930s (Richards, 1989). He envisioned holding such an event in Winterhaven from the outset and the neighborhood was designed create a suitable backdrop. Thus this "Christmas" theme was central to the neighborhood's planning and development. Richards lined the aptly named Christmas Avenue with Aleppo pine trees acquired from a nursery that was going out of business. He then had them planted at regular intervals for the efficient placement of electrical connections for the Christmas lights used to decorate the trees during the holidays (Richards, 2002). Richards also purchased the neighborhood's first set of Christmas lights in 1949 and donated them to the neighborhood (Rutherford, 2002). He initially wanted to name all of Winterhaven's streets with a Christmas theme but was prevented in this by the City of Tucson. In the early years of the Festival of Lights, Richards personally judged each light display to determine which the best was the best decorated and awarded the hundred dollar prize (Conner, 1985). Later after moving to San Diego, Richards would return each year to view the light displays.

Winterhaven's uniqueness is underscored in comparison to adjacent neighborhoods: Prince-Tucson on the north, La Madera on the south and Richland Heights on the east. Prince-Tucson was largely developed in the 1970s with both single family homes and townhouses. La Madera was developed in the 1950s and contains homes in a variety of architectural styles with small front yards. Richland Heights was also developed in the 1950s and, like Winterhaven, contains many brick residences but they are surrounded by desert landscaping and unpaved streets. Thus each of the neighborhoods surrounding Winterhaven is visually distinctive from it in terms of architecture, lot placement and landscaping.

Winterhaven is also notable as the residence of five individuals who are notable for their accomplishments at the local, state and national levels. Although not a complete listing, the following are among the most prominent residents of Winterhaven since the time of its development.

George W. Barr Jr. 1927-1997 (Site 117)

Born in California, George Barr settled in Tucson and graduated from the University of Arizona with a degree

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in mechanical engineering. Barr helped to start the drive to found the city of Catalina northwest of Tucson. He was also a cofounder of Cell Barr Associates Inc. However Barr's major contribution was in the area of water resources. For twenty years he was a member of the Central Arizona Water Conservation District and in 1984 was elected its first Tucson president. He also was a founding member of the Southern Arizona Water Resources Association. Initially an opponent of the use of CAP (Central Arizona Project) water due to economic and engineering concerns, Barr later became an advocate of its use for agriculture and industry since the system was already under construction. In the 1990s Barr became an advocate of its use in Tucson households. He lived in Winterhaven from 1954 to 1980.

L.A. Carruth (Site 83)

A native of Massachusetts, Carruth obtained an undergraduate degree from the Massachusetts Agricultural College, a master's degree from South Dakota State College and a doctorate from Cornell. He later settled in Tucson and lived in Winterhaven. Carruth was a faculty member at the University of Arizona for twenty five years. During this time he was head of the Department of Entomology and was an expert in the area of agricultural pest control. Carruth became well known for his numerous technical and lay publications in the field of economic entomology. He received a medal award from the American Association of Economic Entomologists and was recognized in "American Men of Science," "Who's Who in the West" and "Who knows-and what." Carruth also served on the board of the Tucson Boy's Chorus and was involved in the planning and construction of the Northminster Presbyterian Church. L.A. Carruth lived in Winterhaven from 1951 to 1975.

Kathryn Dusenberry (Site 239)

A native Arizonan, Kathryn (Katie) Dusenberry attended the University of Arizona and Iowa State College at Ames, where she received a degree in nutrition and hospital dietetics. Dusenberry became a well known community leader in Tucson who was a board member or president of numerous community organizations. These included terms as president of the Tucson Unified School District Board, a supervisor on the County School Board, the chairwoman of the United Community Campaign, one of the founders of the Foreign Language in Elementary Schools program and president of the Arizona Federation of Junior Woman Clubs. Dusenberry was also a vice president of her family's business City Van and Storage. She has also received many awards including Tucson Woman of the Year and recognition from the Jewish Hospital/ National Asthma Center in Denver for her community service. Dusenberry lived in Winterhaven from 1955 until 1970.

John Fahr (Site 250)

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As a member of a World War II bombing raid over Northern Germany conducted by the 305th and 306th bomb groups of the US Eighth Air, John Fahr was the first person to drop a bomb on Germany during the war. During the same battle Fahr also shot down a German fighter that was flying alongside his plane. He was also a crew member on the first B-17 that was shot down over that country during the war. After the War Fahr returned to Tucson and served as the chief of the School District 1 publication department. In 1968 while living in Winterhaven, he published a book based upon his experiences during the War that targeted teenage readers. He resided in Winterhaven from 1952 until 1980.

Warren Woodson 1904-1998 (Site 34)

Warren Woodson was the University of Arizona's head football coach from 1952-1956. His five seasons as head coach included a period coaching NCAA leader tailback Art Luppino to a record setting performance in 1954 and 1955. Woodson's teams also included three Wildcats who are now in the US Sport Hall of Fame. These are Luppino, center Paul Hatcher and linebacker Ed Brown. Woodson ranked thirteenth in career victories as a Division 1 football coach with 203-95-14 record in thirty one seasons. Although Woodson lived in Winterhaven from 1949 to 1950, before his appointment as head football coach, his name more than any other is currently associated with the neighborhood as its most notable former resident.

Criterion C: Architecture in Tucson 1949-1961

The Development of the Modern Ranch House

The modern ranch style house which became the dominant housing style of the post-World War II boom remains a major keystone in modern American culture as an expression of middle class suburban life. Its initial development is primarily credited to California architect Cliff May (1908-1989). Born in San Diego of mixed Anglo-Spanish ancestry, May grew up in a traditional adobe home (Allen, 1996: 160). He had no formal architectural training but had worked in construction since he was a teenager. May rejected the direction that architecture was heading and decided to design homes based upon a romanticized vision of nineteenth century California ranchos. He was drawn to this style of architecture because he felt that it promoted familial closeness.

May worked as a building designer and licensed contractor and designed modern ranch homes that took their exterior composition from these low and horizontal California ranchos with their rather modest exterior decoration. Ranch homes designed by Cliff May were characterized by a rambling style and the use of natural

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materials that he felt molded the home into the land (Allen, 1996; 160). He also believed that the use of natural building materials provided a better connection between the indoors and outdoors, which he saw as a hallmark of the western lifestyle. On the interior May looked to the open floor plans of Frank Lloyd Wright's Prairie School. Wright, like Cliff May felt such open interiors would encourage more family interaction.

He eventually designed or built over 18,000 homes beginning in the 1930s and later produced designs for *Sunset* magazine (Allen, 1996: 160). He also designed what he called "rancherias," a more modest version of his modern ranch house for those on a tighter budget (Allen, 1996: 160). May was able to refine his building process to such a degree with the help of modern building technologies that he was able to have the basic frame and roof of the home erected by nightfall of the first day of construction. Cliff May's modern ranch homes later spread throughout the West and were widely emulated during the post war housing boom, becoming the dominant housing style of the 1950s and 60s. Cliff May was responsible for the design of one home in Winterhaven (Site 78) but it is considered to be a non-contributor due to alterations to its street facade.

Many ranch homes were constructed with housing loans insured by the Federal Housing Administration (FHA). The FHA dictated that builders follow prescribed guidelines that were meant to insure quality construction (Nequette and Jeffery, 2002: 35-36). These guidelines also shaped the basic form of the home and encouraged highly efficient, standardized designs. The style of home that best fit the FHA's standards was May's modern ranch style house. Unfortunately the adoption of Cliff May's ranch homes by the FHA and its widespread emulation by other builders, meant that ranch style homes soon lost many of May's skillful refinements in the post war boom (Allen, 1996: 160). The ranch home's continuance as a long, horizontal, rambling structure was accommodated by large lot sizes in suburban neighborhoods. These larger lots were made possible by the automobile, which provided access to large tracts of building space on the outskirts of urban areas. The intimate connection between the ranch house and the automobile is expressed in the prominent inclusion of integrated carports or garages on the front facades of the homes.

Ranch House Characteristics in Winterhaven

The Ranch style homes in Winterhaven are one-story with horizontal massing and feature asymmetrical facades, center lot placement, attached or integrated carports and casement windows. In addition many of Winterhaven's residences adhere to Cliff May's priorities of creating a home that responds to local traditions through materials and design.

Although Winterhaven's residences all originally shared Ranch style characteristics, there are a number of architectural variations within the homes that together define four distinct stylistic subcategories. These

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subcategories are found in Ranch style homes nationwide. The following are the variations of the Ranch style that are found within the Winterhaven Historic District in the order of their frequency.

Traditional Ranch: The most common variation of the Ranch style in Winterhaven (with 225 residences) is the Traditional Ranch. Features common to the Traditional Ranch home include low or medium pitched gable or hip roof forms, wide entry porches often supported by metal or wood posts, large casement or picture windows and wood shutters. There are 24 Traditional ranches that belong to a local variation of the type that substitutes exposed burnt adobe brick on the exterior in place of traditional red brick.



Traditional Ranch with red brick walls (Site 201)

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Traditional Ranch with burnt adobe walls (Site 262)

Modern Ranch: 18 residences in Winterhaven have been classified as Modern Ranch. This subcategory is characterized by corner, floor-to-ceiling or ribbon windows and/or low pitched gable or hipped roof forms.



Modern Ranch (Site 61)

Minimal Ranch: 11 residences in Winterhaven are categorized as Minimal Ranch homes. Minimal Ranches are distinctive for their simplified form in comparison to the other variations. Their features are integrated carports, straight walkways from the street and the lack of recessed entries, porches or picture windows. Minimal

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Ranches are similar to the types of homes that were built under the guidance of the Federal Housing Administration.



Minimal Ranch (Site 109)

Transverse Ranch: 9 residences within the neighborhood are classified as Transverse Ranches. Whereas the majority of homes are oriented with their broadside facing the street, Transverse Ranches are sited with their narrow sides facing the street. Frequently Transverse Ranches feature an attached carport along one side of the home which also contains the entry. Transverse Ranches may exhibit the architectural characteristics of the other variations but by virtue of the dominance of their unique orientation, are included in this category.

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Transverse Ranch (Site 152)

Other: The Winterhaven Historic District contains 2 properties whose style lies outside of the subtypes listed above. This category includes a residence that possesses some ranch characteristics but is distinctive from the other homes built in this style throughout the district and an apartment complex that is defined as having no style for the purpose of this survey.

Anne Jackson Rysdale (1921-)

The Winterhaven Historic District is also significant for the presence of 22 homes designed by the architect Anne Jackson Rysdale, of which 15 are considered contributing properties. A Tucson native, Rysdale was born in 1921 as Barbara Anne Nicholas. She graduated from the University of Arizona in 1940 with a degree in engineering and the fine arts since the University did not yet offer an architecture degree. For a short time she worked under Tucson architect Henry Jaastad. Rysdale then left Tucson for Seattle to become an officer in the Navy during World War II. While in Seattle she obtained her architecture degree at the University of Washington. Upon her return to Tucson in 1945, she received additional architectural training under Tucson architect Arthur Brown before setting up her own practice.

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Anne Jackson Rysdale (Anne Jackson Rysdale Collection)

During her early career from 1949 into the early 1960s, Rysdale was the only registered practicing female architect in Arizona (Annie Graham Rockfellow, Arizona's first registered female architect had retired in 1938). At the time architecture was still a heavily male dominated field and Rysdale frequently had to fight against the biases facing women in her field. For instance it took five years of repeated sponsorship for her to be admitted into the Southern Arizona Chapter of the AIA. However she did credit several of her commissions as stemming from clients' curiosity about what a woman could design (Harelson, 1960). She felt that in order to compete effectively in a male dominated field, she had to produce more and better work (Gerdan, 1959).

Rysdale initially worked on residential designs, her most active period as a residential architect being the early 1950s into the mid 1960s. In addition to her work in Winterhaven, Rysdale designed twenty one residences in Colonia Solana, eight in El Encanto and other homes in Country Club Estates, Highland Manor and Palo Alto Village. Rysdale-designed residences contemporary to and architecturally similar to those in Winterhaven that have been included as contributing properties in the National Register Historic Districts of Colonia Solana and El Encanto.

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Due to increased competition from design/builders in residential home construction, Rysdale's later career focused on the design of commercial structures. This work included the Flamingo Hotel on Stone Avenue and the now demolished downtown Myerson's department store on Congress Street. In 1976 she completed the new Gila County Courthouse in Globe. When the University of Arizona opened its architecture program under the College of Fine Arts in 1958 (it became its own college in 1964); Rysdale served as an adjunct lecturer. Rysdale later retired for a short time in the 1970s before returning to work at her former firm. Subsequently Rysdale relocated to Florida where she worked as an architect and consultant.

During her architectural career in Arizona, Rysdale frequently was interviewed and wrote over a hundred columns for the Arizona press on architecture, home building and her career as a female architect. Some of this coverage stemmed from her novelty as the only female architect practicing in Arizona for much of her early career. Rysdale is also notable for pioneering the use of cooper ore as a decorative building stone in Tucson (Harelson, 1960).

Although Rysdale gained the most personal satisfaction from her commercial work, she was proud of her ranch style homes that displayed a high level of understanding regarding the complexities of residential design (Harelson, 1960). She favored ranch style residential architecture because she felt it had grown out of Arizona. Another important consideration in her residential architecture was for the home to "fit the way the family likes to live" (Rysdale, 1961). Rysdale pronounced herself to be "fussy with the details" and this attention to detail is evident in the high quality of her designs.

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Of the 265 residential buildings in the Winterhaven Historic District, 189 qualify as contributing properties based on the designated period of significance and the building's integrity; its ability to convey the defined themes of significance. Three additional contributing properties are the well sites that provide a private water supply that facilitates the neighborhood's green landscaping.

Association/Age

The contributing properties to the Winterhaven Historic District are associated with Community Development and Planning in Tucson and the establishment of ranch style residential architecture in Tucson. The period of significance for this nomination (1949-1961) is determined by the extent of historic development (build-out) of the neighborhood consistent with the identified themes of significance.

Location

Winterhaven's original layout of wide curving streets lined by single family homes remains intact. There are also several multi-family residences constructed along the perimeters of the neighborhood, primarily along Fort Lowell Road. This type of construction is to be expected bordering a major thoroughfare and these properties were constructed within the period of significance. They are also architecturally consistent with the single family homes in Winterhaven and are thus considered to be contributing properties to the National Register Historic District.

Setting

Although Winterhaven has been surrounded by the City of Tucson since the time of its development, its setting has remained unchanged. The neighborhood's inward focus has allowed it to remain unaffected by the busy commercial corridors that have developed along its fringes on Country Club and Ft. Lowell Roads. It remains distinct from surrounding neighborhoods due to the uniqueness of its green landscaping and the consistency of its residential architecture. Winterhaven's deed restrictions require that residents "preserve the appearance of the Winterhaven Neighborhood" (Winterhaven Water and Development Company Inc., 2001: 15). Since C.B. Richards' intent was for the neighborhood to always be a green environment of lawns, this guideline is interpreted as requiring the preservation of each home's lawn. The minimum amount of lawn allowed in each yard is 50%. Thus compromises to the integrity of setting include the conversion of front lawns to over 50 % desert xeriscapes and intrusions of walls in the front lawns distracting from the original and intended streetscape.

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Winterhaven's frontage along Fort Lowell Road (Photo by R. Brooks Jeffery)

Feeling

Winterhaven has maintained its distinctive setting of lawns and large trees through its neighborhood deed covenants that dictate front yard landscaping. The large lawns in front of the residences blend together to give the neighborhood a communal park-like setting that is shaded by the large Aleppo pines laid out by C.B. Richards. Although a number of front yards have been converted to partial or full xeriscape landscaping, the overall impression of the neighborhood remains that of a lush non-native environment. The uniqueness of this green landscaping is even more notable today in Tucson, when efforts towards increased water conservation have promoted the use of native vegetation throughout the city. Winterhaven continues to hold its annual Festival of Lights; a popular event that draws crowds from throughout the Tucson area and helps to maintain a strong sense of community among the neighborhood's residents.

Design

Since the majority of homes within Winterhaven were constructed during the 1949-1961 period of significance, the neighborhood exhibits a high level of architectural consistency. In addition, those homes which were built following this initial period of development were constructed along the same ranch style as the first group of homes. Thus the neighborhood has the appearance of only one period of architectural development. Presently there are no vacant lots in the neighborhood.

Although Winterhaven was developed with several variations of the Ranch style, these sub-types all share

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common design features that serve to create a cohesive visual character. Thus far modifications to individual residences have not occurred to the extent that they collectively alter the overall appearance of the neighborhood. Compromises to the integrity of design include inappropriately modified carports, inappropriate alterations to the street facades and the removal of grass landscaping.

Materials

The architectural similarities between the ranch homes in Winterhaven also extend into the use of a limited number of materials on these homes. Winterhaven's dominant building material is brick that falls into one of three visually similar types: red brick, mortar washed brick and burnt adobe. Alterations to Winterhaven's residences have introduced inappropriate new materials such as stucco but the neighborhood's overall cohesiveness has thus far remained intact.

Definition of Contributing and Non-contributing Structures

Of the 268 sites within Winterhaven, 192; including 189 residences plus the 3 wells, have maintained their integrity and are considered to be contributors to the Historic District. 76 residences are considered to be non-contributors due to age or integrity. Of these 68 are non-contributors for integrity and 8 for their age. One property is a non-contributor for both age and integrity.

Listed below in the order of their frequency and with examples are the types of alterations that are considered to detrimental to the historic integrity of Winterhaven's residences resulting in non-contributing status to the Historic District. Some residences are considered to be non-contributors for more than one of the following reasons.

1. **Lack of integrity due to carport modification:** The most common alteration to Winterhaven's residences is the enclosure of carports into garages, living space or by extending them outward. Originally one of the character defining features of Winterhaven's homes was its attached or integrated carport. Although the enclosure of a carport alters a residence's overall composition, it was often the intention of the builders of ranch style homes that the carport could later be enclosed. Thus residences that have sensitively enclosed their carports either into garages or additional living spaces are considered to be contributors. Enclosure of a carport into a garage is considered to be reversible and the enclosure of a carport into habitable space is considered eligible if it complies with the Secretary of Interior's Standards for Rehabilitation. Houses with additions to carports that extend beyond the original setback line are considered to be non-contributors as they compromise the verdant character of the overall streetscape and the original

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design character of the residence. 45 residences in Winterhaven are non-contributors due to inappropriate carport modifications.



Incompatible Conversion of Carport into Garage (Site 186)



Incompatible Carport Enclosure and Extension (Site 97)

- Age:** 8 homes in Winterhaven were not constructed within the 1949-1961 period of significance. Although most of these homes were designed in the ranch style of the earlier period and do contribute to the visual cohesiveness of the neighborhood, their building forms, materials and details are distinct from those of the period of significance.

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Non-contributor due to Age (Site 124)

- Lack of integrity due to alterations to street facade:** 24 homes in the neighborhood exhibit extensive alterations to their street facades to an extent that they no longer exhibit their character defining features. Alterations in Winterhaven include both additions and extensive alterations that obscure the original character of the residence. Another increasingly common form of alteration is the placement of stucco over a residence's original brick exterior. Stucco was not part of Winterhaven's original architectural vocabulary. Its application on the neighborhood's residences obscures significant architectural features and negatively impacts the architectural cohesiveness of the neighborhood.

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Non-contributor due to alterations to street façade (Site 44)

Lack of integrity due to landscaping: The removal of more than 50% of the grass landscaping in the front yard is also considered a loss of the residence's integrity. This also includes the dominant inclusion of desert landscaping and large paved areas or landscape walls. The continued presence of the dominant grass landscaping is what serves to make Winterhaven character unique in Tucson. 14 homes in Winterhaven are



considered non-contributors due to their landscaping.

Non-contributor due to landscaping (Site 69)

Non-

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WINTERHAVEN HISTORIC DISTRICT
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WINTERHAVEN HISTORIC DISTRICT
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WINTERHAVEN HISTORIC DISTRICT
Pima County, AZ

Documents

Blenman-Elm Nomination Form to the National Register of Historic Places

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Photograph Collections

Arizona Architectural Archives, University of Arizona

Arizona Historical Society, Southern Arizona Division

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WINTERHAVEN HISTORIC DISTRICT
Pima County, AZ

GEOGRAPHIC DATA

UTM REFERENCES

See attached boundary map

VERBAL BOUNDARY DESCRIPTION

See attached boundary map

BOUNDARY JUSTIFICATION

The Winterhaven Historic District nomination boundary corresponds to what has historically been considered the boundaries of the neighborhood. This defined area includes both contributing and non-contributing building and structures. Winterhaven occupies an area of 84.4 acres and this nomination includes all buildings and structures therein.

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Winterhaven Historic District
Pima County, Arizona

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All photographs are labeled with an archival pen and share the following common information:

PHOTOGRAPHER: R. Brooks Jeffery
DATE: 17 August 2005
NEGATIVE LOCATION: Arizona Architectural Archives, The University of Arizona

PHOTO 1: Kleindale Road near neighborhood entrance at Tucson Blvd. looking east (Neg. #WIN- 1A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO 2: Kleindale Road at Forgeus Avenue looking east showing curvilinear street intersections. (Neg. #WIN- 2A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO 3: Forgeus Avenue near interserction of Treat Circle looking south showing secondary street widths, property setbacks and lawns. (Neg. #WIN- 3A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO 4: Treat Circle looking southeast showing curvilinear street character. (Neg. #WIN- 4A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO 5: Forgeus Avenue cul-du-sac looking southeast showing typical cul-du-sac character with trees as principal landscape feature. (Neg. #WIN- 5A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO 6: Forgeus Avenue cul-du-sac looking southwest showing typical cul-du-sac character with lawn as principal landscape feature. (Neg. #WIN- 6A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO 7: Forgeus Avenue looking north. (Neg. #WIN- 7A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO 8: Intersection of Kleindale Road and the curving Christmas Avenue looking southeast showing landscaped island diverter to left of photo. (Neg. #WIN- 8A)



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Winterhaven Historic District
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PHOTO 9: Intersection of Kleindale Road and the curving Christmas Avenue looking east showing landscaped island diverter in center of photo. (Neg. #WIN- 9A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO 10: Kleindale Road at the intersection of Christmas Avenue (to right of photo) looking northeast showing landscaped island diverter to right of photo. (Neg. #WIN- 10A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO11: Kleindale Road at intersection of Treat Avenue looking east showing variety of landscape elements and atypical house (Site #48) placement diagonal to the corner at left of photo. (Neg. #WIN-11A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO 12: Bentley Avenue looking south showing secondary streetscape character. (Neg. #WIN- 12A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO 13: McKenzie Street looking northeast. (Neg. #WIN- 13A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO 14: Intersection of McKenzie Street and the curving Christmas Avenue looking southwest showing curvilinear street intersections and landscape character. (Neg. #WIN- 14A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO 15: Christmas Avenue looking northwest from intersection at McKenzie Street. (Neg. #WIN- 15A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO 16: Christmas Avenue looking north from intersection at Farr Street showing streetscape character, including the large Aleppo pines. (Neg. #WIN- 16A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO 17: Winterhaven entry sign (non-contributing feature) at intesection of Christmas Avenue and Fort Lowell Road looking north. (Neg. #WIN- 17A)



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Winterhaven Historic District
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PHOTO 18: Christmas Avenue at neighborhood entrance at Fort Lowell Road looking northeast. (Neg. #WIN- 18A)



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Winterhaven Historic District
Pima County, Arizona

PHOTO 19: View of Fort Lowell Road streetscape and Winterhaven entrance (identified by large Aleppo pines in photo) from opposite side of Fort Lowell Road looking northeast. (Neg. #WIN- 19A)



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PHOTO 20: Country Club Road streetscape with the neighborhood entrance marked by large Aleppo pines in center of photo from opposite side of Country Club Road looking northwest. (Neg. #WIN- 21A)



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WINTERHAVEN HISTORIC DISTRICT
Pima County, AZ

ADDITIONAL INFORMATION

Subsequent to this page are the following maps referred to in the text:

Preliminary Eligibility Recommendations
Ranch House Styles in Winterhaven
Houses Designed by Anne Jackson Rysdale
Site Photos

Historic Resource Survey
Through 1961 of the

WINTERHAVEN NEIGHBORHOOD

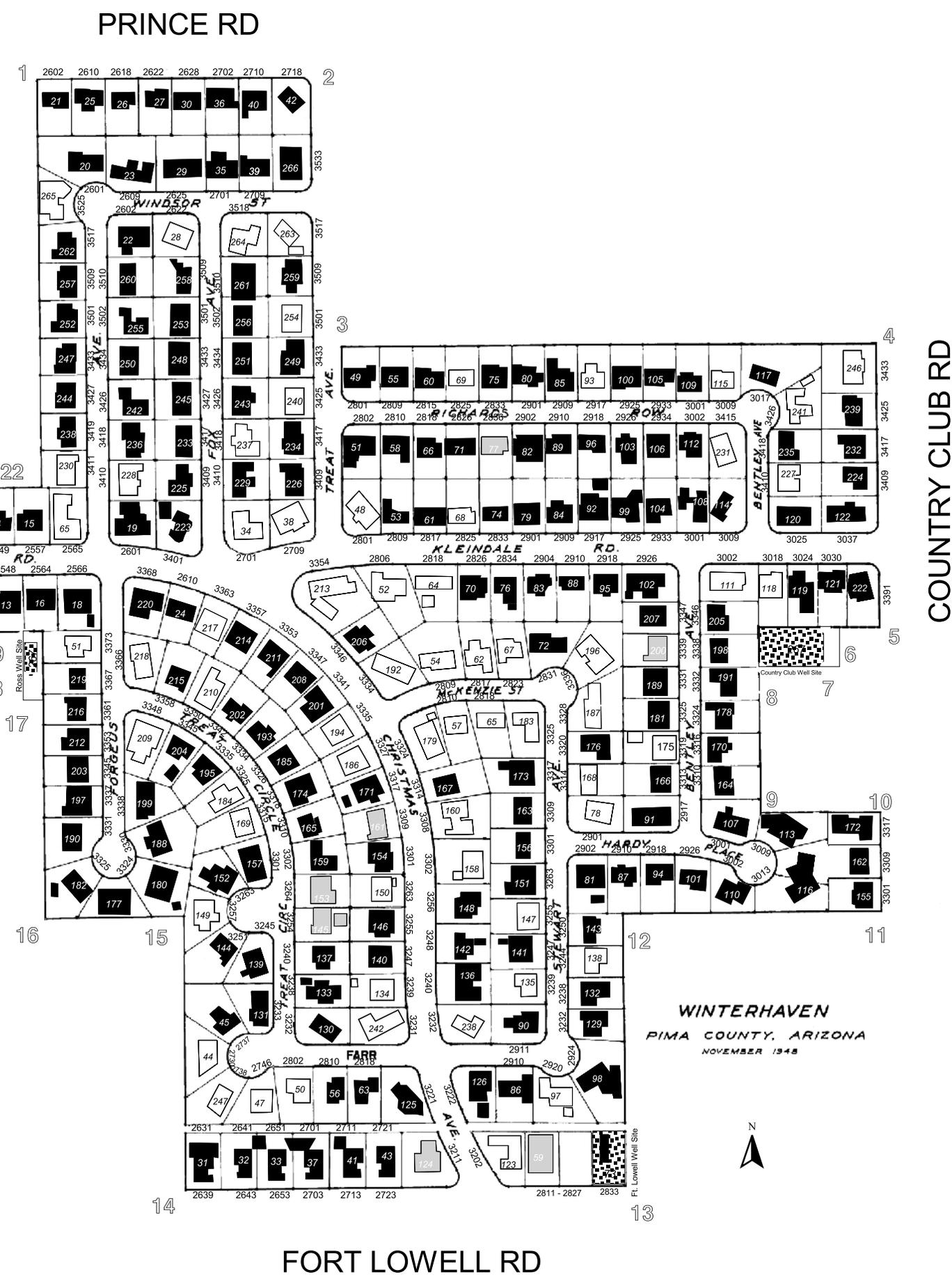
30 August 2003 Tucson Arizona

Preliminary Eligibility Recommendations

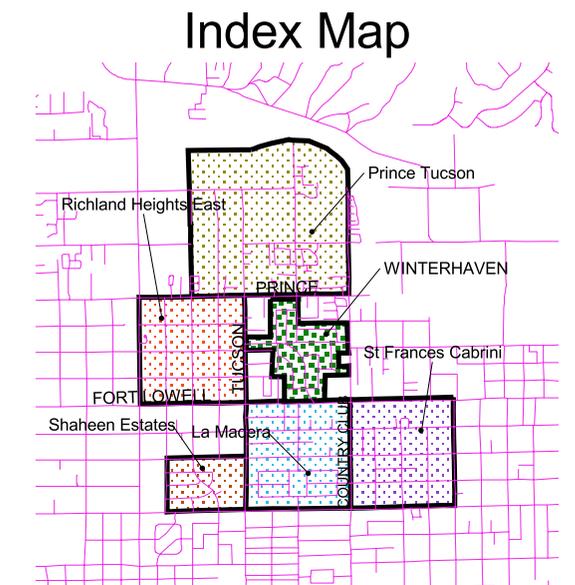
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- 219 Inventory Number
-  Contributing Property to a Potential Historic District
-  Non-Eligible Property Due to Integrity
-  Non-Eligible Property Due to Age
- 1 UTM Reference Point
-  Wellsites - Contributing

UTM Reference Zone 12 - NAD83		
Pt.	Easting	Northing
1	506297	3570598
2	506487	3570596
3	506507	3570410
4	506874	3570410
5	506879	3570213
6	506851	3570213
7	506851	3570184
8	506793	3570183
9	506795	3570085
10	506877	3570085
11	506878	3570017
12	506700	3570017
13	506698	3569825
14	506402	3569820
15	506396	3570014
16	506299	3570014
17	506301	3570162
18	506289	3570161
19	506290	3570210
20	506109	3570211
21	506111	3570313
22	506295	3570310

TUCSON BLVD



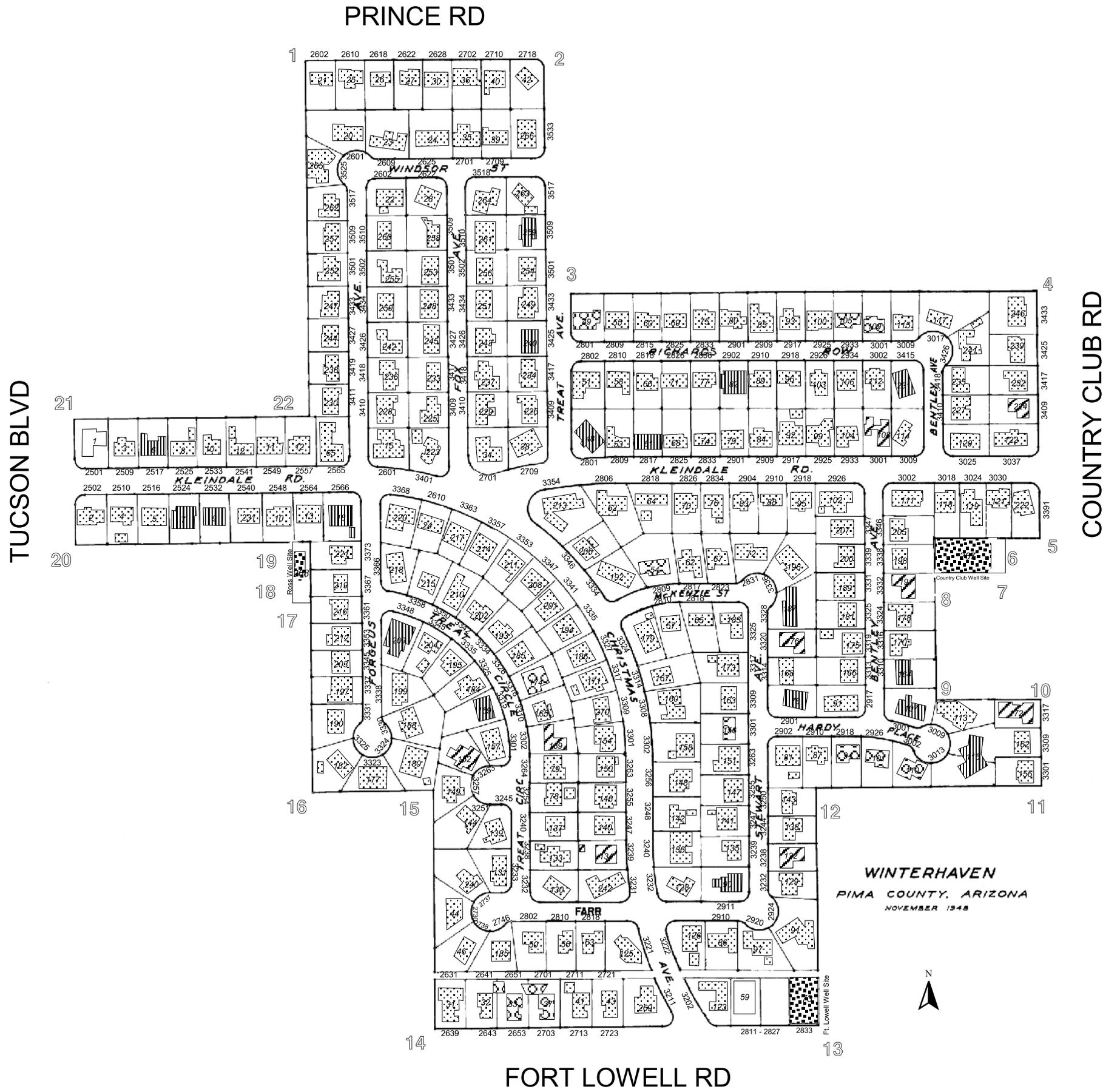
COUNTRY CLUB RD



Historic Resource Survey
Through 1961 of the

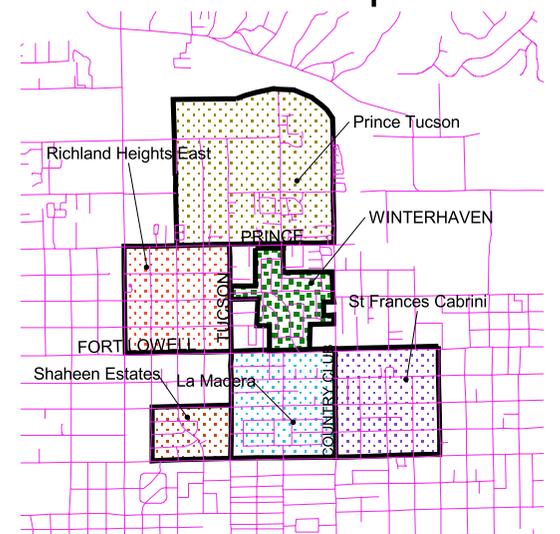
WINTERHAVEN NEIGHBORHOOD

30 August 2003 Tucson Arizona
Ranch House Styles in Winterhaven



- 2501 Street Address
- 219 Inventory Number
- Other
- Modern Ranch
- Minimal Ranch
- Transverse Ranch
- Traditional Ranch
- UTM Reference Point
- Wellsites - Contributing

Index Map

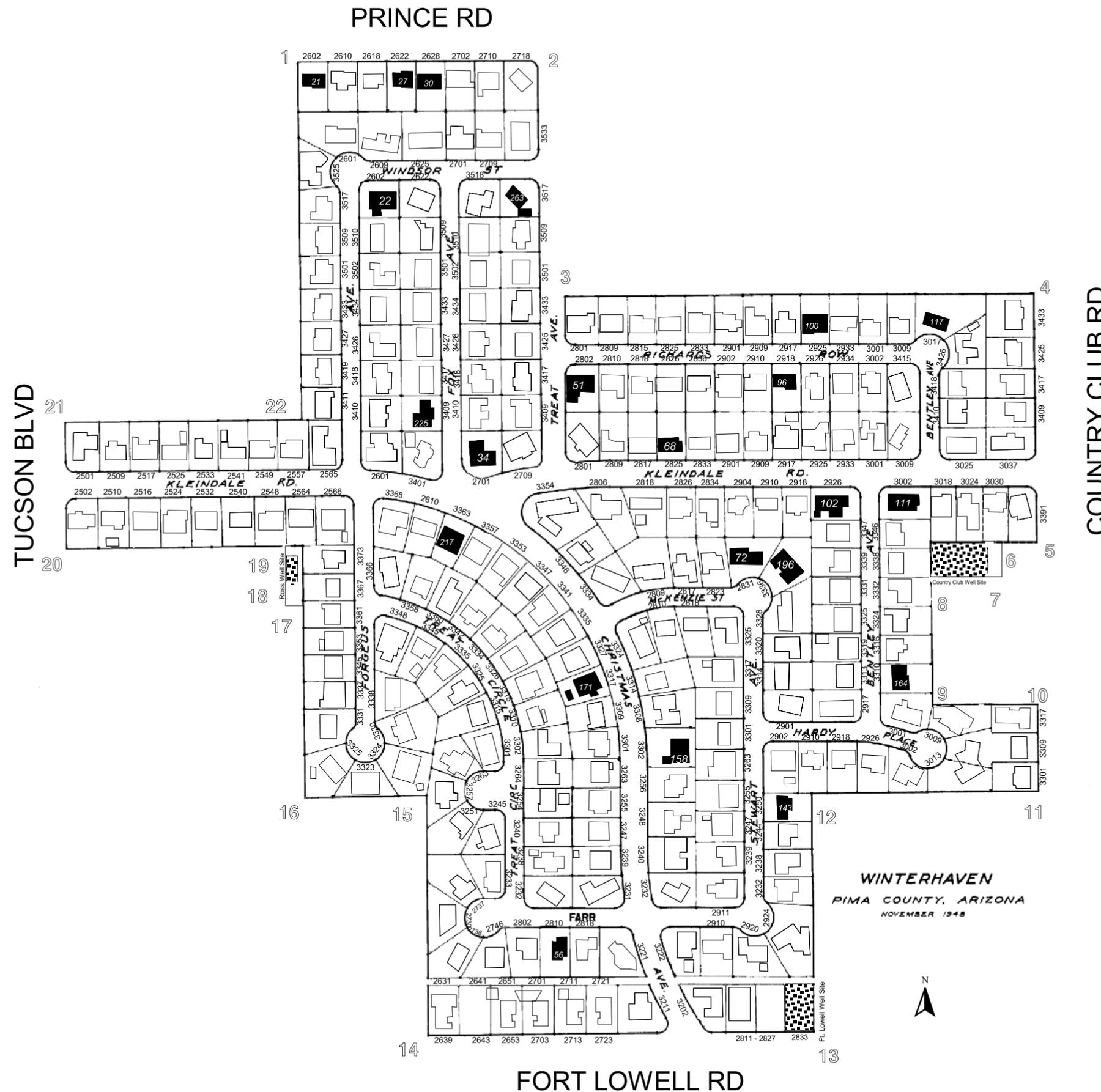


Historic Resource Survey
Through 1961 of the

WINTERHAVEN NEIGHBORHOOD

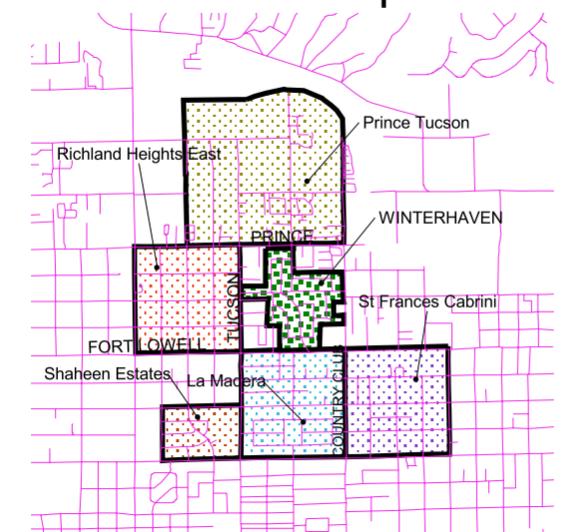
30 August 2003 Tucson Arizona

Houses Designed by Anne Jackson Rysdale



- 2501 Street Address
- 219 Inventory Number
- Property designed by Anne Jackson Rysdale
- 1 UTM Reference Point
- ▣ Wellsites - Contributing

Index Map



Historic Resource Survey
Through 1961 of the

WINTERHAVEN NEIGHBORHOOD

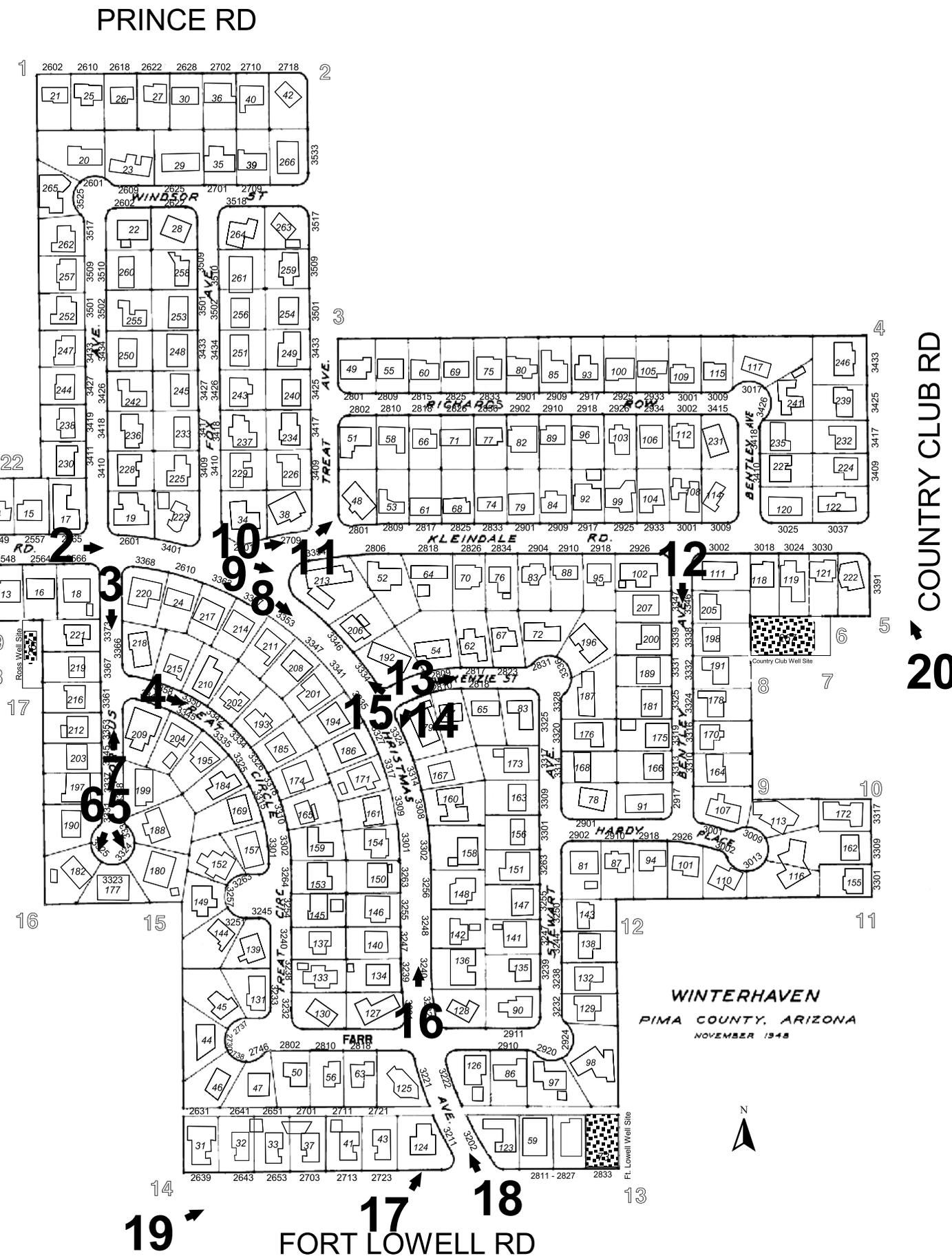
30 August 2003 Tucson Arizona

Site Photos

- 2501 Street Address
- 219 Inventory Number
- 1 UTM Reference Point
-  Wellsites - Contributing
- 1 Photo Locations

UTM Reference Zone 12 - NAD83		
Pt.	Easting	Northing
1	506297	3570598
2	506487	3570596
3	506507	3570410
4	506874	3570410
5	506879	3570213
6	506851	3570213
7	506851	3570184
8	506793	3570183
9	506795	3570085
10	506877	3570085
11	506878	3570017
12	506700	3570017
13	506698	3569825
14	506402	3569820
15	506396	3570014
16	506299	3570014
17	506301	3570162
18	506289	3570161
19	506290	3570210
20	506109	3570211
21	506111	3570313
22	506295	3570310

TUCSON BLVD



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