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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Barrio Anita
other names/site number Barrio Anita Historic District

2. Location

street & number Roughly bounded by W. Speedway Blvd. on the north, the Union Pacific Railroad and N. Granada Ave. on the east, St. Mary's Rd. on the south, and the Interstate 10 frontage road on the west not for publication
city or town Tucson vicinity
state Arizona code AZ county Pima code 019 zip code 85705

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide local

James W. Garrison AZSHPD 8 AUGUST 2011
Signature of certifying official/Title Date
AZ STATE PARKS / SHPO
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register ___ determined eligible for the National Register
___ determined not eligible for the National Register ___ removed from the National Register
___ other (explain): _____

Joe Edson H. Bevil 9-23-11
Signature of the Keeper Date of Action

5. Classification

Barrio Anita Historic District
Name of Property

Pima County, Arizona
County and State

Ownership of Property
(Check as many boxes as apply.)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

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

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

Contributing	Noncontributing	
66	50	buildings
1		sites
		structures
		objects
67	50	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling, multiple dwelling,
camp

EDUCATION: school

COMMERCE/TRADE: department store,
specialty store

RECREATION: city park

GOVERNMENT: public works

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling, multiple dwelling

EDUCATION: school

COMMERCE/TRADE: department store

RECREATION: city park

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Sonoran Tradition, National Folk,
American Territorial

LATE VICTORIAN: Queen Anne

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Bungalow/
Craftsman

LATE 19TH AND 20TH CENTURY REVIVALS:
Mission/Spanish Colonial Revival

Materials

(Enter categories from instructions.)

foundation: stone, concrete

walls: adobe, brick, stucco

roof: metal, asphalt

other: wood

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Narrative Description

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

Summary Paragraph

Barrio Anita Historic District is a residential neighborhood northwest of Tucson's downtown. The district contains 116 buildings, of which 66 are contributing resources; the neighborhood's park is also a contributing resource. Most of these are adobe dwellings that represent the survival of the Sonoran Tradition (the regional Hispanic vernacular building tradition) into the early twentieth century. The others are examples of contemporaneous Anglo-American styles popular in Tucson, but these also are built of adobe. The majority of the noncontributing resources are dwellings built long after the district's period of significance. The neighborhood also contains a community center that is a significant example of a Works Progress Administration project that was constructed of adobe in the regional tradition and continues to serve its purpose. Barrio Anita retains a considerable historic integrity in terms of setting and a high degree of historic integrity with regard to location, design, materials, workmanship, feeling, and association.

Narrative Description

Barrio Anita is located northwest of downtown Tucson, within walking distance. The neighborhood is bounded on the north by W. Speedway Blvd., on the east by the right-of-way of the Union Pacific Railroad's main line and N. Granada Ave., on the south by W. St. Mary's Rd., and on the west by the Interstate 10 frontage road. The barrio is on the east side of the Santa Cruz River, on the river's second terrace; the Santa Cruz is the principal drainage of the Tucson Basin. Southwest of Barrio Anita is El Presidio Historic District (listed in the National Register in 1979), the neighborhood that developed within and around Tucson's presidio after the United States assumed control of southern Arizona in 1854-1856. Across the railroad tracks (now Union Pacific, but from 1880 to 1995, Southern Pacific) is the Dunbar-Spring neighborhood (most of which is included in the John Spring Historic District, listed in 1989), historically a racially and ethnically mixed area that began development at the end of the nineteenth century. North of Speedway is the barrio historically known as Blue Moon, after a local dance hall; development in Blue Moon started in the 1920s.

Barrio Anita is located in the subdivision of McKinley Park; it also includes Herrera-Quiroz Park (formerly Oury Park), on the west side of the subdivision. The original plat for McKinley Park was filed in 1903 (Figures 1 and 2); however, lots were being sold and dwellings constructed several years before this date, in the mid-1890s (Sheridan 1986). Davis Elementary School, at the southern end of the subdivision, was built in 1901 on St. Mary's (Cooper 1967). The boundaries of the plat were irregular, being confined by the railroad on the east and the City Farm on the west. The subdivision was designed as a conventional grid with the primary axis approximately parallel to the railroad, which here runs north-northwest/south-southeast. Anita, the principal street, follows this orientation together with three others: Brady, Contzen, and Van Alstine. The cross streets are Williams, DeLong, Lord, Shibell, Oury, and Davis. Standard rectangular lots were 50 by 100 feet; many of these were later subdivided. Other lots were irregular, to conform to the subdivision boundaries. Lots on the east side of Anita were soon subdivided and Van Alstine was extended along the tracks (initially this portion of the street was known as Carmen).

An amended version of the plat was filed in 1911 (Figure 3); this reflects minor changes to street alignments and lot configurations that were made when the subdivision was actually laid out. Over time, inroads were made upon the subdivision. The first occurred in 1912, when the El Paso and Southwestern Railroad (EP&SW) laid tracks through the southern portion to connect with the Southern Pacific main line (Myrick 1975). In the late 1940s, the Tucson Freeway was built along the western edge of the subdivision. This eventually became part of Interstate 10, and successive widenings of the interstate and its frontage road have cut into the northwest portion of the plat. At the southern end of the subdivision, several properties were lost when St. Mary's was realigned and widened in the 1950s and Granada was linked to Main in the 1970s.

Over 90 percent of the barrio had been built by 1920; the remainder was built prior to World War II. Following the war, many people left older barrios like Anita and the neighborhood entered a period of decline, during which older dwellings were abandoned and demolished. Gradually, this has been reversed, and there has been substantial new infill.

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However, many of the surviving older dwellings have retained their historic integrity, and Barrio Anita is still a visually coherent entity.

Most of the buildings constructed in Barrio Anita during its period of significance are a continuation of the Hispanic vernacular building tradition known regionally as Sonoran. (Until the United States' invasion of Mexico and the subsequent treaties of Guadalupe Hidalgo in 1848 and La Mesilla in 1854, what is now southern Arizona was northern Sonora.) The one-story dwellings are modest in size and scale, with simple massing. Adobe is the primary material for bearing walls. Flat roofs with parapets alternate with pitched roofs (in some instances, the latter were added to the former). Typical examples are 617 Brady (Photograph 1) and 515 Oury (Photograph 2).

Dwellings built in contemporaneous Anglo-American styles also appeared in the barrio. Like the dwellings built in the Sonoran Tradition, these are one-story dwellings and modest in size and scale. They consisted, at the end of the nineteenth century and the early years of the twentieth, of the Queen Anne style and a related form categorized as American Territorial, as well as variants of the National Folk style.

The Queen Anne style, as built in the barrio, is a simplified version that has a hipped roof with a lower cross-gabled wing on one side and a front porch, as seen at 911 Anita (Photograph 3). Dwellings in the American Territorial style are built of brick and typically have a hipped roof over a square or nearly square plan (Nequette and Jeffery 2002). The examples of the National Folk style belong to the gable-front and gable-front-and-wing families (McAlester and McAlester 1997); 657 Anita (Photograph 4) is an example of the former. After 1920, there are a few examples of the Craftsman/Bungalow style. These are front-gabled, with low-pitched roofs and integral front porches, as seen at 654 Anita (Photograph 5). All of these dwellings, with the exception of the single example of the American Territorial style, were built of adobe rather than brick.

Building placement on lots is variable. Many of the oldest dwellings were built flush to the front of the lot, in the traditional Hispanic urban tradition. Most of the others have a minimal front setback, with a low wire, wood, or chain-link fence enclosing a small front yard that typically has chairs and benches, creating an outdoor living space, as seen at 608 Contzen (Photograph 6). The yard is usually swept dirt; flowers are often present, but in pots rather than planted beds. This contrasts with the conventional Anglo-American suburban dwelling, where the setbacks are uniformly deeper, the front yard is an unfenced, largely symbolic lawn (or xeriscape), and outdoor living occurs in the back yard. Trees in the barrio are mostly local species such as mesquite and desert willow, with some imports: palm, mulberry, tamarisk, pyracantha, citrus, and others. Native cacti, particularly *nopal* (prickly pear), are also present. The few garages and carports in the barrio are all recent. During the neighborhood's period of significance, few people owned motor vehicles and most walked to work.

Besides single- and multiple-family dwellings, Barrio Anita had several stores and, from 1936 on, a community center. The stores sold staples, meat, and produce (many residents had their own vegetable gardens); typically, the buildings housed both store and dwelling. Today, the only store still in operation is the Anita St. Market (Photograph 7). The Oury Center (Photograph 8), built as a Works Progress Administration project, still serves its purpose. Like similar WPA buildings in Southern Arizona it was constructed of adobe.

Barrio Anita's streetscapes still evoke its period of significance. Anita, as the principal street, has the largest proportion of contributing buildings. As historian Thomas Sheridan (1986:186) notes, "Anita Street...became one of the most important Mexican avenues in the city, the heart of a graceful adobe neighborhood that grew up along the Southern Pacific railroad tracks slicing northwest towards Phoenix." Many of the buildings are flush or almost flush to the street, giving it a traditional urban feeling (Photograph 9 and 10). Other streets have a different character. Oury and Van Alstine retain a semi-rural ambiance; these streets were not paved until the 1970s and still have no sidewalks. Looking from the east, Oury looks like a country lane, with the bulk of Tumamoc Hill (a Tucson landmark) in the background (Photograph 11). Van Alstine resembles a hamlet spread out along the railroad tracks (Photograph 12). These streetscapes retain the atmosphere of the days before the barrio was separated from the river by the interstate. In those days, the river was lined with cottonwoods, and an *acequia* (irrigation ditch) watered the barrio's gardens and trees.

Assessment of District Integrity

Location

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Barrio Anita today consists of most of the original McKinley Park plat, plus Herrera-Quiroz Park. Some peripheral portions of the original neighborhood have been lost, but the greater part of it remains. As a result, Barrio Anita retains a high degree of integrity of location.

Design

Most of the barrio still possesses its distinctive architecture, streetscape, and housescapes. Examples of inappropriate alterations are relatively few. The City built a few incompatible federally funded dwellings in the 1970s and 1980s, but recent infill has been subject to design review to ensure that in terms of form, massing, and scale, new dwellings are appropriate for the historic character of the neighborhood. Their style can be classified as "Neo-Traditional"; a characteristic example is 545-547 Shibell (Photograph 13). As a result, Barrio Anita retains a high degree of integrity of design.

Setting

The neighborhood's surroundings on the north, east, and south have not changed significantly, except for increased traffic on Speedway and St. Mary's, which are major arteries. The EP&SW tracks have been removed; the Union Pacific main line predates the neighborhood. On the west, construction of the Tucson Freeway, subsequently Interstate 10, was a major intrusion and has only increased as such over time. However, this has been substantially mitigated by a high buffer wall along the western edge of the neighborhood; the east side of the wall has been painted with murals that emphasize the history and the community spirit of the barrio. As a result, Barrio Anita retains considerable integrity of setting.

Materials

In the barrio's contributing dwellings, the original building fabric is still extant: stone and concrete foundations, stuccoed adobe walls, double-hung sash (and, after 1930, some steel casement sash), and metal or asphalt roofing. As a result, Barrio Anita retains a high degree of integrity of materials.

Workmanship

The people of the barrio used traditional adobe construction combined with framing and finishing techniques adopted from Anglo-American practice. Because this is still evident in the barrio's dwellings, Barrio Anita retains integrity of workmanship.

Feeling

Barrio Anita still feels like a self-contained entity. The authenticity of the dwellings, together with their housescapes and streetscapes, gives the sense of being in a distinct neighborhood with its own special character, ranging from urban to semi-rural. As a result, Barrio Anita retains a high degree of integrity of feeling.

Association

The neighborhood has retained the essential physical features that convey its historic identity as one of Tucson's historic barrios, significant under Criteria A and C. In the area of community planning and development, the distinctive environment created by its inhabitants is still evident. In the area of architecture, its contributing dwellings are characteristic examples of the survival of the Sonoran Tradition into the twentieth century, as well as dwellings in simplified versions of Anglo-American styles constructed in adobe. As a result, Barrio Anita retains a high degree of integrity of association.

Contributing and Noncontributing Resources

The following list provides the status of the resources within Barrio Anita. The initial date of construction and the building's style are also given. For most of the buildings constructed during the neighborhood's period of significance, the dates are estimates based on available evidence. Dates for buildings constructed after World War II are based primarily on data from the Pima County Assessor's property record files. Of the 116 buildings in the district, 66 (57 percent) are contributing. Of the noncontributing buildings, the majority (80 percent) postdate the period of significance.

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Historically, change—whether alterations, additions, or subtractions—was inherent in vernacular dwellings of adobe construction. In Barrio Anita, a number of buildings recorded on the 1919 Sanborn map had already undergone significant changes since they had been built. This process is in marked contrast to the static ideal of the typical Anglo-American suburban dwelling, for which architectural integrity is determined by how closely the house has retained its original form. In the barrio, changes made to buildings during the period of significance are considered part of the neighborhood's evolution. Inappropriate alterations are defined as those made after the period of significance that have changed the basic form and character of the building (as seen from the street) to the extent that the building no longer retains historic integrity. Evaluations were based on National Register guidelines and on the Arizona State Historic Preservation Office Policy Statement for Recommendations of Eligibility (1992). The latter stipulates that, for properties being nominated to the Arizona or National Registers of Historic Places under Criterion C, "the primary façade must have a majority (51 percent) of its features intact, and at least 75 percent of all exterior walls must be present." Four of the noncontributors are in this category; 940 Anita (Photograph 14) is a typical example, where extensive additions have recently been made to the front of the dwelling. One other dwelling, 644 Van Alstine, is also classified as noncontributing because of inappropriate alterations; in this case, the original gabled roof was recently replaced with a shed-roofed superstructure that has radically changed the building's character. The remainder of the noncontributing properties are obscured from the street by a high solid wall or fence. These were disqualified as contributing resources in accordance with the Arizona State Historic Preservation Office Guidelines Regarding Front Yard Walls/Fences (2003).

<i>Street Address</i>	<i>Site No.</i>	<i>Date</i>	<i>Style</i>	<i>National Register Status</i>
<u>N. Anita Ave.</u>				
632	001	ca. 1910	Parapeted Sonoran	Contributing
654	002	ca. 1925	Front-gabled Craftsman	Contributing
655	003	ca. 1910	Parapeted Sonoran	Contributing
656	004	ca. 1900	Hipped Sonoran	Contributing
657	005	ca. 1905	National Folk	Contributing
658	006	ca. 1905	Hipped Sonoran	Contributing
659	007	ca. 1905	National Folk	Contributing
665	008	ca. 1910	Side-gabled Sonoran	Contributing
666	009	ca. 1895	Hipped Sonoran	Noncontributing (obscured by high front wall)
672	010	1997	Neo-Traditional	Noncontributing (postdates period of significance)
673	011	ca. 1895	Side-gabled Sonoran	Contributing
708	012	ca. 1910	Parapeted Sonoran	Contributing
709-713	013	ca. 1925	Side-gabled Sonoran	Contributing
714	014	ca. 1905	Parapeted Sonoran	Noncontributing (obscured by high front wall)
765	015	ca. 1920	Side-gabled Sonoran	Contributing
769	016	ca. 1910	American Territorial	Contributing
770	017	2004	Neo-Traditional	Noncontributing (postdates period of significance)
771	018	2004	Neo-Traditional	Noncontributing (postdates period of significance)
772	019	2004	Neo-Traditional	Noncontributing (postdates period of significance)
799	020	ca. 1900	Parapeted Sonoran	Contributing
801	021	1970	Ranch	Noncontributing (postdates period of significance)
809	022	1970	Ranch	Noncontributing (postdates period of significance)
810	023	1994	Postwar Territorial	Noncontributing (postdates period of significance)
817	024	ca. 1910	Parapeted Sonoran	Contributing
825	025	ca. 1925	(originally Sonoran)	Noncontributing (inappropriate alterations)
826	026	1992	Ranch	Noncontributing (postdates period of significance)
827	027	1992	Ranch	Noncontributing (postdates period of significance)
832	028	ca. 1925	Front-gabled Sonoran	Contributing
833	029	1971	Ranch	Noncontributing (postdates period of significance)
841	030	ca. 1915	Front-gabled Craftsman	Contributing
849	031	1936	One-part Commercial Blk.	Contributing
868	032	ca. 1910	Parapeted Sonoran	Contributing
874-876	033	ca. 1925	Front-gabled Sonoran	Contributing
901	034	ca. 1940	Parapeted Sonoran	Contributing

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<i>Street Address</i>	<i>Site No.</i>	<i>Date</i>	<i>Style</i>	<i>National Register Status</i>
911	035	ca. 1905	Queen Anne	Contributing
918	036	ca. 1910	Parapeted Sonoran	Contributing
921	037	ca. 1925	Front-gabled Craftsman	Noncontributing (obscured by high front wall)
<u>N. Anita Ave. (continued)</u>				
923	038	ca. 1950	Ranch	Noncontributing (postdates period of significance)
924	039	ca. 1915	Parapeted Sonoran	Contributing
926	040	ca. 1910	Parapeted Sonoran	Contributing
929	041	2005	Neo-Traditional	Noncontributing (postdates period of significance)
934	042	ca. 1910	Side-gabled Sonoran	Contributing
940	043	ca. 1940	(originally Sonoran)	Noncontributing (inappropriate alterations)
941	044	ca. 1905	National Folk	Contributing
945	045	ca. 1930	(originally Sonoran)	Noncontributing (inappropriate alterations)
999	046	ca. 1905	Parapeted Sonoran	Contributing
1000	047	ca. 1920	Parapeted Sonoran	Contributing
1001	048	ca. 1905	Parapeted Sonoran	Contributing
1022	049	1982	Ranch	Noncontributing (postdates period of significance)
1034	051	ca. 1915	Parapeted Sonoran	Contributing
1036	053	2005	Ranch	Noncontributing (postdates period of significance)
1038	054	ca. 1910	Parapeted Sonoran	Contributing
1090	055	ca. 1930	Parapeted Sonoran	Contributing
1100	056	1985	Ranch	Noncontributing (postdates period of significance)
<u>N. Brady Ave.</u>				
617	057	ca. 1905	Parapeted Sonoran	Contributing
<u>N. Contzen Ave.</u>				
608	058	ca. 1915	Front-gabled Sonoran	Contributing
610	059	1997	Neo-Traditional	Noncontributing (postdates period of significance)
620	060	2005	Neo-Traditional	Noncontributing (postdates period of significance)
748	061	2001	Shed	Noncontributing (postdates period of significance)
762	062	2001	Neo-Traditional	Noncontributing (postdates period of significance)
772	063	ca. 1905	Parapeted Sonoran	Contributing
798	064	ca. 1915	Parapeted Sonoran	Contributing
802	065	1970	Ranch	Noncontributing (postdates period of significance)
809	066	ca. 1915	Front-gabled Sonoran	Contributing
810	067	1970	Ranch	Noncontributing (postdates period of significance)
813	068	2000	Neo-Traditional	Noncontributing (postdates period of significance)
816	069	2000	Neo-Traditional	Noncontributing (postdates period of significance)
817	070	ca. 1915	Parapeted Sonoran	Contributing
818	071	ca. 1910	Parapeted Sonoran	Contributing
830	072	2000	Neo-Traditional	Noncontributing (postdates period of significance)
851	073	1954	Ranch	Noncontributing (postdates period of significance)
855	074	ca. 1925	(originally Sonoran)	Noncontributing (alterations period of significance)
856	075	1986	Ranch	Noncontributing (postdates period of significance)
886	076	1986	Ranch	Noncontributing (postdates period of significance)
897	077	ca. 1905	Hipped Sonoran	Contributing
903	078	ca. 1915	Parapeted Sonoran	Noncontributing (obscured by high front wall)
907	079	1959	Ranch	Noncontributing (postdates period of significance)
910	080	1987	Postwar Territorial	Noncontributing (postdates period of significance)
928	081	2008	Neo-Traditional	Noncontributing (postdates period of significance)
931	082	2000	Neo-Traditional	Noncontributing (postdates period of significance)
932	083	1954	Ranch	Noncontributing (postdates period of significance)
966	084	1983	Ranch	Noncontributing (postdates period of significance)
970	085	1994	Postwar Territorial	Noncontributing (postdates period of significance)

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980	086	ca. 1950	Ranch	Noncontributing (postdates period of significance)
987	087	ca. 1915	Front-gabled Sonoran	Contributing
998	088	ca. 1910	Front-gabled Sonoran	Contributing

Street Site

Address No. Date Style National Register Status

W. Davis St.

514-518	095	ca. 1900	Side-gabled Sonoran	Contributing
522	096	ca. 1915	Parapeted Sonoran	Contributing
524	097	ca. 1915	Parapeted Sonoran	Contributing

W. Lord St.

650	098	2000	Neo-Traditional	Noncontributing (postdates period of significance)
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W. Oury St.

400	099	ca. 1905	Parapeted Sonoran	Contributing
515-517	100	ca. 1900	Hipped Sonoran	Contributing
519	101	ca. 1910	Front-gabled Sonoran	Contributing

W. St. Mary's Rd.

500	102	1901	Mission	Contributing
600	103	1936	Mission	Contributing

W. Shibell St.

545-547	104	2004	Neo-Traditional	Noncontributing (postdates period of significance)
548	105	1971	Ranch	Noncontributing (postdates period of significance)

N. Van Alstine Ave.

604	106	ca. 1910	Parapeted Sonoran	Contributing
642	107	ca. 1910	Hipped Sonoran	Contributing
644	108	ca. 1920	(originally Sonoran)	Noncontributing (inappropriate alterations)
700	109	ca. 1905	Hipped Sonoran	Contributing
706	110	ca. 1940	Parapeted Sonoran	Contributing
708	111	ca. 1905	Hipped Sonoran	Contributing
710	112	2004	Neo-Traditional	Noncontributing (postdates period of significance)
803	113	ca. 1915	Parapeted Sonoran	Contributing
819	114	ca. 1905	Side-gabled Sonoran	Noncontributing (obscured by high front fence)
825	115	ca. 1905	Side-gabled Sonoran	Contributing
874-878	116	ca. 1915	Side-gabled Sonoran	Contributing
901	117	1984	Postwar Territorial	Noncontributing (postdates period of significance)
921	118	ca. 1905	Parapeted Sonoran	Contributing
923	119	ca. 1905	Hipped Sonoran	Contributing
927	120	ca. 1905	Hipped Sonoran	Contributing
933	121	ca. 1925	Front-gabled Craftsman	Contributing
949	122	ca. 1915	Parapeted Sonoran	Contributing
1001	123	ca. 1915	Parapeted Sonoran	Contributing
1013	124	ca. 1925	Side-gabled Sonoran	Contributing

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8. Statement of Significance

Applicable National Register Criteria

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

ca. 1895 – 1940

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Period of Significance (justification)

The period of significance for the district begins in the mid-1890s when the first dwellings were built. The district was entirely built up by the time of World War II.

Criteria Considerations (explanation, if necessary)

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

Barrio Anita is a historic district significant at the local level under Criteria A and C in the areas of community planning and development and architecture. The district's period of significance is from ca. 1895 to ca. 1940. The neighborhood is distinguished by streetscapes and dwellings that represent the survival of the traditional Hispanic urban model and the traditional Hispanic vernacular building tradition into the twentieth century, as well as the gradual transformation of these traditions, as Hispanics assimilated Anglo-American practices in spatial values, building materials, and construction techniques.

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

Barrio Anita possesses significance in the area of community planning and development because it represents the confluence of different concepts of public and private space—the Hispanic urban and rural models and the Anglo-American suburban model. In Tucson, barrios like Anita developed as a response to the increasing social, economic, and political marginalization of Hispanics in what was, after all, their own land; in this respect, the barrio functioned as a support system. Following its period of significance, Barrio Anita faced a number of threats to its existence, but the neighborhood has survived.

Barrio Anita possesses significance in the area of architecture because it is distinguished by the Hispanic vernacular building tradition, based on Hispanic precedents and modified by the selective adoption of materials and construction techniques imported by Anglo-Americans. The characteristic property type is the vernacular single or multiple dwelling built in the Sonoran tradition with bearing walls of adobe brick masonry and flat or pitched roofs. A few dwellings in Anglo-American styles are also present, but these too are constructed of adobe. This architectural blending occurred not only in Tucson, but also in other communities in the Southwest that were originally settled by Hispanics.

Developmental history/additional historic context information (if appropriate)

Historic Context

In 1775, the Royal Presidio of San Agustín del Tucón was founded on the east bank of the Río Santa Cruz as one of the presidios of the line, or *cordón*, along the northern frontier of New Spain. Across the river, the pueblito of San Agustín, consisting of a Pima village with a *visita* (outlying mission) of San Xavier del Bac, was already established. The presidio garrison arrived early in the following year and eventually the settlement took form. Historian Thomas Sheridan (1986:14) describes the way of life:

By the beginning of the nineteenth century, Tucson had evolved into a typical agrarian community of northern Sonora, a self-sufficient settlement of rancher-farmers supporting a garrison of soldiers, no different in most respects from many other such pueblos scattered across New Spain's northern frontier. Tucsonenses...relied upon a mixed economy of both agriculture and stock raising to make a living. They ran their livestock on the semiarid plains and uplands, and raised food for their families and forage for their animals on floodplain fields. It was a way of life geared towards subsistence rather than commercial exploitation or expansion.

Over the following half century, during which Sonora became a state of the Republic of Mexico, Tucson maintained trade and communication with the rest of Sonora by regular pack trains, but daily life remained the same. Because of the threat of Apache raids, dwellings remained concentrated within the walls of the presidio, although some were built just outside the walls on the south and southwest (Officer 1987:288) and "a scattering of individual [fortified] *ranchos* stretched [along the Santa Cruz] as far south as Punta de Agua" (Sheridan 1986:78).

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Tucson's Barrios

The United States acquired this portion of northern Sonora in 1854 with the Treaty of La Mesilla (known to Anglo-Americans as the Gadsden Purchase), but U.S. troops did not relieve Tucson's Mexican garrison until 1856; the U.S. Territory of Arizona was created in 1863. With the gradual subsidence of the Apache threat, Tucson began to expand. As Anglo-Americans bought or claimed lots within the area of the presidio, Tucsonenses "continued to hold the fields and some of the lots within the walls but they claimed much more property to the south of the fort, where some had lived when not under fire from the Apaches" (Officer 1987:288). Prior to 1880, when the Southern Pacific Railroad arrived, Tucson was developing as a bicultural, bilingual frontier community (Officer 1981). As the railroad initiated the wholesale transplantation of Anglo-Americans and their culture, Hispanic and Anglo-American relations deteriorated (Luckingham 1982). As Sheridan (1986:42) puts it, "the railroad destroyed the frontier and drove a deep wedge between the Anglo and Mexican communities in town." Economically, few Hispanic businessmen could compete with Anglo-American entrepreneurs backed by Wall Street and foreign capital (Griswold del Castillo 1984).

Anglo-Americans settled in subdivisions north and east of the Southern Pacific tracks, which formed a de facto boundary, dividing Tucson into ethnic enclaves: Hispanic on the south and west, Anglo-American on the northeast (Gourley 1992). In a study of interethnic relationships in Tucson, one informant (born in Tucson in 1870) recalled that Anglo-Americans settled in the northeast "partly to get away from the Mexicans, and partly because there was higher ground out that way...You see, most of the easterners resented mixing with the Mexicans. Most of them got over that after they had been here for a while, but they were still separated" (Getty 1950:99).

Hispanics still constituted a majority of the city's population in 1900 (54.7 percent), but as more Anglo-Americans arrived the percentage steadily dropped (to 36.8 percent by 1920) (Sheridan 1986:3). Anglo-Americans had acquired most of the agricultural fields—more land for development—and were in the process of acquiring most of the grazing land. As the traditional agropastoral economy disappeared, most Tucsonenses—with the exception of the relatively small Hispanic upper and middle classes—adapted to an Anglo commercial economy by working as an ever-increasing proportion of a low-paid labor force. As marginalization in the economic sphere was accompanied by similar marginalization in the social and political, the barrios "offered [Tucsonenses] both identity and security, protecting them against some of the most overt manifestations of subordination or discrimination" (Sheridan 1986:225).

In the early 1880s, most of Tucson's urban core conformed to the traditional Hispanic urban model, characterized by blocks formed of contiguous rooms built up to the street. The model was oriented inward to the family space of the courtyard, and street facades were accented only by the rhythm of apertures along the uniform continuous adobe walls. Passage from the street to the courtyard was through a *zaguán*, or entryway, which mediated between public and private space. Functions other than domestic, such as stores or offices, were distinguished only by the occasional sign. The predominant property type was the Sonoran row house. This was Tucson's original "Barrio Viejo" that later succumbed to urban renewal. The only remaining portion of this core is in Barrio Libre Historic District (listed in the National Register in 1978; expanded in 2000). Beginning in the late 1880s and early 1890s and continuing into the first decades of the next century, Hispanics established their own neighborhoods outside this urban core. Following the pattern discussed above they were almost entirely south and west of the Southern Pacific tracks. Most were south of downtown; a few, like Barrio Anita, were to the north. However, they all continued the pattern of ethnic separation.

These barrios were closely knit neighborhoods, with large extended families. The classic urban property type—the Sonoran row house—appears in the earlier barrios, but the detached single-family house gradually became the predominant type. The resulting streetscapes reflect a partial adoption of Anglo-American suburban spatial conventions, but the variable placement of dwellings and their distinctive housescapes are unique to the barrios. The semi-rural atmosphere of the barrios near the river—Barrio Anita, El Hoyo, El Membrillo, and Kroeger Lane—recalled the farming and ranching heritage of the Tucsonenses (and also of the Mexican immigrants who settled in the barrios). Today these neighborhoods retain a strong identity and members of the younger generation regard the heritage of the barrio—communal, familial, spiritual—with a sense of cultural pride (Encinas 1998).

Area of Significance - Community Planning and Development

In 1796, the Spanish Adjutant Inspector Roque de Medina granted a tract of land northwest of the presidio to a group of *apaches mansos* (peaceful Apaches) (Officer 1987). In 1828, under Mexican administration, Teodoro Ramírez (brother-

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in-law of the presidio's *comandante*) bought the land from the Mansos, who continued to live in the vicinity (McCarty 1997). The 1876 map of Tucson's fields "makes it clear that the Apache land acquired by Ramírez was located north of St. Mary's Road between the Santa Cruz and Main Avenue, including what later came to be known as Barrio Anita" (Officer 1987:114-115). In 1880, the Southern Pacific main line cut through this tract of land. The 1876 map indicates that the Ramírez family still owned the land at that time, but by 1900 part of the tract had been acquired by the City of Tucson and was occupied by the City Farm, with stables, corrals, and barns, as well as blacksmith and wagon shops.

The portion of the tract between the railroad and the farm was bought by Thomas Hughes (a prominent Tucson businessman, although not as well known as his brother Sam); this would become McKinley Park, named for the recently assassinated president. Hughes filed the original plat of the subdivision in 1903. The plat was designed to fit the maximum number of lots within the irregular boundaries of the available acreage; this pattern would be repeated in other subdivisions platted by Anglo-American real estate entrepreneurs on former fields along the river that grew into barrios, such as El Hoyo and El Membrillo (Rieder 2009; Rieder et al. 2007). Hughes named the streets for his Anglo-American friends and colleagues (and himself) with the exception of the subdivision's principal street, which was named for his sister Annie. Within a short time, Annie was Hispanicized to Anita (as seen on the amended plat filed in 1911), whence the barrio got its name. According to Sheridan (1986), the neighborhood was commonly known as Barrio Anita in 1940, indicating that the name had been in general use before then.

Families bought lots and built their own homes, usually with the assistance of kinfolk. As historian James Officer (1964:111) notes, "[m]any of the homes in the barrios had been built through the cooperative efforts of extended families." Other than the fact that the neighborhood was platted in blocks and lots as a subdivision, Barrio Anita was essentially self-created rather than planned; this was generally true of all such barrios. The plat filed with the City shows precise lot measurements, as required, but on the ground these are only approximate. Boundaries were agreed upon by mutual consent, rather than paying for verification by civil surveyors; as a result, many dwellings impinge on lot lines. The conventions (and, eventually, codes) that governed Anglo-American neighborhoods within Tucson did not apply. Originally, the residents depended on wells; public water and sewer lines, utilities, and paved streets came much later.

The earlier buildings in Barrio Anita generally followed the traditional Hispanic urban model, as described above, in the form of Sonoran row houses. Eventually, as noted above, the detached single-family house predominated. This represented a fundamental shift in spatial values, from what has been termed the "space-positive" tradition to the "space-negative" (Carruthers 1986). The former was rooted in the concept of the room as a self-sufficient multipurpose living space (Wilson 1997). Floor plans were linear, formed incrementally of these modular units, each with its own exterior door. Streets and courtyards were "positive" living spaces, the former public and the latter private. In contrast, Anglo-Americans perceived the house subdivided into rooms as the basic building unit, surrounded by "negative" space, resulting in the typical Anglo-American residential suburb with its uniform lots and setbacks (Veregge 1993).

In 1905, the original Tucson townsite of 2 square miles was expanded a quarter-mile in each direction, bringing the greater part of McKinley Park within City limits. (The remaining 9 acres of the plat were not annexed until 1955.) Barrio Anita "was fully formed by 1920" (Sheridan 1986:125). At this time, it was still literally semi-rural. Besides the City Farm, on the west by the river, a major acequia—the East Side Canal—flowed through the eastern side of the barrio between Anita and Carmen (Van Alstine). Fruit trees and large cottonwoods were prevalent, and most residents had vegetable gardens and chickens. The acequia was used by the inhabitants of the barrio for watering gardens, washing clothes, and swimming (Rico 1998; Soto 2000).

Families within the barrio were closely interrelated by blood, marriage, and *compadrazgo* (the relationship binding the parents and godparents of a child). Recollections of elderly residents attest to the strong sense of community: "We knew each other, we all trusted each other..." (Carrillo 1998:17). Families slept outside during the summer months (this was long before the advent of cooling systems) and no one locked their doors. A common thread that runs through the recollections of elderly barrio residents is the centrality of faith in the community. Holy Family Church, built in 1914 and listed as a contributing building within the John Spring Historic District, is located just east of Barrio Anita. Like Santa Cruz Church on Tucson's south side, it was designed by Bishop Henri Granjon and built by Manuel Flores (also like Santa Cruz, it is of adobe construction) (Holy Family Parish 1939). Holy Family is Barrio Anita's parish church, where generations of the barrio's residents have been baptized, confirmed, and married.

Besides the Catholic Holy Days of Obligation and *semana santa* (Easter Week), long-time residents of the barrio recall two very special days: *El Día de San Juan Bautista* (the Solemnity of the Nativity of Saint John the Baptist, June 24) and

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El Día de Nuestra Señora de Guadalupe (the Feast of Our Lady of Guadalupe, December 12). The Day of St. John, who baptized Jesus in the waters of the Jordan, has a particular significance in this arid region because it heralds the onset of the summer rains. After the priest from Holy Family had blessed the waters of the acequia that ran through Barrio Anita, "no matter how clean you were, whether you were wearing a suit or whatever, they'd throw you in the water...About 20 guys would get you, you had no choice, so you just got in the water...Everybody—it didn't matter if you were a man or a woman or how well dressed" (Herrera 2000:38).

On the Day of Our Lady of Guadalupe, "the big celebration was to go and visit with the *Virgen* all over the barrio. Everyone displayed their small altars of the *Virgen* and walked around the barrio. We'd have music and the priest from Holy Family would bless everyone" (Valenzuela 2001:17). Images of La Guadalupe are still ubiquitous on the walls of the barrio, appearing as inset tile images or murals, as seen on the front wall of 632 Anita (Photograph 15).

Data from the 1920 Tucson city directory provide a socioeconomic profile of Barrio Anita at that time. The data is not comprehensive; city directories in the Southwest and California were often haphazard in recording information for Hispanic neighborhoods (Camarillo 1979; Sheridan 1986). In this case, the omissions can be verified by comparing the contemporaneous Sanborn Map, but the information is still useful as a general picture. The directory lists 11 businesses in the barrio: 9 groceries (a category that usually included general merchandise besides produce), a butcher's shop, and a contractor's yard. Except for the contractor, Jesús Pacheco, the proprietors lived in Barrio Anita, mostly in dwellings attached to the stores. Four of the grocers were Chinese: Low You, Low Fon, Don Loy, and Don Sen Lee. Chinese groceries were common in Tucson's barrios, reflecting what has been termed "the symbiotic dependence of Chinese merchants on Hispanic purchasers" (Lister and Lister 1989:11). Photograph 16 shows the building where Low Fon's grocery was located; the former store is on the left and the dwelling on the right (the Low family still owns this building). The other grocers were Manuel Curiel, Juan Pacho, Alberto Vázquez, Tomás Lemas, Angel Garibaldi, and Manuel Fimbres. Four of the groceries were on Anita, two each on Contzen and Main, and one on Van Alstine; the butcher shop was also on Van Alstine. In addition to his grocery, Manuel Curiel also operated a barber shop on S. Meyer Ave. in the old Hispanic urban core. Another business on Meyer owned by a Barrio Anita resident was Félix Rivera's San Xavier Pool Hall.

For the 143 households listed in the 1920 directory, occupations are given for 112 of the residents. Using the categories employed in the Arizona Historical Society's Mexican Heritage Project study of Tucson's occupational structure (Sheridan 1986:Appendix B), the breakdown is as follows:

<u>Occupational Category</u>	<u>No.</u>	<u>Percent</u>
Pastoral/Agricultural	2	1.8
Proprietorial	11	9.8
Managerial	4	3.6
Sales/Clerical	3	2.7
Skilled Workers	33	29.5
Semiskilled Workers	18	16.0
<u>Unskilled Workers</u>	<u>41</u>	<u>36.6</u>
Total	112	100.0

Two ranchers account for the pastoral/agricultural category; they represent the rapidly declining number of Tucsonenses tied to the traditional rural way of life. The managerial category consists of foremen at various companies in town, including one with the Southern Pacific. Three clerks, two of them women, account for the sales/clerical category. The skilled workers category consists of tradesmen (mason, carpenter, mechanic, machinist, boilermaker, etc.) primarily employed in the construction industry or at the Southern Pacific shops. The semiskilled workers category consists mostly of teamsters; by 1920, these included both actual teamsters and motor truck drivers. Over half of those in the unskilled workers category (22, or 19.6 percent of the barrio's workers) were listed simply as "laborers"; i.e., they did not have steady employment with a given company. As Sheridan (1986) points out, many of these workers had multiple skills, but this was the only work they could find. As was the case elsewhere in the Southwest and California, they constituted a floating pool of workers that could be exploited (typically by Anglo-American corporations) to provide labor at the lowest wages (Vélez-Ibáñez 1996).

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In 1920, over a quarter (26.8 percent) of Barrio Anita's workers were employed by the Southern Pacific. By this time, the railroad was the largest single employer of Hispanics in Tucson, but mostly at the low end of the wage scale because the railroad unions that controlled access to many skilled, well-paid jobs blocked Hispanics from these positions until the 1960s (Sheridan 1986). However, in the railroad shops southeast of the depot, Hispanics were able to secure skilled work and at least one individual, as noted above, was a shop foreman. Most of the other workers were employed by the companies in Tucson's warehouse district (listed in the National Register in 1999), dealing in wholesale groceries, lumber, fuel, and feed. The female work force outside the home, accounting for 4.5 percent of the total, consisted of sales clerks, bookbinders, and one maid.

From 1919 to 1926, reflecting the institutionalized racism of the period, the Tucson city directories indicated African-Americans by a "(c)" for "colored" after the name. In the 1920 directory, eight such households are listed in Barrio Anita. At this time, the largest concentration of African-American households was in the Dunbar-Spring neighborhood, but African-Americans also settled in areas like Barrio Anita where they did not face housing discrimination (Henry 1989; Yancy 1933). As one elderly African-American resident recalled, Hispanics and African-Americans in Barrio Anita "got along pretty well...I didn't speak the Spanish but they were friendly to me, you could feel welcome" (Moore 1998). Listed occupations for African-Americans in Barrio Anita were in the semiskilled and unskilled workers categories.

This profile provides a picture of hard work with a relatively slim margin of economic security and within little more than a decade even this was imperiled. The Depression of the 1930s was called in Spanish *la crisis*, and with good reason: on many jobs, Hispanics were the first workers to be laid off and "the slight [economic] gains of the first two decades of the century were reversed by poverty and unemployment during the third" (Sheridan 1986:235). Yet Tucson's Hispanic community rallied and relief efforts were organized, among them the *Comité Pro-Infantil* formed by the *Alianza Hispanico-Americana* and other groups; the committee provided food for children at Davis and other barrio schools (Sheridan 1986). Federal relief efforts helped also, particularly the Works Progress Administration. As a "work relief" agency, the WPA was responsible for the construction of many schools and community buildings throughout Arizona (Collins 1999). One of the best surviving examples is the Oury Center, in Oury Park. (In 2001, the park itself was renamed for David Herrera and Ramón Quiroz in recognition of their work for the community).

Until the early 1920s, the site of Oury Park was occupied by the City Farm. By 1922, the farm buildings had been relocated west of Contzen and Shibell, and until 1936 the area along St. Mary's was the Tucson Auto Camp Park, which provided minimal facilities for travelers. The remainder of the area, at the west end of Oury Street, was used as a playing field, primarily for baseball; the best-known team was the Oury Tigers (López 2001). Around 1930, a baseball club, the Oury Park Veterans (i.e., veterans of the baseball diamond), was formed with the mission of establishing a real park for the barrio; their efforts were realized on August 2, 1936, when Oury Park and the Oury Center were dedicated with a crowd of over 2,000 in attendance. The park had a baseball diamond, playground, and swimming pool. The \$16,000 center contained an auditorium seating 300 that also served as a gymnasium and dance floor; it also had a library, a kitchen, and a basement fitted with dressing rooms (Jackson 1936). The dedication ceremony, which featured addresses by the governor, the mayor of Tucson, and the Mexican consul, was followed by an eight-day fiesta (El Tucsonense, 4 August 1936; Tucson Daily Citizen 31 July 1936).

At the beginning of the 1940s over half of the families in Barrio Anita owned their homes (Segoe and Faure 1942:Table 1). Although still lacking basic infrastructure, it was a stable, viable neighborhood; as Sheridan (1986:240) notes, "Barrio Anita continued to thrive." However, it received a negative evaluation from the outside consulting firm (based in Cincinnati) hired in 1940 to prepare a study of Tucson's housing as part of a comprehensive regional plan (Bufkin 1981). The study found that Barrio Anita,

low-lying and hemmed in by railroads and industrial uses, has unusually complicated environmental problems, in combination with a very large proportion of substandard dwellings. The 63.3 percent of dwelling units without private baths in the Census Enumeration District of which this area is a part, are largely concentrated in its few blocks, as are the 34.1 percent of overcrowded dwellings—the first condition reflecting the fact that this area is practically without sewers...Clearance and redevelopment of certain parts of this area, for other than residential uses, is indicated [Segoe and Faure 1942:15-16].

The recommendation of "clearance and redevelopment" foreshadowed the postwar urban renewal program that in Tucson, like so many other cities, resulted in demolition of much of the historic urban core. However, the City of Tucson more or less ignored Barrio Anita until the 1970s. During the postwar era, Barrio Anita entered a period of decline. These years witnessed a general outmigration from the older barrios like Anita; in particular, the many Hispanics who had served

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in World War II and the Korean conflict moved to new subdivisions, leaving the older generation behind (Officer 1964). As noted in Section 7, during this time many older dwellings were abandoned and demolished. By 1971, Oury Park had deteriorated to the extent that barrio youths organized a protest to force the City to repair the facilities (Morrison 1971).

The Department Of Housing and Urban Development's Model Cities Program, authorized in 1966, was intended to remedy deficiencies of existing urban renewal programs. In Barrio Anita, under Model Cities, the City of Tucson in the early 1970s built five new dwellings, paved streets, and installed sewers (although it was not until the end of the decade that all dwellings in the barrio had indoor plumbing). At the same time, the City developed the Model Cities Unit 3 Plan, which recommended razing all dwellings in Barrio Anita and devoting the area to industrial uses (City of Tucson 1974). Areas in the southern portion of the barrio were actually zoned for businesses and industries conflicting with residential use; the action was protested by barrio residents (Benton 1978).

This confusion of priorities and lack of coordination prompted a planning report in 1974, the year the Model Cities Program ended (to be replaced by today's Community Block Development Grants). The report characterized Barrio Anita as "an area of low-income, deteriorating housing, ethnic minority groups, and declining population" (City of Tucson 1974:1). Tucson School District 1, citing declining enrollment, had just announced that it intended to close Davis School, a move strongly opposed by barrio residents. Davis, the oldest extant elementary school in Tucson, has been attended by generations of barrio residents since 1901 and has been a mainstay of the community.

The report recommended (1) development of an actual plan to rehabilitate the neighborhood, (2) re-assessment of neighborhood zoning, and (3) coordination between the City and the school district to determine a way to forestall the closing of Davis (City of Tucson 1974). A formal plan never materialized, but Davis stayed open (its closing was again averted in 1980, after further barrio protests). The school itself has graduated from an institution where students were reprimanded (or often slapped) for speaking Spanish to its eventual status as a bilingual learning center (Madrid 1998).

In the 1980s the City used limited CBDG funds for a few new dwellings in the barrio, although (as with Model Cities) this meant demolishing adobes and building minimal Ranch-style dwellings (Platts 1983). Meanwhile, Barrio Anita faced another threat in the form of Aviation Corridor (State Route 210), a freeway proposed to link Aviation Parkway, from southeast Tucson, with the interstate. In one version, it would have been elevated on concrete pylons over the barrio (Gonzales 1983; Property Development Resources 1983). The project was tabled; the Arizona Department of Transportation and the City still plan to build a parkway-interstate link, but in a very scaled-down form. In 1997-1998, the City had a historic property inventory conducted in Barrio Anita (Rieder 1998). Based on the results, the State Historic Preservation Office advised the City of Tucson that Barrio Anita should be considered a potential National Register historic district. Thereafter, CBDG-funded residential infill in the barrio has been subject to review by the Plans Review Subcommittee of the Tucson-Pima County Historical Commission, to ensure that the new dwellings do not detract from the neighborhood's historic character.

Area of Significance - Architecture

The building tradition of the Sonoran frontier was characterized by adaptation and expediency. Tucsonenses survived "largely because they understood the limitations imposed by a harsh environment, and learned to live within them" (Sheridan 1986:14). Their architecture during the Spanish Viceregal and Mexican Republic periods was composed, quite literally, of earth and timber (Bunting 1976). Bearing walls were built of adobe brick and mud mortar with (or, often, without) foundations of stone rubble masonry. Walls were typically of bonded two-wythe construction, with a one-to-ten ratio of thickness to height. Dwellings were limited to a single story, but with high walls; thus a typical 15-foot wall would have a thickness of 18 inches or more. Openings were spanned with pairs of roughly hewn mesquite lintels. On the exterior, walls were plastered with mud or (commonly) left exposed.

Roofs were built of logs with diameters of 9 to 12 inches, stripped of bark, laid on 20- to 40-inch centers, and covered with a decking of saguaro ribs, followed by multiple layers of brush or other organic material and earth, ranging in depth from 8 to 24 inches. The roof surface was graded to channel rainwater to drains that pierced the parapet. In this building tradition, the essential unit, or module was a rectangular room 12 to 15 feet wide, depending on the span of the roof beams, and not much longer. As noted earlier, the room was the basic unit. The households of presidial Tucson lived in a contiguous series of such rooms built along the interior of the presidio walls (Gallegos 1935).

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As Tucson, the largest settlement in the U.S. Territory of Arizona, grew from the 1860s through the 1880s, this frontier model was expanded into the traditional Hispanic urban model, with the Sonoran row house as the characteristic property type. As noted above, the largest surviving concentration of these row houses is in Barrio Libre Historic District, the only remaining portion of the old Hispanic urban core (Giebner and Sobin 1972, 1973). As the city became a distribution node within the U.S. market economy, particularly after 1880 when the Southern Pacific Railroad arrived, manufactured building products and materials became increasingly available. For walls, adobe brick remained the principal structural material; when fired clay brick became available, it was used primarily to cap adobe parapets. Cylindrical metal *canales* (roof drains) replaced wood troughs. Glazing and ready-made window sash and paneled wood doors became available, as well as milled lumber for door and window frames. Yet the basic form remained and initially, at least, Anglo-American influence did not alter the essential Hispanic nature of Tucson's architecture.

However, as Anglo-American building techniques and concepts of architectural space were gradually introduced, basic changes occurred. The first was manifested in the introduction of wood frame technology: earth roofs were covered with (and, in new construction, eventually displaced by) lightweight gabled or hipped roofs framed of milled lumber, and clad in wood shingles, terne plate, or corrugated iron. As noted above, the second and more fundamental introduction was the Anglo-American idea of the house subdivided into rooms as the basic building unit, as contrasted with the traditional Hispanic idea of the self-sufficient room as the basic unit; furthermore, Anglo-Americans introduced the concept of the residential suburb with its uniform lots and setbacks. Hispanic builders selectively borrowed these ideas and concepts, just as they borrowed new materials and building techniques, while at the same time retaining key elements of their regional tradition. This architecture of cultural convergence would characterize Hispanic vernacular in the region until the middle of the next century.

Architect Harris Sobin (1975, 1977) developed an evolutionary model to describe these developments. In his study of the historic architecture of Florence, Arizona, Sobin discerned a sequential pattern consisting of acculturation (the Sonoran style), fusion (Early and Late Transitional styles), and importation (American Victorian styles). The Sonoran style is defined as the original Hispanic building tradition. Early Transitional is the first hybrid phase combining the Sonoran adobe brick form, linear plan, and lot placement with Anglo-American features (gabled roof, window sash); original Sonoran dwellings with a pitched roof added over the earth roof are termed "Transformed" Sonoran. Late Transitional is the succeeding hybrid phase, distinguished by adobe brick walls, square plan, broad porch, hipped roof, and setbacks. The sequence ends with American Victorian styles that represent a complete break with the regional building tradition, where adobe brick was replaced by conventional Anglo-American fired clay brick.

This model has since become standard for explaining architectural developments in Tucson, and has been used in guidebooks for the general public, such as the *Tucson Preservation Primer* (Giebner 1981) and, most recently, *A Guide to Tucson Architecture* (Nequette and Jeffery 2002). Sobin's model does effectively describe the development of Tucson's Anglo-American architecture during the Territorial period, wherein cultural hybrids are simply a brief intermediate phase prior to the wholesale importation of late-nineteenth century architectural fashion from the Eastern U.S. But, as cultural geographer Eliza Husband (1988) points out in her study of Tucson's suburban row houses (i.e., row houses in barrios outside the old Hispanic urban core), this mid- to late-nineteenth-century sequence is inadequate for describing the early twentieth-century architecture of these barrios.

To document the survival of the Sonoran Tradition into this period, Husband (1988:17-30) uses a simplified typology of the basic forms: parapeted Sonoran and pitched-roof (hipped, side-gabled, or front-gabled) Sonoran. Typical examples are 999 Anita (Photograph 17), 700 Van Alstine (Photograph 18), 673 Anita (Photograph 19), and 519 Oury (Photograph 20). The last two were originally flat-roofed: the roof on 673 Anita was added sometime before 1919 and the roof on 519 Oury was added ca.1920. Sobin (1975, 1977) categorizes these "Transformed" Sonorans as a late nineteenth-century evolutionary type, but he acknowledges that the process continued throughout the early twentieth century. As pointed out in Section 7, changes over time were an inherent part of the adobe vernacular tradition. A particularly telling example of the transformation is 656 Anita (Photograph 21), where the *canales* (roof drains) of the original flat roof can be seen below the eaves of the hipped roof (added before 1919).

By the mid-1910s, asphalt roofing was available, which obviated the disadvantages of the traditional earthen roof, while at the same time the influence of the Mission/Spanish Colonial Revival style filtered down to the barrios (as a fashion for flat-roofed parapeted dwellings, in a case of what could be called reverse osmosis). The result was a new generation of such dwellings, typically with stepped or curvilinear parapets, illustrated by 1000 Anita (Photograph 22).

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In its suburban form, the Sonoran row house was subject to incremental modular change in the traditional manner. The surviving examples of three-or-more-unit dwellings in Barrio Anita began with one or two units to which additional units were added incrementally. The only extant Sonoran row house in the barrio that had more than three units is 515 Oury (Photograph 2). In this case, the westernmost unit was built first, ca. 1900, and a second unit was added before 1919; in the 1930s (reflecting the straitened circumstances of the Depression era) these two units were subdivided, for a total of four units. A typical three-unit Sonoran row house is 709-713 Anita (Photograph 23); in this example, two units were built ca. 1925 and a third was added ca. 1930.

Overall, the frequency of the three-or-more-unit row house declined over time. As Husband (1988:12) notes, "the growing predominance of the two-unit, rather than three-or-more-unit, dwelling" reflects the popularity of the Anglo-American "duplex" form. In terms of lot placement she also notes that

row houses in the suburbs were typically placed at the front of the lot just as they had been downtown. In Sanborn maps showing suburban row houses, it can be seen that the first set of rooms was also placed to one side, evidently to leave room for further additions. As a long-term process, this did not often have time enough to happen in suburban barrios before the row-house form was abandoned....As many as a third of the one-room adobe houses in the Barrio Anita sample, by 1920, were centered on the lot from side to side. They were no longer placed to leave room for a developing row, but apparently reflected the Anglo model of a house set back from front and side property lines [Husband 1988:11].

With regard to the morphology of pitched roofs, hipped roofs tended to predominate in the earlier years, particularly the hipped roof with gabled vents (gable-on-hip) that was also a characteristic feature of Anglo-American dwellings at that time (Photograph 18). From the late 1910s, gabled roofs became more common, with a low pitch that indicates influence of Craftsman Bungalow models (Husband 1988).

Obviously, Barrio Anita's builders borrowed much from prevailing Anglo-American styles. Yet the basics of adobe construction are evident in the barrio's contributing dwellings, in the thickness of the walls and in elements such as buttresses added to provide structural support, as seen on the corner of 798 Contzen (Photograph 24). It is ironic that mock-buttresses added to brick walls for picturesque effect were a popular feature of "Spanish"-style dwellings in Tucson's Anglo-American suburbs.

Many of Barrio Anita's dwellings and their immediate surroundings form a particular kind of "housescape," a term first used by cultural geographer Daniel Arreola (1988) in a study of barrios in Tucson and elsewhere in the U.S. Southwest; it has since come into general use within that context (e.g., Manger 2000; Vinson 1991). A key element of the barrio housescape is the small front yard, used as an outdoor living space and enclosed with a low fence; the fences were made of wood pickets or wire early on and of chain-link since the 1940s. As summarized by Arreola (1981:99), "the fence fulfilled two roles at once: it defined property lines and it symbolized the enclosure of space that characterized the traditional Hispanic urban model. With homes no longer built flush to the street in the early Sonoran style, there was a need to define and control the open space in front of the house that resulted from its setback." Cultural geographer William Manger (2000:27) develops this further:

By shifting the courtyard to the front of the house and extending it to the street with chain-link fences barrio residents created individualized spaces that give life to the streets and community. Because the threshold has been moved to the street, the front yard enclosure, like the zaguán before it, acts to control social interaction. Yet because it creates a frame around the house that allows visual access, it acts as an informal space that provides a comfortable point where people can congregate.

Tucson's barrios have many traits in common, as well as many differences, the latter depending largely upon age and location. Barrio Anita, in its most "urban" manifestation along Anita, shares some of the ambience of Barrio Libre Historic District; like that district, it also contains a few examples of Anglo-American-style dwellings. Other portions of Barrio Anita retain the semi-rural atmosphere of the barrios along the river, like El Hoyo, El Membrillo, and Kroeger Lane. Although the barrio is now separated from the river by the interstate, streets like Oury and Van Alstine retain the more open atmosphere of a village.

Other than schools, the other barrios have no historic public architecture, but Barrio Anita has the Oury Center. As a WPA project, it was constructed of "earth and timber" by local craftsmen and laborers. In southern Arizona, many WPA

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buildings were constructed of adobe because it was still a viable building tradition and its labor-intensive nature made it appropriate for work-relief projects (Henry 1991; Works Progress Administration 1936). The interior is particularly impressive, with its chip-carved polychrome roof timbers (Photograph 25). On the south, in a lower shed-roofed portion, are the library and kitchen.

Today, Barrio Anita has retained much of its distinctive historic built environment and has maintained its connections with the traditions that created it. Over the past half-century, the neighborhood has withstood repeated threats to its architectural and social integrity. That it is still standing today is a testament to the strength of the community spirit that created it originally.

9. Major Bibliographical References

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Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

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Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property approximately 40 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>12</u> Zone	<u>501680</u> Easting	<u>3566550</u> Northing	3	<u>12</u> Zone	<u>502060</u> Easting	<u>3565870</u> Northing
2	<u>12</u> Zone	<u>501740</u> Easting	<u>3566550</u> Northing	4	<u>12</u> Zone	<u>502040</u> Easting	<u>3566720</u> Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is delineated on the accompanying map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encloses all of the neighborhood known historically as Barrio Anita, excluding peripheral lots now occupied by buildings that postdate the neighborhood's period of significance, and peripheral vacant lots.

11. Form Prepared By

name/title Morgan Rieder, Historic Preservation Consultant
organization N/A date July 15, 2011
street & number 58 Spruce St. telephone (207) 272-7849
city or town Portland state ME zip code 04102
e-mail mrieder@msn.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

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

Photographs:

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

Name of Property: Barrio Anita Historic District

City or Vicinity: Tucson

County: Pima **State:** Arizona

Photographer: Morgan Rieder

Date Photographed: March 2009 (1, 3-6, 13, 14, 17, 19, 21-23, 25), June 2009 (7, 15, 16, 20, 24),
November 2009 (2, 12)

Description of Photograph(s) and number:

- 1 of 25.** 617 N. Brady Ave.; view west-southwest.
- 2 of 25.** 515 W. Oury St.; view southeast.
- 3 of 25.** 911 N. Anita Ave.; view southwest.
- 4 of 25.** 657 N. Anita; view west.
- 5 of 25.** 654 N. Anita Ave.; view northeast.
- 6 of 25.** 608 N. Contzen Ave.; view northeast.
- 7 of 25.** Anita St. Market, 849 N. Anita Ave.; view west-southwest.
- 8 of 25.** Oury Center, 600 W. St. Mary's Rd.; view northwest.
- 9 of 25.** N. Anita Ave. between W. Davis St. and W. Oury St.; view southeast.
- 10 of 25.** N. Anita Ave. between W. Lord St. and W. DeLong St.; view southeast.
- 11 of 25.** W. Oury St. between W. Hughes St. and N. Anita Ave.; view southwest.
- 12 of 25.** N. Van Alstine Ave. between W. Oury St. and W. Speedway Blvd.; view northwest.
- 13 of 25.** 545-547 W. Shibell St.; view south.
- 14 of 25.** 940 N. Anita Ave.; view northeast.
- 15 of 25.** 632 N. Anita Ave.; view north-northeast.
- 16 of 25.** 926 N. Anita Ave.; view east-northeast.
- 17 of 25.** 999 N. Anita Ave.; view west-northwest.
- 18 of 25.** 700 N. Van Alstine Ave.; view south-southwest.
- 19 of 25.** 673 N. Anita Ave.; view southwest.
- 20 of 25.** 519 W. Oury St.; view south-southwest.
- 21 of 25.** 656 N. Anita Ave., view northeast.

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- 22 of 25.** 1000 N. Anita Ave.; view north-northeast.
- 23 of 25.** 709-713 N. Anita Ave.; view west-northwest.
- 24 of 25.** 798 N. Contzen Ave.; view east-southeast.
- 25 of 25.** Oury Center, 600 W. St. Mary's Rd.; interior, view north-northeast.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Additional UTM References

5	<u>12</u> Zone	<u>501970</u> Easting	<u>3565740</u> Northing	7	<u>12</u> Zone	<u>501620</u> Easting	<u>3566300</u> Northing
6	<u>12</u> Zone	<u>501670</u> Easting	<u>3566070</u> Northing	8	<u>12</u> Zone	<u>501730</u> Easting	<u>3566360</u> Northing

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Index of Figures

1. Original plat of McKinley Park, filed 1903.
2. Portion of 1906 city map (courtesy Arizona State Historical Society Library, Tucson).
3. Amended plat of McKinley Park, filed 1911; boundary of Barrio Anita Historic District shown with dashed line.

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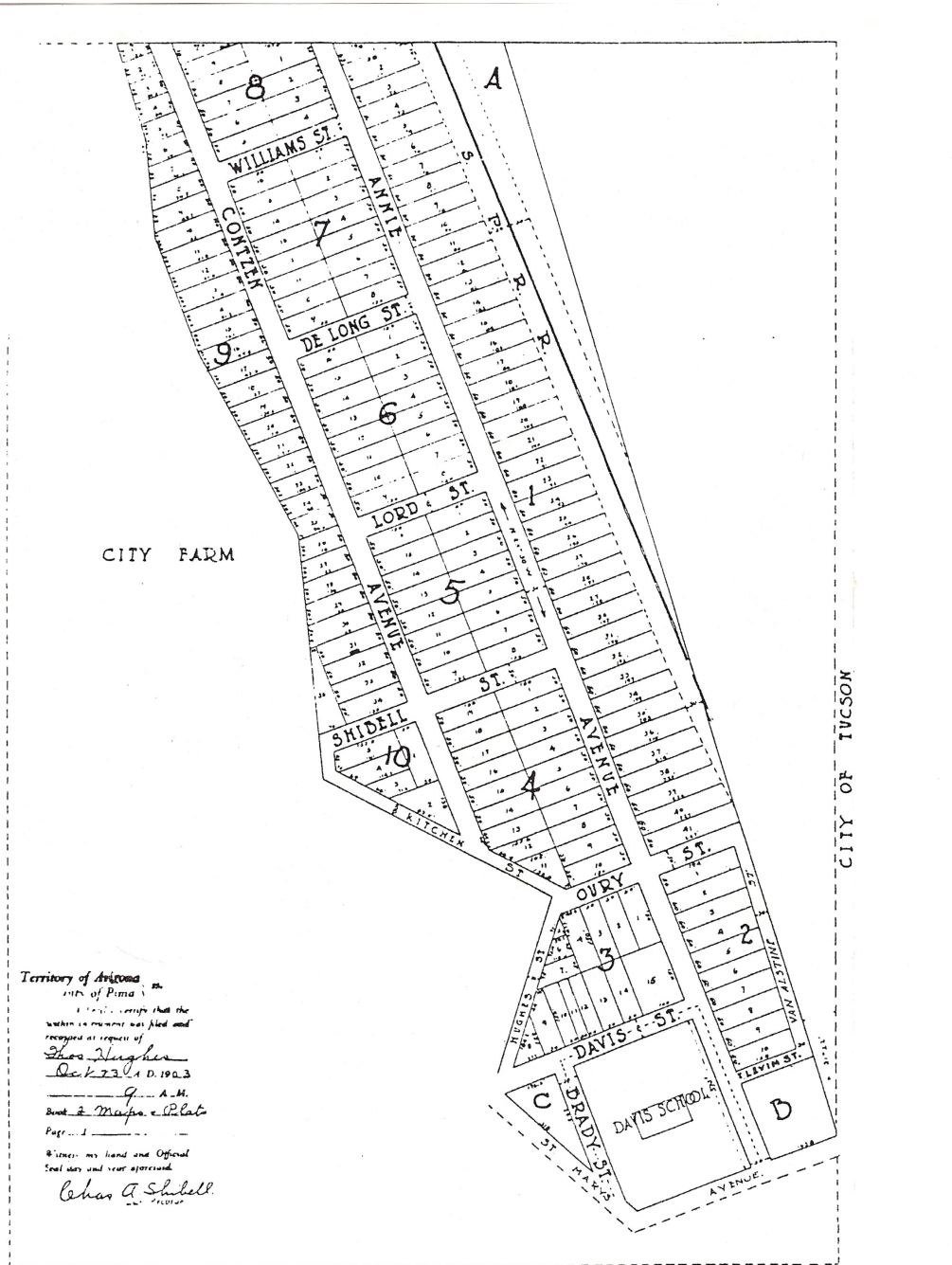


Figure 1. Original plat of McKinley Park, filed 1903.

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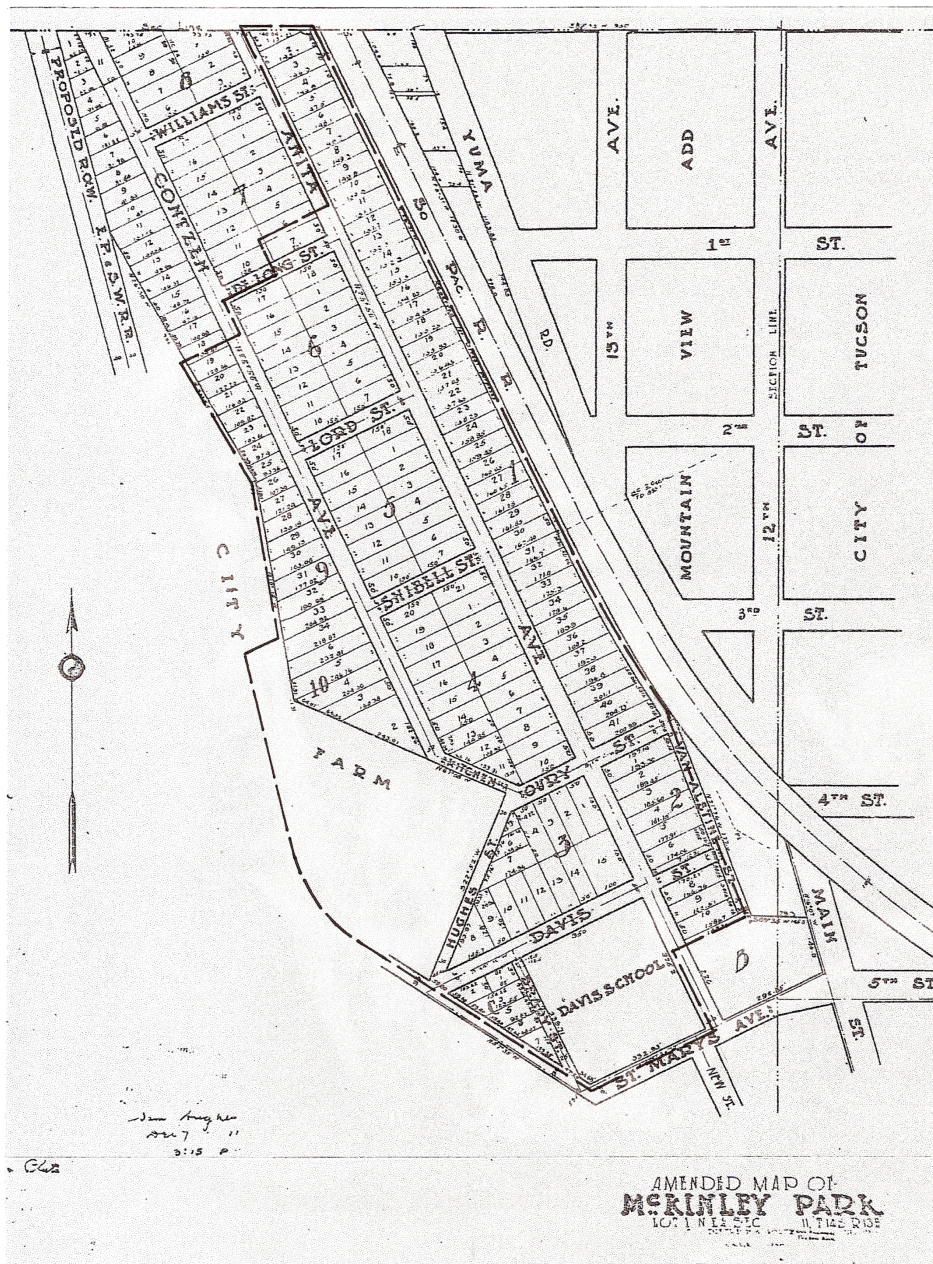


Figure 3. Amended plat of McKinley Park, filed 1911; boundary of Barrio Anita Historic District shown with dashed line.

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Photograph 1. 617 N. Brady Ave.; view west-southwest.



Photograph 2. 515 W. Oury St.; view southeast.

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Photograph 3. 911 N. Anita Ave.; view southwest.



Photograph 4. 657 N. Anita; view west.

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Photograph 5. 654 N. Anita Ave.; view northeast.



Photograph 6. 608 N. Contzen Ave.; view northeast.

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Photograph 7. Anita St. Market, 849 N. Anita Ave.; view west-southwest.



Photograph 8. Oury Center, 600 W. St. Mary's Rd.; view northwest.

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Photograph 9. N. Anita Ave. between W. Davis St. and W. Oury St.;
view southeast.



Photograph 10. N. Anita Ave. between W. Lord St. and W. DeLong St.;
view southeast.

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Photograph 11. W. Oury St. between W. Hughes St. and N. Anita Ave.; view southwest.



Photograph 12. N. Van Alstine Ave. between W. Oury St. and W. Speedway Blvd.; view northwest.

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Photograph 13. 545-547 W. Shibell St.; view south.



Photograph 14. 940 N. Anita Ave.; view northeast.

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Photograph 15. 632 N. Anita Ave.; view north-northeast.



Photograph 16. 926 N. Anita Ave.; view east-northeast.

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Photograph 17. 999 N. Anita Ave.; view west-northwest.



Photograph 18. 700 N. Van Alstine Ave.; view south-southwest.

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Photograph 19. 673 N. Anita Ave.; view southwest.



Photograph 20. 519 W. Oury St.; view south-southwest.

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Photograph 21. 656 N. Anita Ave., view northeast.



Photograph 22. 1000 N. Anita Ave.; view north-northeast.

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Photograph 23. 709-713 N. Anita Ave.; view west-northwest.



Photograph 24. 798 N. Contzen Ave.; view east-southeast.

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Photograph 25. Oury Center, 600 W. St. Mary's Rd.;
interior, view north-northeast.