

United States Department of the Interior
 National Park Service

For NPS use only

National Register of Historic Places
 Inventory—Nomination Form

received

date entered SEP 28 1988

See instructions in *How to Complete National Register Forms*
 Type all entries—complete applicable sections

FINAL
 JUNE 2011
 FROM SHPO

1. Name

historic John Spring Neighborhood Historic District
 (see separate form for John Spring Multiple Resource Area,
 and/or common of which the district is a contributing element)

2. Location

street & number in an irregular area bounded by W. Speedway Bl., N. Stone Av.,
 W. Sixth St., the So. Pacific railroad alignment, — not for publication
 N. Main Av., W. First St., and N. Queen Av.

city, town Tucson — vicinity of _____

state Arizona code 04 county Pima code 019

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name multiple ownership - no federal property
 (see appended property inventory forms)

street & number _____
 city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Pima County Recorder's Office

street & number 115 North Church St.

city, town Tucson state Arizona

6. Representation in Existing Surveys

title (see continuation sheet) has this property been determined eligible? yes no

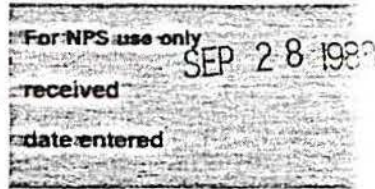
date _____ federal _____ state _____ county _____ local _____

depository for survey records _____

city, town _____ state _____

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Continuation sheet John Spring Neighborhood Item number 6 Page 1
Historic District

The Historic District is represented in two surveys, but no determinations of eligibility have been made.

1) Aviation Corridor Historical Survey - 1983 - local.

records depository:

City Engineer
Dept. of Transportation
City of Tucson
P. O. Box 27210
Tucson, Arizona 85726-7210

2) John Spring Historical Survey - 1985 - state.

records depository:

State Historic Preservation Office
Arizona State Parks Board
800 W. Washington, Suite 415
Phoenix, Arizona 85007

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The John Spring Neighborhood Historic District consists of the historically preserved and architecturally significant core of the John Spring Multiple Resource Area, a historic residential neighborhood one mile north of the original city center of Tucson, Arizona. The historic district is about 75 acres in extent and spans a time period of 1896-1939. Nominated buildings range over most of Tucson's local, transitional, and imported historic styles. These include Sonoran adobe forms, adaptations of these forms with Anglo roof technology, trim, and lot placement; and Gothic and Tudor revivals, as well as later Mission and Spanish Colonial revivals, Bungalows, and single examples of Prairie Style and Moderne.

Three visually distinct regions within the district differ in average age and prevailing style. The original settlement (circa 1900), south of West University Boulevard, has small turn-of-century streetscapes. Sonoran adobe houses at zero lot-line interspersed with two Gothic Revival churches, several Queen Anne buildings, and Anglo-influenced early adobe homesteads. Two blocks of ornate streetlamps along West Fifth Street are included. There is a section of later-dated Bungalows and Revival residences, and one former tourist court. Some deteriorated structures and modern intrusions are present. The Bungalow development (circa 1920), north of West University, with few non-contributing elements, contains several intact blocks of small, stylistically diverse Bungalow and Spanish-inspired revival homes. The church-and-school-square (1913 and 1918, with later additions) is an open, plaza-like block containing the neighborhood's showpiece Mission Revival church and its namesake school. Except in this block, the uniform street grid of the neighborhood is varied by residential development along north-south alleys or half-width streets between the full-width streets. Throughout the neighborhood are six historic grocery stores, one still operating. All parts of the district are visually unified by the street grid; prevailing landscaping of tamarisk, chinaberry, and palms; and a mostly one-story housing fabric. Several buildings within the district have recently been rehabilitated or adapted for re-use. The neighborhood association has re-roofed low income, owner-occupied houses using federal block-grant monies. Roofing material was approved for appearance by the Arizona Historic Preservation Office.

The district boundary is drawn as an irregular line where land use shifts from residential to recent commercial, and levels of historic architectural integrity drop correspondingly. From North Main Avenue, the boundary runs north of West Second Street; east to North Tenth Avenue; then south of West Speedway Boulevard to a point west of North Stone Avenue; then southward to a point north of West Sixth Street; then north of West Sixth and the railroad alignment, back to the east side of North Main.

The district contains 234 resources. One hundred ninety-three (193), or about 82 per cent, have been deemed contributing; forty-one (41), or about 18 per cent, noncontributing. These judgments are based on two historic and architectural surveys (John Spring and Aviation Corridor) which, between them, covered the John Spring Multiple Resource Area. The surveys made use of standard forms supplied by the Arizona State Historic Preservation Office to record field observation and measurement, architectural evaluation, and historic associations of each site. The associations were determined by research into archival sources and by interviews. Photographs and ownership data accompany each form. A site map and final report are based on data from these forms.

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Of the 193 contributing properties, 192 are buildings and one is a series of streetlamps counted in this nomination as one object. The following section lists contributors and non-contributors to the John Spring Neighborhood Historic District.

CONTRIBUTING PROPERTIES TO THE JOHN SPRING NEIGHBORHOOD HISTORIC DISTRICT:

John Spring Survey Number	Address
32	1045 N. 10th Ave.
33	1033 N. 10th Ave.
45	1041 N. Perry Ave.
46	1037 N. Perry Ave.
47	1027 N. Perry Ave.
48	1025 N. Perry Ave.
49	1023 N. Perry Ave.
50	1005 N. Perry Ave.
51	1003 N. Perry Ave.
52	1002 N. 10th Ave.
53	1010 N. 10th Ave.
55	1034 N. 10th Ave.
56	1042 N. 10th Ave.
59	1045 N. 9th Ave.
61	1007 N. 9th Ave.
62	1005 N. 9th Ave.
63	1001 N. 9th Ave.
64	1002 N. Perry Ave.
65	1012 N. Perry Ave.
66	1020 N. Perry Ave.
67	1028 N. Perry Ave.
68	1030 N. Perry Ave.
69	1038 N. Perry Ave.
70	1042 N. Perry Ave.
71	1056 N. Perry Ave.
73	1056 N. 9th Ave.
77	30 W. 1st Street
87A	909 N. Alder Ave.
88	903 N. Alder Ave.
89	902 N. Main Ave.
97	915 N. 11th Ave.
99	902 N. Alder Ave.

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101	932 N. Alder Ave.
102	228 W. 2nd Street
111	228 W. 2nd Street
112	234-38 W. 2nd Street
113	240 W. 2nd Street
121	927 N. 10th Ave.
123	901/903 N. 10th Ave.
125	945 N. Perry Ave.
126	939 N. Perry Ave.
127	927 N. Perry Ave.
128	919 N. Perry Ave.
129	911 N. Perry Ave.
131	902 N. 10th Ave.
132	910 N. 10th Ave.
133	920 N. 10th Ave.
134	940 N. 10th Ave.
136	947 N. 9th Ave.
137	939 N. 9th Ave.
138	929 N. 9th Ave.
139	919 N. 9th Ave.
140	905 N. 9th Ave.
141	901 N. 9th Ave.
142	904 N. Perry Ave.
143	912 N. Perry Ave.
145	928 N. Perry Ave.
146	939 N. Perry Ave.
147	948 N. Perry Ave.
161	300 W. 2nd Street
162	338-1/2 W. University Blvd.
163	338 W. University Blvd.
166	828 N. Queen Ave.
167	821 N. Queen Ave.
168	226 W. University Blvd.
170	236 W. University Blvd.
171	248 W. University Blvd.
173	828 N. 11th Ave.
174	836 N. 11th Ave.
176	837 N. 10th Ave.
177	827 N. 10th Ave.
178	819 N. 10th Ave.
179	811 N. 10th Ave.
180	805-07 N. 10th Ave.
181	801 N. 10th Ave.
182	204 W. University Blvd.
183	216 W. University Blvd.

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184	224 W. University Blvd.
185	823-29 N. Queen Ave.
186	837 N. Queen Ave.
187	145 W. 2nd Street
188	141 W. 2nd Street
189	133 W. 2nd Street
190	129 W. 2nd Street
192	124 W. University Blvd.
193	128 W. University Blvd.
196	828 N. 10th Ave.
198	109 W. 2nd Street
199	101 W. 2nd Street
200	827 N. 9th Ave.
202	813 N. 9th Ave.
203	112 W. University Blvd.
204	116 W. University Blvd.
205	120 W. University Blvd.
206	818 N. Perry Ave.
207	820-322 N. Perry Ave.
208	826-30 N. Perry Ave.
209	834 N. Perry Ave.
210	41 W. 2nd Street
211	39 W. 2nd Street
212	28 W. University Blvd.
213	40 W. University Blvd.
214	46 W. University Blvd.
215	828 N. 9th Ave.
216	830 N. 9th Ave.
217	832 N. 9th Ave.
218	834 N. 9th Ave.
222	740 N. Main Ave.
223	735-39 N. Alder Ave.
224	724 rear N. Main Ave.
225	722 rear N. Main Ave.
228	738 N. Main Ave.
229	727 N. 11th Ave.
230	725 N. 11th Ave.
231	717 N. 11th Ave.
232	713 N. 11th Ave.
233	711 N. 11th Ave.
235	312-14 W. 4th Street
236	714 N. Alder Ave.
237	720 N. Alder Ave.
241	225 W. University Blvd.
242	221-23 W. University Blvd.

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243	709 N. Queen Ave.
245	710 N. 11th Ave.
246	712 N. 11th Ave.
247	728 N. 11th Ave.
248	730 N. 11th Ave.
249	203 W. University Blvd.
250	743 N. 10th Ave.
251	733-37 N. 10th Ave.
252	717-723 N. 10th Ave.
253	713A-713B N. 10th Ave.
254	194 W. 4th Street
256	715 N. Queen Ave.
257	742 N. 10th Ave.
258	127 W. University Blvd.
259	123-25 W. University Blvd.
262	124 W. 4th Street
263	126-28 W. 4th Street
266	747 N. 9th Ave.
267	733-39 N. 9th Ave.
270	727 N. 9th Ave.
278	719-21 N. 9th Ave.
279	713 N. 9th Ave.
281	722 N. Perry Ave.
282	730-32 N. Perry Ave.
283	735-41 N. Perry Ave.
284	113-15 W. University Blvd.
286	56 W. 4th Street
287	44 W. 4th Street
288	48 W. 4th Street
289	712 N. 9th Ave.
292	Fifth Street streetlamps

Aviation Corridor Survey Number	Address
15	621-25 N. 10th Ave.
17	631 N. 10th Ave.
18	201 W. 4th Street
19	147-#1 W. 4th Street
20	147-#1 W. 4th Street
21	131-33 W. 4th Street
22	127-133 W. 4th Street
23	637 N. Perry Ave.
24	117 W. 4th Street

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26	647 N. 9th Ave.
27	631 N. 9th Ave.
29	619 N. 9th Ave.
30	607 N. 9th Ave.
31	108 W. 5th Street
32	112 W. 5th Street
33	122-124 W. 5th Street
34	134 W. 5th Street
35	144 W. 4th Street
36	608 N. 10th Ave.
37	622 N. 10th Ave.
38	628-630 N. 10th Ave.
39	638-40 N. 10th Ave.
40	625 N. Perry Ave.
41	635 N. Perry Ave.
42	633 N. Perry Ave.
43	47 W. 4th Street
44	39-41-#1 W. 4th Street
45	39-41-#2 W. 4th Street
46	29 W. 4th Street
47	23 W. 4th Street
53	618 N. 9th Ave.
54	618 rear N. 9th Ave.
55	628 N. 9th Ave.
56	127 W. 5th Street
58	115 W. 5th Street
59	105-107 W. 5th Street
62	47 W. 5th Street
63	41 W. 5th Street
65	15-17 & 19-21 W. 5th Street
75	534-540 N. Ash Ave.

NONCONTRIBUTING PROPERTIES
TO THE JOHN SPRING NEIGHBORHOOD HISTORIC DISTRICT

John Spring Survey Number	Address
54	1016 N. 10th Ave.
58	1047 N. 9th Ave.
60	1031 N. 9th Ave.
72	1050 N. 9th Ave.
98	909 N. 11th Ave.
100	910 N. Alder Ave.

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122	919 N. 10th Ave.
124	224 W. 2nd Street
130	901 N. Perry Ave.
135	948N. 10th Ave.
144	920 N. Perry Ave.
160	S.E. corner N. Main Ave. and W. 2nd Street
164	850 N. 11th Ave.
165	836 N. Queen Ave.
169	232 W. University Blvd.
172	818-20 N. 11th Ave.
175	211-25 W. 2nd Street; 845 N. Queen Ave.
191	821 N. Perry Ave.
194	150-52 W. University Blvd.
195	198 W. University Blvd.
197	119 W. 2nd Street
201	821 N. 9th Ave.
226	722 N. Main Ave.
227	724 N. Main Ave.
238	255 W. University Blvd.
239	730 N. Alder Ave.
240	231 W. University Blvd.
244	711 N. Queen Ave.
260	723 N. Perry Ave.
261	711 N. Perry Ave.
264	710 N. 10th Ave.
265	722 N. 10th Ave.
265A	738 N. 10th Ave.
280	122 W. 4th Street

Aviation Corridor Survey Number	Address
16	631 N. 10th Ave.
25	107-11 W. 4th Street
28	625 N. 9th Ave.
51	57-#1 W. 5th Street
52	57-#2 W. 5th Street
60	101 W. 5th Street
64	27 W. 5th Street

8. Significance

Period	Areas of Significance—Check and justify below				
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater	
<input checked="" type="checkbox"/> 1900- 1939	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)	suburbanization

Specific dates 1896-1939 **Builder/Architect** various

Statement of Significance (in one paragraph)

Summary

The John Spring Neighborhood Historic District is the main resource within the John Spring Multiple Resource Area. The district represents the core of historic architectural integrity, 1896-1939, within this early Tucson residential area. The district is eligible for the National Register under: Criterion A, for its association with the settlement/urbanization of Tucson, for its unique association with the social/ethnic heritage of Tucson, and for its association with the suburbanization of Tucson; and Criterion C, for its cohesive collection of architectural styles reflecting major trends of Tucson's social and ethnic development during a formative historic period.

Each area of significance for the district has been developed in Item 8 of the Multiple Resource Area form, submitted as a separate part of this nomination. The following paragraphs briefly summarize the areas of significance of the John Spring Neighborhood Historic District.

Settlement Significance: Residential Character and Urbanization

The district reflects Tucson's expanding population and social changes after the economy shifted from local to national in the 1870s and 1880s. The neighborhood's primary settlement significance derives from its location between Anglo and Hispanic residential zones at a period when Anglo dominance was being consolidated. As a settlement area, John Spring initially was the pivot on which Tucson's urbanization process turned east toward the new University of Arizona campus, symbol of Anglo influence and values. The neighborhood expansion during the 1910s marked the boom which Tucson experienced as a direct result of World War I. These factors influenced the area's demography and form until at least 1930. By this date, its boundaries were being closed by increased traffic and changed land use on all sides of the neighborhood. Thus, the district's demography and form closely reflect important changes in Tucson's development from the turn of the century through the end of the historic period (1939).

Social/Ethnic Significance: The Development of Ethnic Pluralism

As Tucson's economy shifted from local to national in the late nineteenth century, cultural dominance was transferred from earlier Hispanic settlers to Anglo newcomers and, generally, the two ethnic groups began to live in different parts of town. The John Spring Neighborhood Historic District is significant because it straddled this ethnic border or frontier. The area became unique for its mix of ethnic groups beyond that found in other historic Tucson neighborhoods. Tucson's theme of ethnic pluralism defined the John Spring neighborhood from

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its beginnings; Hispanics, Anglos, blacks, Chinese, and occasionally Yaquis lived there for some 85 years. Most significantly, the district provided a haven of development for both the Hispanic and black middle classes.

Suburbanization Significance:

The John Spring Neighborhood Historic District is significant because the growth of its residential area and supporting institutions such as churches and schools marked the suburbanization of Tucson in the historic period. Aided by the automobile and improved transportation arteries, the focus of life for the majority of Tucson's residents shifted from the Barrio Historico to outlying areas such as John Spring Neighborhood. The John Spring neighborhood developed its own sense of social, ethnic, and architectural identity, set apart from its neighbors by visually prominent boundaries including the Southern Pacific Railroad tracks and three major traffic arteries. John Spring developed a strong sense of place apart from and independent of the downtown core of Tucson.

Architectural Significance:

The architecture of the John Spring Neighborhood Historic District is significant because it marks two important trends in local history: the change from purely local forms to forms which incorporated or depended on imported, Anglo features; and the adoption of mass-produced designs by middle class homeowners. Properties marking these trends are concentrated in the district and display a high degree of integrity.

The shift from Hispanic to Anglo cultural dominance is reflected in a transition from Sonoran to imported architectural styles. Both Hispanic and Anglo styles were exported to outlying urbanizing areas of Tucson, but usually one or the other predominated. John Spring Neighborhood Historic District is distinct from other Tucson districts as an early outlying area of suburban scale to which all phases of the Hispanic Anglo transition were carried, and can still be compared to each other within a compact area. By contrast, other outlying districts -- Armory Park, West University -- display mainly Queen Anne, Bungalow, and Revival architecture reflecting their majority Anglo population. Barrio Historico Historic District has predominantly Sonoran architecture, and El Presidio Historic District is like Spring district in having a balanced mixture of Sonoran and imported forms; but both of these districts are part of the nineteenth-century urban layout of narrow streets, small lots, and houses at front lot-line. Outside of Spring and the downtown districts, adobe row houses in particular are rare. Those that remain, except in Spring district, are not in recognized historic districts and are unlikely to be preserved.

Population growth following World War I was marked in Tucson by a large stock of housing in nationally popular styles. While most of Tucson's historic districts from this period had either a chiefly Anglo or a chiefly Hispanic middle class, John Spring Neighborhood Historic District is

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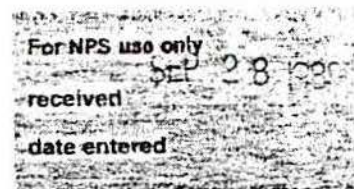
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distinct in that its 1920s and 1930s housing was owned and occupied by a near-equal mixture of Hispanics, blacks, and Anglos. Three surviving churches and a school, major contributors to the district, symbolize the multi-ethnic heritage of the district.

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 Historic District

- Magee, G. 1985. Interview 5/26/85. Tucson, Arizona.
- Marden, C. and Meyer, G. 1968. *Minorities in American Society*, third edition. New York: Van Nostrand Reinhold.
- Miller, J. 1987. Interview 1/15/87. Tucson, Arizona.
- Officer, J. 1964. *Sodalities and systemic linkage: the joining habits of urban Mexican-Americans*. Ph.D. dissertation, Dept. of Anthropology, University of Arizona, Tucson.
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- Saarinen, T. No date. Territorial Tucson. Unpublished manuscript on file at the Arizona Historical Society Library. Tucson, Arizona.
- Sanborn Fire Maps of Tucson. Various dates.
- Sheridan, T. 1986. *Los Tucsonenses*. Tucson: University of Arizona Press.
- Sobin, H. 1977. *Florence Townsite, A.T.* Tucson: Harris Sobin and Associates.
- Societies of Holy Family Church. 1939. *Memorial book of the Holy Family Church, Silver Jubilee 1914-1939*. Tucson, Arizona. No publisher listed.
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- Tucson City Directories. Various dates.
- United States Bureau of the Census. Various dates. Manuscripts of the Census of Population, Tucson, Arizona.
- Wallace, G. 1976. *Cemeteries and burial grounds of Tucson and surrounding areas before 1900*. Unpublished manuscript on file at Department of Anthropology Library, University of Arizona, Tucson.
- Yancy, J. 1933. *The negro of Tucson, past and present*. Master's thesis, University of Arizona, Tucson.

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The legal boundary of John Spring Neighborhood Historic District is the inside curb line of all perimeter streets, or the outer edge of any property parcel which lies at the perimeter of the district. Lots are defined as the corresponding City of Tucson tax parcel, as identified on the relevant Inventory forms for district properties. The district boundary is indicated by the line shown on the accompanying base map.

The district boundary is drawn to include those buildings of the John Spring Multiple Resource Area which display the highest levels of architectural integrity and contribute to cohesive historic streetscapes. The boundary excludes all non-contributing properties at the edges of the district.

9. Major Bibliographical References

20 1988

See continuation sheets.

10. Geographical Data

Acreeage of nominated property approx. 75

Quadrangle name Tucson

Quadrangle scale 1:24,000

UTM References

A	<u>12</u>	<u>502624</u>	<u>3566370</u>
	Zone	Easting	Northing

B	<u>12</u>	<u>502703</u>	<u>3565564</u>
	Zone	Easting	Northing

C	<u>12</u>	<u>502515</u>	<u>3565564</u>
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D	<u>12</u>	<u>502158</u>	<u>3565820</u>
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E	<u>12</u>	<u>502158</u>	<u>3566121</u>
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F	<u>12</u>	<u>502436</u>	<u>3566145</u>
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G	<u>12</u>	<u>502360</u>	<u>3566370</u>
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H	<u>-</u>	<u>-</u>	<u>-</u>
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Verbal boundary description and justification

See continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code

11. Form Prepared By

name/title Eliza Husband, Consulting Geographer

organization same date October 28, 1987

street & number 2003 So. Holly Strav telephone (602) 881-7336

city or town Tucson state Arizona

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Shreen Seixer

title State Historic Preservation Officer date 9/22/88

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration