

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

Historic Name

Other name/site number

2. Location

Area bounded by Grant to north, Tucson Blvd. To east, Elm St. to south, Campbell Ave. to west Not for Publication

City/Town vicinity

State Code County Code Zip Code

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 _____

Signature of Federal agency and bureau

meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of commenting or other official _____ Date _____

Signature of Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper _____ Date of Action _____

Property Name

Catalina Vista Historic District

County, State

Pima Arizona

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)

Table with 2 columns: Contributing, Non-contributing. Rows for buildings, sites, structures, objects, 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 listing in the National Register

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

See Continuation sheet, page 1.

Current Functions (Enter categories from instructions)

See Continuation sheet, page 1.

7. Description

Architectural Classification

See Continuation Sheet, page 2.

Materials

(Enter categories from instructions)

Foundation: Concrete, Walls: Brick, wood frame, Roof: Wood shingles, asphalt shingles, tile, Other-materials: sheathing of stucco, exposed brick, wood siding

Narrative Description

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

Property Name

Catalina Vista Historic District

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 to prehistory or history.

Criteria Considerations

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

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Community Planning and Development, Architecture

Period of Significance

1924 - 1962

Significant Dates

1924 - Kramer's Rancho Santa Catalina House built
1940 - Catalina Vista platted
1962 - waning of Ranch style in area; commercial development at perimeter signals neighborhood maturity

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

J.T. Joesler (many homes in district)

Primary location of Additional Data:

- State Historic Preservation office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of Repository:

Property Name

Catalina Vista Historic District

County, State

Pima

Arizona

10. Geographical Data

Acreage of Property: 28

UTM References

(Place additional UTM References on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
A	12	505260	3568160	C	12	505260	3567340
B	12	506100	3568160	D	12	506100	3567340

Verbal Boundary Description

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

Verbal Boundary Description

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

11. Form Prepared By

Name/title: Don W. Ryden, AIA, Debora M. Parmiter, RA, Doug Kupel, Ph.D.

Organization: Ryden Architects, Inc.

Date Prepared 2/28/2003 rev. 8/1/03

Street and Number: 902 W. McDowell Rd.

Telephone (602)253-5381

City or Town: Phoenix, AZ 85007

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 FHPO for any additional items)

Property Owner

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

Name:

Street and Number

telephone:

() - 0

City:

State:

Zip code:

0

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HISTORIC FUNCTIONS

DOMESTIC: Single Dwelling
Multiple Dwelling

CURRENT FUNCTIONS

DOMESTIC: Single Dwelling
Multiple Dwelling

COMMERCE/TRADE: Business
Professional

NOT IN USE/ Vacant

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ARCHITECTURAL CLASSIFICATION

LATE 19TH AND 20TH CENTURY REVIVALS:

Spanish Colonial Revival
Pueblo
American Colonial Revival
Southwest

MODERN MOVEMENT:

Art Moderne

OTHER:

Early Ranch
Classic Ranch
Territorial Ranch
American Colonial Ranch
Spanish Colonial Ranch
Contemporary

SUMMARY

In Tucson, the 1940 Catalina Vista subdivision is significant as the first subdivision to integrate fully the rambling ranch house, the family automobile, and aesthetic site planning into a unified, picturesque Ranch Style suburban neighborhood. Until the development of Catalina Vista, there had been no opportunity in Tucson to build a Ranch Style house on a lot of sufficient width to realize the potential of the newly popularized, broad-faced house. This neighborhood layout responded to a new concept of neighborhood relying upon automobiles rather than shoe leather and streetcars for transportation. It also employed City Beautiful suburban amenities such as small neighborhood parks, traffic roundabouts, and landscaped medians as boulevard dividers and screens from arterial street traffic. In Tucson, however, the landscaping was not dense trees, shrubbery, and lawns, but rather palms, cactus, and gravel. It is the picturesque Southwestern setting for the red adobe Ranch Style houses with attached carports that makes Catalina Vista the first of its kind in Tucson's history of development.

Architectural Styles

Although the Catalina Vista Neighborhood contains example of nine different twentieth-century architectural styles and sub-styles, it is the Ranch Style era houses which dominate its architecture. Of the 285 contributing houses within the district, 217 (81%) are of the Ranch Style which includes the following sub-styles: Early Ranch, Ranch, Spanish Colonial Ranch, Territorial, and Contemporary. Other earlier period revival styles are also represented in the neighborhood and are closely related to the region's Hispanic origins. There are seven examples of the Pueblo Revival style. Second only in popularity here to the Ranch Style is the Southwest Style which is an amalgamation of many Spanish eclectic features. Only a few other houses represent the American

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Colonial Revival and Art Moderne styles. All together the 254 Ranch Style and Spanish Eclectic houses represent over 95% of the survey area's inventory and characterize its architectural image.

Development Chronology

Catalina Vista was created in much the same way suburban residential development in Arizona is most often created – the subdivision of former farm or ranch land on the borders of townsites. The story of Catalina Vista follows this same course. The desert land upon which Catalina Vista was developed lay far to the northeast outside the original townsite of Tucson. This quarter-section of land originally was the 1891 homestead of a Mr. Wilson, who in 1907 sold it to Wheeler as ranch land. Wheeler made initial improvements on the property and sold it to Frederick Leighton Kramer in 1924. Mr. Kramer named his new holdings Rancho Santa Catalina after the nearby mountains. He reportedly replaced Wheeler's small house with the large two-story ranch house which still exists intact on the site. Upon Kramer's death the property was disposed of through lengthy probate proceedings.

In 1940 Hardy & Stonecypher Real Estate Company subdivided the quarter-section of land along with a small strip of the former Olsen Addition along the north side of Elm Street. As part of their 1940 residential land development project, they excluded from the plat the ten acres which contained Kramer's Rancho Santa Catalina house. They sold it to Potter's School for Girls for use as a finishing school. Thus, the School for Girls *and* the Ranch Style houses of Catalina Vista sprang simultaneously from the same Rancho Santa Catalina origin. The school operated until 1953. Since then the Kramer Rancho has been further subdivided by lot splits for new houses.

Construction in Catalina Vista began immediately upon the platting of the subdivision in 1940. The housing starts were relatively vigorous in spite of the shortages of building materials during World War II. In the five years after the war construction about doubled reaching its highest rate. During the first half of the 1950s building activity resumed the same level as during the war. By 1955 about two-thirds of the subdivision was developed. The following table is based upon data discovered in the Pima County Assessor's records.

Period	Project Starts	Total Buildings to Date
Pre-1941	7	7
1941-1945	67	74
1946-1950	103	177
1951-1955	77	254
1956-1962	36	290
post-1962	51	341
vacant properties	5	346 total properties

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Development Patterns

The pattern of lot construction seems to have been evenly spread throughout the subdivision from 1940 to 1955. Only the furthest southeast corner along Lester Street, Norton Avenue and Tucson Boulevard appears to have been reserved for later development after 1955. The houses in this area, however, do not differ greatly in character from the earlier ones. Likewise, the two commercial corners at the northwest and northeast were not developed until after 1962.

DESCRIPTION

Location

The Catalina Vista residential neighborhood is located in Tucson, Arizona, sixty-five miles north of the Mexican border, in the broad Santa Cruz River Valley of southern Arizona's Sonoran desert. At 2,400 feet above sea level, the city is surrounded by four mountain ranges. The Catalina Vista neighborhood is located in central Tucson, immediately northeast from the University of Arizona campus. Along with the Blenman-Elm neighborhood of moderately sized homes, Catalina Vista lies within a quarter-section bounded by Grant Road on the north, Speedway Boulevard on the south, Campbell Avenue on the west and Country Club Road on the east. Catalina Vista occupies the northwest quadrant of this quarter-section with Blenman-Elm filling the other three quadrants. Elm Street bounds the south boundary of the Catalina Vista neighborhood, and Tucson Boulevard runs along its east side. Within the Catalina Vista subdivision is a ten-acre, square parcel of land which contains the historic Frederick Kramer house and outbuildings of his Rancho Santa Catalina and sixteen modern era (non-contributing) houses. The 1924 Kramer House, a contemporary of The Arizona Inn immediately to the south, predates the subdivision of Catalina Vista by sixteen years. Historic photos of the Inn and the Kramer House dating from the early 1930s show the land of the future Catalina Vista subdivision as virgin desert.

According to the legal description on the 1940 plat Catalina Vista is "a subdivision of part of N.W.1/4 and a portion of the N.½ of N.½ of S.W. 1/4 of Sec. 5, T.14 S., R.14 E. - G. & S. B. M. The 10-acre Kramer parcel is noted as "not a part". This parcel, as the only previously improved portion of the quarter-section, was conveyed separately at that time to the Potter School for Girls.

Streetscape

The meandering streets of Catalina Vista create a picturesque passage among rows of Ranch houses set amid a desert landscape and a rugged mountain backdrop. The subdivision was named after Kramer's Rancho Santa Catalina, which in turn had been named for the Santa Catalina Mountains to the north. Catalina Vista's curving streetscape character distinguishes it from earlier subdivisions which were arranged on the traditional orthogonal street grid. A strong sense of neighborhood identity is created by the subdivision designers who incorporated features of City Beautiful planning such as winding and crescent streets, roundabout intersection circles, landscaped medians in the main boulevards and along the arterial street frontages, and a centerpiece neighborhood park (Tahoe Park). The City Beautiful Movement inspired urban beautification in architecture,

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landscaping and city planning in the United States from the 1890s through the 1920s. Influenced by the Beaux Arts architecture of Europe, American city-shapers designed civic centers, grand boulevards and parks in a quest for urban beauty. The City Beautiful model was "the White City" built at the 1893 World's Columbian Exposition, in Chicago, Illinois. This was primarily an aesthetic movement, but its promoters felt that it would uplift the spirit too. The City Beautiful ideology also emphasized tourism, scenic values and boosterism.

The layout of Catalina Vista dramatically demonstrates the departure from city planning concepts of pedestrian/streetcar neighborhoods of the early twentieth century toward the automobile-oriented custom-home subdivisions of the late twentieth century. The striking difference in character between the adjacent Blenman-Elm and the Catalina Vista neighborhoods is created by street geometry rather than by architectural styles, for both areas contain virtually the same Ranch Style houses. Catalina Vista's street layout and architecture foreshadows the Ranch house tract subdivisions of the 1950s and 1960s, where some of the best character-defining elements of the custom-designed neighborhoods are utilized in mass-produced tracts.

Although the curvilinear arrangement of streets and parcels in Catalina Vista are visually appealing, that layout is not as efficient in use of land as is the grid plan. The curving streets create parcels of varying shapes and sizes. While there are still a good many small, rectangular lots, there are also bigger wedge-shaped and irregular lots. These fewer and larger irregular-shaped lots were, by necessity, used more land and were more expensive than the densely packed rectangular lots of the grid subdivisions. Some of this inefficiency and expense of design was offset by the omission of alleys and tree lawns separating sidewalks from the street curbs. The public utility easements for power were retained at the rear lot lines even though the alleys disappeared. Sewer and gas lines joined the water lines in the street.

The broader frontage of each parcel also was a response to the American love affair with the automobile. No longer was the family car to be kept in the backyard detached garage, a reminder of the old stable and carriage house. With the end of depression and world war, people could afford an automobile and would proudly display it for all to see in the open carport attached to the side of the house. The advent of the attached carport or garage played right into the design aesthetic of the "rambling" ranch house. These popular houses were very wide and shallow; quite the opposite of the narrow bungalow with a garage in the rear. **In Tucson, Catalina Vista was the first subdivision to integrate fully the rambling ranch house, the family automobile, and aesthetic site planning into a unified, picturesque Ranch style suburban neighborhood.**

Until 1940 with the platting of Catalina Vista, Ranch Style houses, first introduced to the American public in 1935, were built only on parcels with narrow frontage originally intended for narrow bungalows with detached garages. As a step in the evolution of the architectural style and community development in Tucson, these Early Ranch houses on bungalow lots straddled the middle of the twentieth century – with one foot in the streetcar era and one foot in the automobile era. The development of Catalina Vista allowed the Ranch Style concept of open space and personal independence to approach its potential in a truly suburban setting. However, this achievement was not reached without paying a price – it also signaled the beginning of the loss of casual social

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contact with one's neighbors. Houses began to become introverted. Front porches were traded for back patios. Automobiles supplanted pedestrians. Television replaced conversation. The advent of the Ranch house and its suburban neighborhood, coupled with the automobile and television, signaled a major cultural shift in America – and in Tucson.

Most of the streets in Catalina Vista derive their names from the projected alignments of previously named, adjacent streets. An important exception is seen in the naming of the primary entrance street, Kramer Boulevard, and its related circle street, Sierra Vista Drive. Another uniquely named subdivision street is Juanita Street.

Residential Properties

One of the most notable developments in the design of Tucson's houses in 1940, as allowed by the wide-frontage parcels of the new Catalina Vista subdivision, is the appearance of the attached carport (or sometimes garage) that transformed the narrow Early Ranch houses into the wider Classic Ranch houses. Most of the residences in Catalina Vista are one-story, box-like houses set at the front and center of their lots with a single carport at the side. Each house presents its primary facade parallel to the street frontage. The curving streets allowed different orientations of facades as they followed the uniform front yard setbacks. A shallow front yard of desert landscaping with no lawn provides the setting and separation between the public sidewalk and house. Occasionally the Southwestern Style houses will have original low walls tightly surrounding the front porch and terrace.

Since about 1990 numerous homeowners along the busy arterial streets have erected six-foot-high walls as a privacy screen and noise buffer. (Unlike in other Arizona cities, the Tucson zoning ordinance allows such high walls on the front property line.) These visually intrusive walls have drastically altered the open space shared by adjacent front yards and obscured the facades of the historic houses. According to the February 2002 working draft policy "Front Yard Walls/Fences Guidelines" of the Arizona State Historic Preservation Office, although the original house facades may be intact behind them, the high front yard walls make those properties ineligible for listing as properties contributing to the historic district because of the architectural interruption of the streetscape as a whole.

Other Properties

The Catalina Vista neighborhood is almost exclusively composed of residential properties. The original subdivision plat of 1940 did, however, provide larger commercial parcels at the northwest and northeast corners. Block Q was set aside for commercial development at the intersection of Grant Road and Campbell Avenue, as was Block A at Grant Road and Tucson Boulevard. These parcels are occupied by commercial buildings which were constructed after 1962, and thus do not qualify currently for listing on the National Register due to insufficient age.

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The 10-acre Rancho Santa Catalina exception parcel to the Catalina Vista is the site of Frederick Leighton Kramer's 1924 ranch house and two outbuildings. The ranch site also contains what is reportedly Tucson's first swimming pool, built by the property's previous owner, Wheeler, between 1903 and 1923. Today this small, basin-shaped pool lined with concrete looks more like a decorative pond than a modern swimming pool. Also within this parcel are sixteen modern-era houses built on small parcels split from the remnant of Kramer's Rancho Santa Catalina. The Kramer ranch house is a large, two-story dwelling with stuccoed brick walls and clay-tiled roof. As a product of its time, it displays characteristics of Mission Revival and the Bungalow Style with influences of the Arts and Crafts Movement. Kramer's Rancho is a rare surviving example of turn-of-the-century gentry ranch architecture on the outskirts of Tucson. (A ca. 1908 Bungalow ranch house at the Rooney Ranch in nearby Oro Valley was torn down in early 2001 for a Home Depot building supply store.)

Architectural Styles

Period Revival Era (1915-1940)

- American Colonial Revival
- Spanish Colonial Revival
- Pueblo Revival
- Southwest Style

The Modern Era (1910-1945)

- Art Moderne

The Ranch Era (1935-1960)

- Early Ranch
- Classic Ranch (or Ranch)
- Spanish Colonial Ranch
- American Colonial Ranch
- Territorial Ranch
- Contemporary

The Territorial Ranch Sub-Style

Whereas numerous architectural styles are represented within the Catalina Vista neighborhood that reflect its 55-year historic period of development, it is the Ranch Style house and several of its sub-styles which characterizes the district. Adjacent to the south and east boundaries of the Catalina Vista subdivision is the Panman-Elm Historic District that is Tucson's vanguard neighborhood for the local popularization of the Ranch Style house. It was here in the late 1930s that the earliest concentration of Ranch Style homes were built in Tucson signaling a departure from the generally popular Spanish Eclectic period revival styles of the 1920s. But with such a strong Hispanic cultural influence equaled in only a few other Arizona towns, Tucson's architects and builders continued to weave unique local vernacular building characteristics into the nationally

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popular Ranch Style house. The Catalina Vista Historic District continues the evolution of automobile-related Ranch style neighborhoods both in architecture and planning.

Unlike Phoenix and Yuma, Tucson and Florence have retained a good representation of the Sonoran tradition of vernacular adobe houses. Being originally constructed by people continuing in their uninterrupted cultural tradition of adobe construction, the vernacular Hispanic buildings of Tucson and Florence could be considered as "Sonoran Survival" rather than Sonoran Revival. It is the imitation of the original architecture by twentieth-century architects that gives rise to the term of period revival.

The architect-designed Spanish Colonial and Sonoran Revival styles are eclectic reinterpretations of the historic architecture of Spain and Mexico. Both styles are recognized for their smooth stucco walls, arches, and elaborate wrought-iron ornamentation. They differ greatly in the shape of the roof. Spanish Colonial roofs typically are low-pitched with clay tiles and shallow overhangs. By contrast, the Sonoran Revival style roofs are flat with parapets capped with a brick coping or decorative cornice. Rainspouts called *canales* pierce the parapet walls to allow rainwater to leave the roof. The Sonoran Revival style is based upon the simple urban row house facades of colonial towns in Sonora, Mexico, while the Spanish Colonial Revival style relates to free standing haciendas and churches.

The Hispanic-built Sonoran Style adobe row houses in Tucson's barrios and the American army-built structures of Fort Lowell (1866-1890) served as the inspiration for a unique local variation of the nationally popular Ranch Style house. The study of the later historic Ranch style is currently little explored by architectural historians. We have found, thus far, no previous reference to the unique sub-style of Ranch House originating in Tucson. The local sub-style, which we designate as **Territorial Ranch**, differs from the Early Ranch Style houses primarily because the roofs are flat with parapets rather than pitched with shingles. Furthermore, where Early Ranch house exterior walls typically were of painted common brick, the Territorial Ranch houses tended to use exposed or mortar-washed common brick, exposed or mortar-washed burnt adobe, or stuccoed brick or adobe. It appears that in Tucson, more often than in Phoenix, designers and homeowners preferred the richer textures and earthy colors afforded by the exposed natural masonry than by the painted common bricks. An additional benefit of exposed natural masonry over paint is that maintenance time and cost is considerably less.

The integration of local vernacular characteristics into high style architectural designs can be seen in the work of Tucson's many architects and builders. Tucson's premier architect of that era, Josias Thomas Joesler, designed many of the houses in the Catalina Vista and Blenman-Elm neighborhoods. As a world traveler and master of nationally popular styles, Joesler was attuned to both the high style and vernacular architecture of Spain and of Latin American countries. He understood the context in which Tucson's barrio row houses were created and allowed from the architectural heritage of the Hispanic culture to develop a local flavor to nationally popular high styles. This inspiration can be readily seen in the Broadway Village Shopping Center where, in 1939, Joesler blended Spanish Colonial architectural forms with rustic mortar-washed bricks to give the walls a feeling of antiquity. These same characteristics of natural materials, color, and texture are found in many of the

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Territorial Ranch houses of the Catalina Vista neighborhood. Smooth stucco with natural brick copings are also quite common allusions to the Sonoran Revival precedent.

Few, if any, examples of the Territorial Ranch style house have been identified in the contemporaneous residential historic districts of Phoenix, leading to the conclusion that the Territorial Ranch sub-style is a unique Tucson variant of the nationally popular Ranch Style. The blending of the typical Ranch Style characteristics of plan layout, massing, painted brick walls, and steel casement windows with the special Sonoran Revival Style flat roofs and wall treatments define the "Tucson twist" to the Ranch Style. The use of the Sonoran flat roof with parapets distinguishes the Territorial Ranch house from the pitched-roofed Early Ranch house.

INTEGRITY

The Catalina Vista neighborhood is a visually cohesive custom-residential area, densely and completely developed, with a historic streetscape appearance having few altered or post-historic buildings. The pattern of house placement on lots is very consistent with the building setbacks, regulating the rhythm of the structures within each block. The mature landscape of the neighborhood is fairly typical of Tucson residential neighborhoods – mixture of native desert plants and trees with imported low-water-using plants and palm trees.

Through a process of comprehensive evaluation, 285 buildings (approximately 79 percent) of all 365 buildings in the full survey area have been identified as contributors to the historic district.

Association/Age

The contributing properties of the Catalina Vista neighborhood are associated with four important local contexts:

1. Residential Subdivision Development in Tucson, 1924-1940
2. Tucson Subdivisions in Transition, 1940-1962
3. Outstanding Residents of Catalina Vista, 1940-1962
4. The Evolution of Architectural Styles in Tucson, 1940-1962.

The era of historic significance of the Catalina Vista historic district spans from 1924 to 1962. Catalina Vista's era of architectural significance spans from 1924 to 1962, commencing with construction of the earliest building in the historic district (pre-dating the 1937 platting of the Catalina Vista subdivision) and ending with the effective build-out of the subdivision lots with Ranch Style homes.

The earliest building within the historic district is the 1924 Frederick Kramer house (CV20-17) at his Rancho Santa Catalina. It is from Kramer's ranch property that Catalina Vista was subdivided and platted in 1937.

The architectural era of significance ends in 1962, marking the year when 85% of the lots had been developed (290 of 341 total). This time also coincides with the beginning of commercial development of the neighborhood's perimeter parcels. The construction of the commercial buildings signaled the maturity of the

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residential neighborhood. Furthermore, it was about 1962 when the popularity of the Ranch Style house began to wane in favor of Hispanic-influenced architecture rendered in a modern approach rather than an academic or revivalist expression.

Location

The district still retains its original boundaries from the 1940 platting of the subdivision. It has not suffered encroachment by incompatible modern development from the edges. Nor has there occurred significant loss of original building inventory within the subdivision. Only within Kramer's Rancho Santa Catalina parcel has there been intrusion by modern home construction.

Setting

It is the picturesque Southwestern setting of the Catalina Vista residential neighborhood that distinguishes it from earlier neighborhoods that may share similar styles of architecture. The winding streets, desert landscaping of yards, the palm trees of the medians and parks contribute to a comfortable setting for the Ranch Style houses. So too, do the carports and driveways of the houses mark the subdivision as a total product of mid-twentieth century America.

The gently rolling topography, winding streets, medians and parks, curbs and sidewalk and gravel desert-landscaped front yards have sustained very little alteration as the setting for the rows of historic houses. Very few intrusive front yard walls have been constructed to obscure the individual house facades or interrupt the sweeping flow of the streetscape character.

The scarcity of water in Tucson, as compared to Phoenix, influenced the approach to landscaping in the Catalina Vista neighborhood. The similar Phoenix neighborhoods, built upon former agricultural fields, were served by a pre-existing, inexpensive flood irrigation system fed by the Roosevelt Dam. By contrast in Tucson, the neighborhoods were built upon rolling, dry desert lands which were served only by the City's domestic water system, delivering expensive, pumped well water. The character of Tucson's residential desert landscaping was driven by the expense and scarcity of water, the rolling topography, and development directly upon desert lands rather than on farmlands. Of necessity, Tucson was using modern xeriscaping (low-water-use landscaping) techniques in residential settings a century before it became popular in Phoenix during the 1980s.

Feeling

The historic character and spirit of the neighborhood is retained through the careful maintenance of the individual properties and the City's care of the medians and parks. The feeling evoked by the general condition of the neighborhood is almost identical to that experienced in 1962 at the end of the era of architectural significance. The general integrity of regional architectural styles, unique local masonry work, and spare desert landscaping give the district a feeling of being in one of Tucson's finer Ranch Style suburban neighborhoods during the 1950s.

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Design

Architectural styles of the district are decidedly of a Western flavor (national use of Ranch Style) with a Southwestern touch (regional use of flat-roofed Southwest Style, Territorial, and Pueblo Revival), and a Tucson twist (local use of mortar-washed red brick). Most of these custom-designed houses have retained the individual historic character of their original facades. Some exterior masonry walls have been sheathed with modern-era textured stucco. But few front porches were even large enough to consider in-filling. Few additions to fronts or sides of houses can be found.

Materials

The utilization of a limited palette of materials in a wide variety of ways gives the neighborhood a pleasing character manifested simultaneously through unity and diversity. Painted brick and subtly textured stuccoed walls are very typical of the Ranch Style and Southwest buildings of Arizona, but it is the mortar-washed red brick and red burnt adobe which gives Tucson buildings a unique character. These materials are still very much intact and evident as character-defining features of the district.

Workmanship

The quality of historic masonry work in the houses has been retained and contributes significantly to the character of the district. The variety of masonry details in parapet silhouettes and cornice profiles, in arched openings, in stepped site walls, and in bonding patterns is still in evidence throughout the district. Also, the skillful application of the subtle historic stucco textures also is notable and distinctive from modern, heavy-handed Spanish lace textures that are used on exterior walls today to hide poor workmanship of modern masons and carpenters. A local tradition of skilled masons and plasterers is evident the workmanship of Tucson buildings -- and most particularly in the Catalina Vista neighborhood.

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Inventory List

Site No.	Address	Const. Date	NR Eligibility				Rev	Arch'l. Style
			IE	C	NE	Reason		
CV18-05	10 Sierra Vista Drive	1954		X				Ranch/Contemporary
CV18-01	100 Sierra Vista Drive	1940			X	Wall	X	Ranch
CV19-01	105 Sierra Vista Drive	1945		X				Ranch
CV10-14	113 Sierra Vista Drive	1941		X				Territorial
CV11-11	120 Sierra Vista Drive	1942		X				Early Ranch
CV10-15	123 Sierra Vista Drive	1941		X				Ranch
CV11-10	130 Sierra Vista Drive	1969			X	Age		
CV10-16	135 Sierra Vista Drive	1953		X				Ranch
CV11-09	140 Sierra Vista Drive	1947		X				Early Ranch
CV10-17	145 Sierra Vista Drive	1941		X				Southwest
CV11-08	150 Sierra Vista Drive	1941		X				Span. Col. Ranch
CV10-18	151 Sierra Vista Drive	1941		X				Early Ranch
CV10-19	157 Sierra Vista Drive	1948		X				Amer. Col. Ranch
CV11-07	160 Sierra Vista Drive	1947		X				Ranch
CV10-20	165 Sierra Vista Drive	1946		X				Ranch
CV11-06	170 Sierra Vista Drive	1950		X				Contemporary
CV06-11	171 Sierra Vista Drive	1948		X				Ranch
CV16-11	1724 N. Campbell Avenue	c. 1950		X				Ranch
CV16-12	1730 N. Campbell Avenue	c. 1945			X	Wall		Ranch
CV16-13	1742 N. Campbell Avenue	1953		X				Ranch
CV16-14	1750 N. Campbell Avenue	1954		X				Ranch
CV20-16	1750 N. Potter Place	post-1962			X	Age		Ranch
CV20-15	1760 N. Potter Place	post-1962			X	Age		Ranch
CV20-14	1770 N. Potter Place	post-1962			X	Age		Ranch
CV19-16	1777 N. Norton Avenue	1960		X				Ranch
CV20-05	1790 N. Potter Place	post-1962			X	Age		

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'l. Style
			IE	C	NE			
CV11-05	180 Sierra Vista Drive	1960			X	Hedge obscures facade		
CV21-09	1800 N. Norton Avenue	1961		X				Ranch
CV20-04	1800 N. Potter Place	1950		X				Ranch
CV19-15	1801 N. Norton Avenue	1962		X				Ranch
CV20-18	1801 N. Potter Place	1992			X	Age		
CV21-10	1802 N. Norton Avenue	1959		X				Ranch
CV19-14	1807 N. Norton Avenue	1964			X	Age		
CV16-15	1810 N. Campbell Avenue	1958		X				Ranch
CV21-11	1810 N. Norton Avenue	1961		X				Ranch
CV20-03	1810 N. Potter Place	post-1962			X	Age		
CV21-06	1811 N. Tucson Blvd,	1973			X	Age		
CV19-13	1815 N. Norton Avenue	1960		X				Ranch
CV21-12	1820 N. Norton Avenue	1962		X				Ranch
CV20-02	1820 N. Potter Place	post-1962			X	Age		
CV19-12	1821 N. Norton Avenue	1961		X				Ranch
CV21-05	1821 N. Tucson Blvd.	1973			X	Age		
CV21-13	1824 N. Norton Avenue	1961		X				Ranch
CV19-11	1825 N. Norton Avenue	1964			X	Age		
CV16-16	1828 N. Campbell Avenue	1952		X				Ranch
CV21-14	1830 N. Norton Avenue	1961		X				Ranch
CV20-01	1830 N. Potter Place	post-1962			X	Age		
CV21-04	1831 N. Tucson Blvd.	1973			X	Age		
CV16-17	1838 N. Campbell Avenue	1959		X				Ranch
CV18-07	1840 Kramer Street	1941		X				Span. Col. Ranch
CV21-03	1841 N. Tucson Blvd.	1973			X	Age		
CV17-02	1843 N. Kramer Street	1948		X				Contemporary/Southwest
CV06-12	185 Sierra Vista Drive	1952		X				Span. Col. Ranch
CV19-22	19 Sierra Vista Drive	1959		X				Ranch

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'l. Style
			IE	C	NE			
CV11-04	190 Sierra Vista Drive	1948		X				Ranch
CV01-01	1900 E. Grant Road	post -1962			X	Age		
CV21-02	1901 N. Tucson Blvd.	1973			X	Age		
CV16-18	1910 N. Campbell Avenue	1948		X				Ranch
CV16-19	1912 N. Campbell Avenue	1955		X				Contemporary
CV16-20	1918 N. Campbell Avenue	1941		X				Ranch
CV21-01	1919 N. Tucson Blvd.	1964			X	Age		
CV06-13	193 Sierra Vista Drive	1964			X	Age		
CV06-14	199 Sierra Vista Drive	1956		X				Ranch
CV18-06	2 Sierra Vista Drive	1958		X				Contemporary
CV18-04	20 Sierra Vista Drive	1953		X				Ranch
CV11-03	200 Sierra Vista Drive	1948		X				Ranch
CV06-07	2000 E. Hampton Street	1941		X				Southwest
CV15-14	2003 N. Tucson Blvd.	1954		X				Ranch
CV06-19	2004 N. Campbell Avenue	1953		X				Ranch
CV02-38	2005-7 E. Edison Street	post -1962			X	Age		
CV15-16	2008 N. Norton Avenue	1950		X				Contemporary
CV06-08	2010 E. Hampton Street	1952			X	Wall	X	Contemporary?
CV06-20	2010 N. Campbell Avenue	1948			X	Porch infill	X	Ranch
CV15-13	2011 N. Tucson Blvd.	1952		X				Ranch
CV02-02	2014 E. Grant Road	1945		X				Ranch
CV02-37	2015 E. Edison Street	1951		X				Contemporary/Ranch
CV15-12	2017 N. Tucson Blvd.	1948		X				Ranch
CV02-03	2020 E. Grant Road	1945			X	Wall	X	Ranch
CV15-17	2020 N. Norton Avenue	1948		X				Ranch
CV15-11	2025 N. Tucson Blvd.	1946		X				Early Ranch
CV06-21	2030 N. Campbell Avenue	1941		X				Early Ranch
CV15-18	2030 N. Norton Avenue	1959		X				Ranch

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'L. Style
			IE	C	NE			
CV15-10	2033 N. Tucson Blvd.	1945		X				Early Ranch
CV02-36	2035 E. Juanita Street	1947		X				Ranch
CV02-04	2038 E. Grant Road	1949		X				Southwest
CV02-35	2039 E. Juanita Street	1956		X				Ranch
CV06-09	2040 E. Hampton Street	1950		X				Span. Col. Ranch
CV17-01	2040 E. Waverly Street	1950		X				Ranch
CV06-22	2040 N. Campbell Avenue	1945		X				Ranch
CV15-19	2040 N. Norton Avenue	1947		X				Ranch
CV11-15	2041 E. Waverly Street	1950		X				Ranch
CV15-09	2041 N. Tucson Blvd.	1946		X				Southwest
CV02-34	2045 E. Juanita Street	1946		X				Ranch
CV02-05	2048 E. Grant Road	1945		X				Ranch
CV11-14	2049 E. Waverly Street	1953		X				Contemporary
CV06-10	2050 E. Hampton Street	1943		X				Amer. Col. Ranch
CV06-23	2050 N. Campbell Avenue	1944		X				Early Ranch
CV15-20	2050 N. Norton Avenue	1953		X				Ranch
CV06-24	2060 N. Campbell Avenue	1941			X	Wall	X	Ranch
CV06-15	207 Sierra Vista Drive	1960		X				Ranch
CV02-06	2100 E. Grant Road	1953		X				Span. Col. Ranch
CV18-08	2100 E. Waverly Street	1952		X				Ranch
CV06-25	2100 N. Campbell Avenue	1945		X				Early Ranch
CV15-08	2101 N. Tucson Blvd.	1946			X	Wall	X	Ranch
CV08-01	2102 E. Edison Street	1951		X				Ranch
CV10-01	2102 E. Hampton Street	1941		X				Ranch
CV15-21	2102 N. Norton Avenue	1949		X				Contemporary
CV14-20	2103 E. Edison Street	1958		X				Ranch
CV08-22	2103 E. Hampton Street	1948		X				Span. Col. Ranch
CV11-13	2103 E. Waverly Street	1954		X				Ranch

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'l. Style
			IE	C	NE			
CV04-19	2107 E. Edison Street	1961		X				Ranch
CV15-07	2109 N. Tucson Blvd.	1946		X				Ranch
CV06-16	211 Sierra Vista Drive	1940		X				Southwest
CV08-02	2110 E. Edison Street	1949		X				Early Ranch
CV02-07	2110 E. Grant Road	1948		X				Span. Col. Ranch
CV02-33	2111 E. Juanita Street	1953		X				Ranch
CV11-12	2111 E. Waverly Street	1951		X				Ranch
CV06-26	2112 N. Campbell Avenue	1942		X				Ranch
02-08	2114 E. Grant Road	1950		X				Pueblo Revival
CV04-01	2114 E. Juanita Street	1945			X	Wall	X	unknown
CV08-21	2115 E. Hampton Street	1946		X				Ranch
CV15-06	2115 N. Tucson Blvd.	1951		X				Ranch
CV02-32	2117 E. Juanita Street	1977			X	Age		
CV08-03	2118 E. Edison Street	1948		X				Ranch
CV02-09	2120 E. Grant Road	1941		X				Pueblo Revival
CV10-02	2120 E. Hampton Street	1947		X				Ranch
CV15-22	2120 N. Norton Avenue	1952		X				Ranch
CV08-20	2125 E. Hampton Street	1958		X				Ranch
CV02-31	2125 E. Juanita Street	1948		X				Early Ranch
CV15-05	2125 N. Tucson Blvd.	1946		X				Ranch
CV04-02	2126 E. Juanita Street	1941		X				Art Moderne
CV06-27	2128 N. Campbell Avenue	1950		X				Contemporary
CV10-03	2130 E. Hampton Street	1949		X				Ranch
CV15-23	2130 N. Norton Avenue	1946		X				Ranch
CV08-19	2135 E. Hampton Street	1948			X	Adobe site wall	x	Southwest
4-18	2137 E. Edison Street	1941		X				Southwest
CV04-03	2138 E. Juanita Street	1945		X				Territorial
CV08-04	2140 E. Edison Street	1947		X				Early Ranch

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'l. Style
			IE	C	NE			
CV10-04	2140 E. Hampton Street	1949		X				Contemporary
CV06-28	2140 N. Campbell Avenue	1941		X				Southwest
CV04-17	2141 E. Edison Street	1965			X	Age		
CV02-30	2141 E. Juanita Street	1948		X				Ranch
CV04-04	2142 E. Juanita Street	1941		X				Early Ranch
CV08-05	2144 E. Edison Street	1942		X				Southwest
CV06-29	2144 N. Campbell Avenue	1940		X				Early Ranch
CV04-16	2145 E. Edison Street	1941		X				Ranch
08-18	2145 E. Hampton Street	1946		X				Span. Col. Ranch
CV02-29	2147 E. Juanita Street	1950		X				Ranch
CV02-10	2148 E. Grant Road	1942		X				Ranch
CV10-05	2150 E. Hampton Street	1950		X				Santa Fe Pueblo
CV02-28	2153 E. Juanita	1950		X				Southwest
CV04-15	2155 E. Edison Street	1942		X				Ranch
CV08-17	2155 E. Hampton Street	1958		X				Ranch
CV08-06	2156 E. Edison Street	1945		X				Early Amer. Col.
CV04-05	2156 E. Juanita Street	1941		X				Ranch/Span. Col.
CV02-11	2158 E. Grant Road	1943		X				Pueblo Revival
CV02-27	2161 E. Juanita Street	1950		X				Amer. Col. Ranch
CV08-07	2162 E. Edison Street	1946		X				Early Ranch
CV04-06	2164 E. Juanita Street	1951		X				Ranch
CV04-14	2165 E. Edison Street	1952		X				Early Ranch
CV11-02	218 Sierra Vista Drive	1948		X				Ranch
CV06-17	219 Sierra Vista Drive	1942		X				Span. Col. Ranch
CV08-08	2200 E. Edison Street	c. 1945			X	remodel		
02-12	2200 E. Grant Road	1949		X				Early Ranch
CV10-06	2200 E. Seneca Street	1968			X	Age		
CV06-30	2200 N. Campbell Avenue	1943			X	Wall		

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'l. Style
			IE	C	NE			
CV04-13	2201 E. Edison Street	1950		X				Ranch
CV08-16	2201 E. Hampton Street	1947		X				Ranch
CV02-26	2201 E. Juanita Street	1954		X				Ranch
CV06-06	2201 N. Norris Avenue	1955		X				Ranch
CV15-04	2201 N. Tucson Blvd.	1948		X				Ranch
CV09-01	2202 E. Hampton Street	1942		X				Southwest
CV15-24	2202 N. Norton Avenue	1956		X				Ranch
CV04-07	2204 E. Juanita Street	1952		X				Amer. Col. Ranch
08-15	2205 E. Hampton Street	1951		X				Ranch
CV20-13	2207 E. Waverly	post-1962			X	Age		
CV10-13	2207 E. Waverly Street	1948		X				Ranch
CV15-03	2209 N. Tucson Blvd.	1951		X				Early Ranch
CV08-09	2210 E. Edison Street	1952		X				Contemporary
CV09-02	2210 E. Hampton Street	1947			X	Adobe site wall	X	Southwest
CV04-08	2210 E. Juanita Street	1953		X				Amer. Col. Ranch
CV10-07	2210 E. Seneca Street	1949		X				Contemporary
CV19-02	2210 E. Waverly Street	1949		X				Ranch
CV06-31	2210 N. Campbell Avenue	1960			X	major remodel		
CV15-25	2210 N. Norton Avenue	1946		X				Southwest
CV02-13	2212 E. Grant Road	1946		X				Ranch
CV04-12	2215 E. Edison Street	?		X				Ranch
CV02-25	2215 E. Juanita Street	1953		X				Contemporary
CV10-12	2215 E. Waverly Street	1945		X				Contemporary
CV06-05	2215 N. Norris Avenue	1944			X	Santa Fe'd		Southwest
CV19-03	2216 E. Waverly Street	1947		X				Contemporary
5-26	2216 N. Norton Avenue	1968			X	Age		
CV15-02	2217 N. Tucson Blvd.	1946		X				Early Ranch
CV11-01	222 Sierra Vista Drive	1950		X				Contemporary

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'l. Style
			IE	C	NE			
CV08-10	2220 E. Edison Street	1942		X				Early Ranch
CV02-14	2220 E. Grant Road	1948		X				Ranch
CV09-03	2220 E. Hampton Street	1945		X				Ranch
CV04-09	2220 E. Juanita Street	1945		X				Ranch
CV06-32	2220 N. Campbell Avenue	1952		X				Early Ranch
CV15-27	2220 N. Norton Avenue	1952		X				Ranch
CV10-08	2222 E. Seneca Street	1948		X				Ranch
CV19-04	2222 E. Waverly Street	1950		X				Southwest
CV04-11	2223 E. Edison Street	1945		X				Pueblo Revival
CV08-14	2225 E. Hampton Street	1953		X				Contemporary
CV02-24	2225 E. Juanita Street	1945		X				Ranch
CV09-07	2225 E. Seneca Street	1956		X				Ranch
CV15-01	2225 N. Tucson Blvd.	1946		X				Early Ranch
CV15-28	2230 N. Norton Avenue	1955		X				Ranch
CV06-33	2230/2240 N. Campbell Avenue	c. 1950		X				Ranch
CV06-04	2231 N. Norris Avenue	1952		X				Southwest
CV10-09	2232 E. Seneca Street	1954		X				Span. Col. Ranch
CV09-06	2233 E. Seneca Street	1951		X				Ranch
CV10-11	2233 E. Waverly Street	1945			X	Alum. Siding		Ranch
CV08-13	2235 E. Hampton Street	1956		X				Ranch
CV02-23	2235 E. Juanita Street	1950		X				Span. Col. Ranch
CV02-15	2238 E. Grant Road	1945		X				Ranch
CV10-10	2242 E. Seneca Street	1950		X				Ranch
CV02-22	2245 E. Juanita Street	1952		X				Ranch
CV09-05	2245 E. Seneca Street	1952		X				Ranch
CV06-03	2245 N. Norris Avenue	1941		X				Southwest
CV02-16	2246 E. Grant Road	1962			X	wall		
CV09-04	2246 E. Hampton Street	1950		X				Early Ranch
CV08-12	2247 E. Hampton Street	1947		X				Contemporary

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'l. Style
			IE	C	NE			
CV08-11	2248 E. Edison Street	1950		X				Ranch
CV04-10	2249 E. Edison Street	1958		X				Ranch
CV06-18	225 Sierra Vista Drive	1940		X				Ranch
CV02-17	2252 E. Grant Road	1954		X				Ranch
CV02-21	2255 E. Juanita Street	1951		X				Ranch
CV06-02	2255 N. Norris Avenue	1941		X				Ranch
CV02-18	2262 E. Grant Road	1952		X				Early Ranch
CV02-20	2265 E. Juanita Street	1953		X				Ranch
06-01	2265 N. Norris Street	c. 1950		X				Southwest
CV02-19	2272 E. Grant Road	1964			X	Age		
CV17-08	230 Sierra Vista Drive	1940		X				Ranch
CV12-01	2300 E. Edison Street	1946		X				Southwest
CV19-05	2300 E. Waverly Street	1953		X				Ranch
CV01-04	2300 N. Campbell Avenue	post -1962			X	Age		
CV20-06	2301 E. Potter Park Court	post-1962			X	Age		
CV13-13	2301 E. Seneca Street	1952		X				Ranch
CV14-10	2301 E. Waverly Street	1947		X				Ranch
CV13-01	2302 E. Hampton Street	1947		X				Art Moderne
CV05-01	2302 E. Juanita Street	1951		X				Ranch
CV05-12	2305 E. Edison Street	1945		X				Ranch
CV12-14	2305 E. Hampton Street	1950		X				Ranch
CV03-23	2305 E. Juanita Street	1951		X				Ranch
CV19-06	2306 E. Waverly Street	1952		X				Contemporary
CV01-03	2308 N. Campbell Avenue	post -1962			X	Age		
CV16-01	231 Sierra Vista Drive	1950		X				Ranch
12-02	2310 E. Edison Street	1945		X				Ranch
CV03-01	2310 E. Grant Road	1946		X				Ranch
CV13-02	2310 E. Hampton Street	1945		X				Ranch

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev.	Arch'L. Style
			IE	C	NE			
CV05-02	2310 E. Juanita Street	1951		X				Contemporary
CV20-12	2310 E. Potter Park Court	post-1962			X	Age		
CV14-01	2310 E. Seneca Street	1955		X				Span. Col. Ranch
CV03-18	2310 N. Norton Avenue	1952		X				Ranch
CV20-07	2311 E. Potter Park Court	post-1962			X	Age		
CV13-12	2311 E. Seneca Street	1950		X				Ranch
CV03-15	2311 N. Tucson Blvd.	1950		X				Ranch
CV05-11	2315 E. Edison Street	1946		X				Ranch
14-09	2315 E. Waverly Street	1950		X				Ranch
CV03-14	2317 N. Tucson Blvd.	1946		X				Span. Col. Ranch
CV05-03	2318 E. Juanita Street	1951		X				Southwest
CV03-19	2318 N. Norton Avenue	1945		X				Early Ranch
CV12-12	2319 E. Hampton Street	1963			X	Age		
CV03-22	2319 E. Juanita Street	1955		X				Ranch
CV03-02	2320 E. Grant Road	1945		X				Ranch
CV13-03	2320 E. Hampton Street	1945		X				Contemporary
CV20-11	2320 E. Potter Park Court	post-1962			X	Age		
CV14-02	2320 E. Seneca Street	1950		X				Ranch
CV01-02	2320 N. Campbell Avenue	post-1962			X	Age		
CV20-08	2321 E. Potter Park Court	post-1962			X	Age		
CV02-39	2322 N. Norris Ave.	post-1962			X	Age		
CV13-11	2323 E. Seneca Street	1949		X				Ranch
CV03-20	2324 E. Juanita Street	1968			X	Age		
CV05-10	2325 E. Edison Street	1951		X				Ranch
CV14-08	2325 E. Waverly Street	1947			X	Porte-cochere		Southwest
2-03	2326 E. Edison Street	1952		X				Ranch
CV03-12	2329 N. Tucson Blvd.	post-1962			X	Age		
CV12-04	2330 E. Edison Street	1951		X				Early Ranch

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'l. Style
			IE	C	NE			
CV03-03	2330 E. Grant Road	1945		X				Early Ranch
CV19-08	2330 E. Waverly Street	1955		X				Contemporary
CV20-10	2331 E. Potter Park Court	post-1962			X	Age		
CV05-04	2332 E. Juanita Street	1956		X				Ranch
CV14-03	2332 E. Seneca Street	1946		X				Ranch
CV03-10	2333 N. Tucson Blvd.	Post-1962			X	Age		
CV13-04	2334 E. Hampton Street	1949		X				Ranch
CV05-09	2335 E. Edison Street	1956		X				Ranch
CV12-11	2335 E. Hampton Street	1951		X				Early Ranch
CV13-10	2335 E. Seneca Street	1946		X				Southwest
CV14-04	2340 E. Seneca Street	1946		X				Ranch
CV12-05	2342 E. Edison Street	1946		X				Ranch
CV05-08	2345 E. Edison Street	1950		X				Ranch
CV12-10	2345 E. Hampton Street	1948		X				Ranch
CV03-21	2345 E. Juanita Street	1954		X				Ranch
CV14-07	2345 E. Waverly Street	1945		X				Contemporary
CV12-06	2350 E. Edison Street	1946		X				Ranch
CV13-05	2350 E. Hampton Street	1948		X				Contemporary
CV05-05	2350 E. Juanita Street	1950		X				Ranch
CV19-09	2350 E. Waverly Street	1945		X				Contemporary
CV05-07	2355 E. Edison Street	1964			X	Age		
CV12-09	2355 E. Hampton Street	1952		X				Ranch
CV13-09	2355 E. Seneca Street	1951		X				Ranch
CV13-06	2356 E. Hampton Street	1953		X				Contemporary
CV14-05	2356 E. Seneca Street	1949		X				Early Ranch
CV19-10	2360 E. Waverly Street	1949		X				Ranch
CV12-07	2362 E. Edison Street	1954		X				Ranch
CV13-07	2364 E. Hampton Street	1952		X				Contemporary
CV05-06	2365 E. Edison Street	1958		X				Ranch

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'l. Style
			IE	C	NE			
CV12-08	2365 E. Hampton Street	1951		X				Ranch
CV13-08	2365 E. Seneca Street	1948		X				Ranch
CV14-06	2365 E. Waverly Street	1950		X				Contemporary
CV16-02	237 Sierra Vista Drive	1948		X				Territorial/Southwest
CV17-07	240 Sierra Vista Drive	1953		X				Contemporary
CV03-05	2400 E. Grant Road	post -1962			X	Age		
CV19-17	2402 E. Lester Street	1962		X				Ranch
CV15-15	2411 E. Waverly Street	1955		X				Ranch
19-18	2416 E. Lester Street	1965			X	Age		
CV03-06	2424 E. Grant Road	post -1962			X	Age		
CV03-17	2425 E. Edison Street	1949		X				Ranch
CV16-03	243 Sierra Vista Drive	1948		X				Contemporary
CV03-07	2430 E. Grant Road	post -1962			X	Age		
CV19-19	2430 E. Lester Street	1963			X	Age		
CV03-16	2435 E. Edison Street	1952		X				Ranch
CV21-08	2435 E. Lester Street	1967			X	Age		
CV19-20	2440 E. Lester Street	1965			X	Age		
CV03-08	2450 E. Grant Road	post -1962			X	Age		
CV17-06	246 Sierra Vista Drive	1969			X	Age		
CV16-04	247 Sierra Vista Drive	1946		X				Ranch
CV17-05	250 Sierra Vista Drive	1950		X				Ranch
CV16-05	255 Sierra Vista Drive	1951		X				Ranch
CV16-06	275 Sierra Vista Drive	1952		X				Ranch
CV16-07	295 Sierra Vista Drive	1957		X				Ranch
CV17-04	300 Sierra Vista Drive	1952		X				Ranch
6-08	305 Sierra Vista Drive	1956			X	landscaping obscures building		
CV16-09	325 Sierra Vista Drive	1959			X	hedge obscures building		
CV19-23	35 Sierra Vista Drive	1975			X	Age		

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Site No.	Address	Const. Date	NR Eligibility			Reason	Rev	Arch'l. Style
			IE	C	NE			
CV17-03	350 Sierra Vista Drive	1951		X				Southwest
CV18-03	40 Sierra Vista Drive	1952		X				Ranch
CV16-10	401 Sierra Vista Drive	1943		X				Span. Col. Ranch
CV19-21	5 Sierra Vista Drive	1937		X				Southwest
CV19-24	55 Sierra Vista Drive	1965			X	Age		
CV19-25	65 Sierra Vista Drive	1949		X				Contemporary
CV18-02	80 Sierra Vista Drive	1952		X				Ranch
CV19-26	85 Sierra Vista Drive	1947		X				Span. Col. Ranch
02-01	vacant	N/A						
CV07-01	vacant	N/A						
CV19-07	vacant	N/A						
CV20-09	vacant	N/A						
CV21-07	vacant	N/A						