

CHAPTER 5

HISTORIC ARCHITECTURE IN THE STUDY AREA

An important goal of the Oro Valley cultural resources inventory has been to gather basic information about the extent and nature of potentially historic architecture in the study area. As discussed in Chapter 4, residential development in the Oro Valley area did not begin until after World War II, and the first subdivisions, though originally platted as early as the 1930s, did not see the construction of significant numbers of houses until the late 1950s. Even so, the study area holds at least two important examples of residential architecture built before the war, and several of the earliest subdivisions in Oro Valley are now of an age to merit consideration as historic districts (Figure 19). The following paragraphs describe the two notable architect-designed residences in the study area and summarize the results of our initial survey of early residential subdivisions.

Countess of Suffolk Forest Lodge

In 1935, Margaret Howard, a wealthy American also known as the Countess of Suffolk because of her marriage to the Earl of Suffolk (the Englishman Henry Molyneux Paget Howard), came to Tucson to establish a winter residence. She was a widow by that year, her husband having died in combat years earlier in World War I. The Countess hired noted Tucson architect Richard A. Morse to design a house for a property she had bought in the foothills of the Santa Catalina Mountains north of Tucson. The result was the spacious and distinctive Forest Lodge, a pure example of the Modern style (Figure 20; and see Figure 19).

The Forest Lodge, 410 East Magee Road, is today a part of the Suffolk Hills subdivision, which occupies the southeasternmost corner of the Town of Oro Valley. The house, mostly unchanged from its original construction, is owned by the Sisters of the Immaculate Heart of Mary, a religious order of the Roman Catholic Church (Figure 21). The order operates Immaculate Heart Academy and Immaculate Heart High School on the former property of the Forest Lodge and uses the house itself as a residence for the members of the order. The house is well maintained and the residents recognize its importance as a historic architectural property.

The spare, uncluttered Modern (or International) style exemplified by the Forest Lodge was popular in the upscale residential architecture of Los Angeles and a few Eastern cities in the 1930s, but it was unusual for Tucson. Not long after it was built, the house appeared in a number of architectural publications as a notable example of the Modern style. James Ford and Katherine Morrow Ford included it in *The Modern House in America* (1940), a compendium of residential architecture in the Modern style in the United States (Ford and Ford 1989:80–81). The Fords included in their book floor plans and three photographs of the Forest Lodge, along with a brief description of its construction and fixtures. The spacious, two-story house included multiple servant quarters and expensive materials like travertine floors, but it also had the pronounced austerity of its style: “Trim as far as possible has been eliminated and all built-in fittings, such

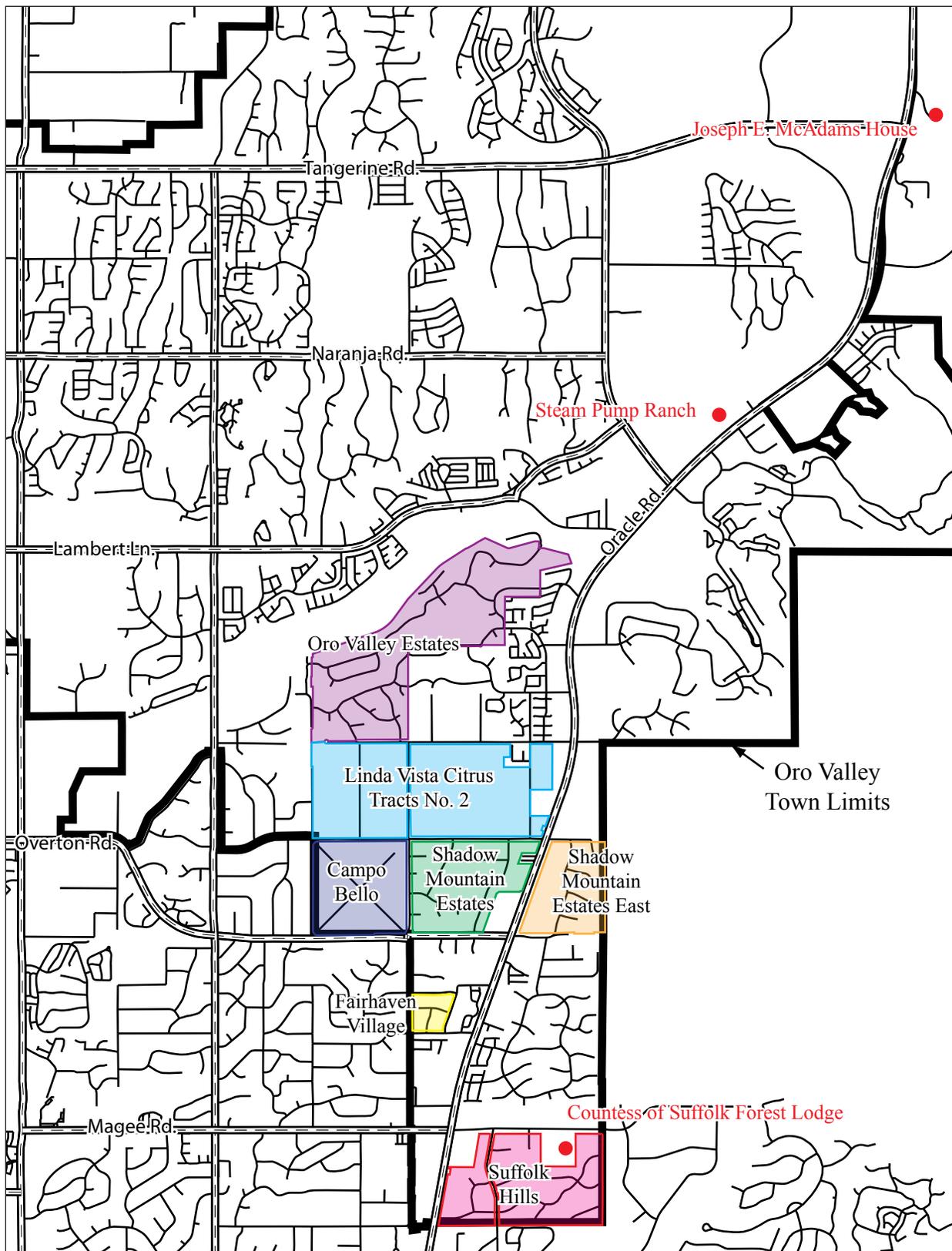


Figure 19. Locations of the seven pre-1974 subdivisions surveyed for the inventory, and the locations of the Countess of Suffolk Forest Lodge and the Joseph E. McAdams house.



Figure 20. Recent aerial view (2006) of the Forest Lodge, occupied today by the Sisters of the Immaculate Heart of Mary. Photograph courtesy of Pima County MapGuide.



Figure 21. The Forest Lodge today, part of the north façade, view to the south-southwest.

as cabinets, bookcases, and window seats are of plain design” (Ford and Ford 1989:81). Some local residents failed to appreciate these aesthetic virtues. An interior decorator familiar with the house thought it looked like “an institution or a hospital” (Needham n.d.:2).

Richard Morse, educated at Harvard University and a native of Massachusetts, came to Tucson in 1932. He established his own architectural firm and worked with success in a variety of styles in the course of a long career. He and one of his Tucson protégés, Arthur T. Brown, who became successful in his own right, designed another residence in the Modern style for a Tucson client, built in 1939 near the University of Arizona. Morse was the first president of the Arizona chapter of the American Institute of Architects, serving in 1941–1942. He died in 1982 at 84 years of age (Brown 1982; Ford and Ford 1989:82). The Arizona Architectural Archives at the University of Arizona holds the complete set of Morse’s architectural drawings for the Forest lodge, which are in excellent condition, if fragile. The plans show that the original Forest Lodge grounds were much larger than the property that survives. Morse drew plans for the grounds, including an elevation drawing of the gate, which had the words “Forest” and “Lodge” prominent at either side.

In 1957, the Countess decided to relocate farther from the growing Tucson metropolitan area and had a new house built near Oracle; the house is now part of the University of Arizona’s Biosphere II. She sold the Forest Lodge residence and associated buildings to the Catholic Church, which established Immaculate Heart Academy on the property in 1962. The Sisters of the Immaculate Heart of Mary have operated the school ever since. The land around the Forest Lodge was sold to a developer who platted the Suffolk Hills subdivision, named for the Countess, in 1958. Suffolk Hills is one of the earliest subdivisions in Oro Valley and is discussed below.

Joseph E. McAdams House

In 1940, noted Tucson architect Josias Joesler was hired by Joseph E. McAdams of Springfield, Ohio, to design a residence for a parcel McAdams owned just east of Oracle Road, near what is now its intersection with Tangerine Road (Figure 22; and see Figure 19). The house was built the same year by Tucson builder John Murphey, whose company was responsible for several notable residential developments in the Tucson area, including Catalina Foothill Estates. Joesler, born in Switzerland and educated in Europe, had come to Tucson in 1926, teaming with Murphey for the next 30 years and designing a wide range of distinctive residences for Murphey’s affluent clients, as well as other buildings (Nequette and Jeffery 2002:258–259).

The McAdams residence is Contemporary Ranch in style and has a separate garage and guest house in the same style, also designed by Joesler. The three buildings occupy the top of a hill and are surrounded by a mostly natural desert landscape. Joesler’s complete drawings for the house, on file at the Arizona Architectural Archives at the University of Arizona, show the main house with adobe brick construction, a clay tile roof, and a C-shaped floor plan around an open courtyard (Figure 23). As Joesler-designed residences go, the McAdams house is a modest example, but it retains most of its original materials and exterior appearance, and the desert setting is still much as it was when the house was built. The project architects visited the property during the initial survey but were unable to access the main house.



Figure 22. Recent aerial view (2006) of the Joseph E. McAdams house. Photograph courtesy of Pima County MapGuide.

When the hill where the McAdams house stands was prepared for construction in 1940, the grading unexpectedly exposed a substantial Hohokam archaeological site, including pottery, grinding stones, a human burial, and other features, including possible pit houses. The Murphey-Joesler files at the University of Arizona indicate that, to Murphey's credit, he stopped the grading immediately and contacted the Arizona State Museum. The museum director visited the site and documented the site. McAdams, still in Ohio while the house was being built, was fascinated by the discovery. Murphey assured him that no one else would be allowed to disturb the site. In 1997, an archaeological survey of the area around the McAdams house recorded the house as part of an archaeological site, AZ BB:9:320 (ASM), making reference to the inadvertent 1940 discovery (Jeffery 1997; Lorentzen et al. 1997).

Today the McAdams house is part of a 120-acre parcel known as Kelly Ranch, which borders Catalina State Park at the eastern limits of the town. In 2004, a county bond election approved \$2.5 million to be used by the Town of Oro Valley to buy the Kelly Ranch property, but just recently the Town Council approved an alternative use of the bond money, to buy the land needed to create a wildlife crossing of Oracle Road. The purpose of the proposed crossing, which is part of the Arroyo Grande planning effort, is to preserve an ecological connection between the Tortolita Mountains and the Coronado National Forest via Catalina State Park. The Kelly Ranch property, which also includes many archaeological sites, remains in private ownership, but many Oro Valley residents believe its acquisition by the town is still an important goal in preserving the ecology and heritage of the area between Oracle Road and Catalina State Park (Medrano 2009).

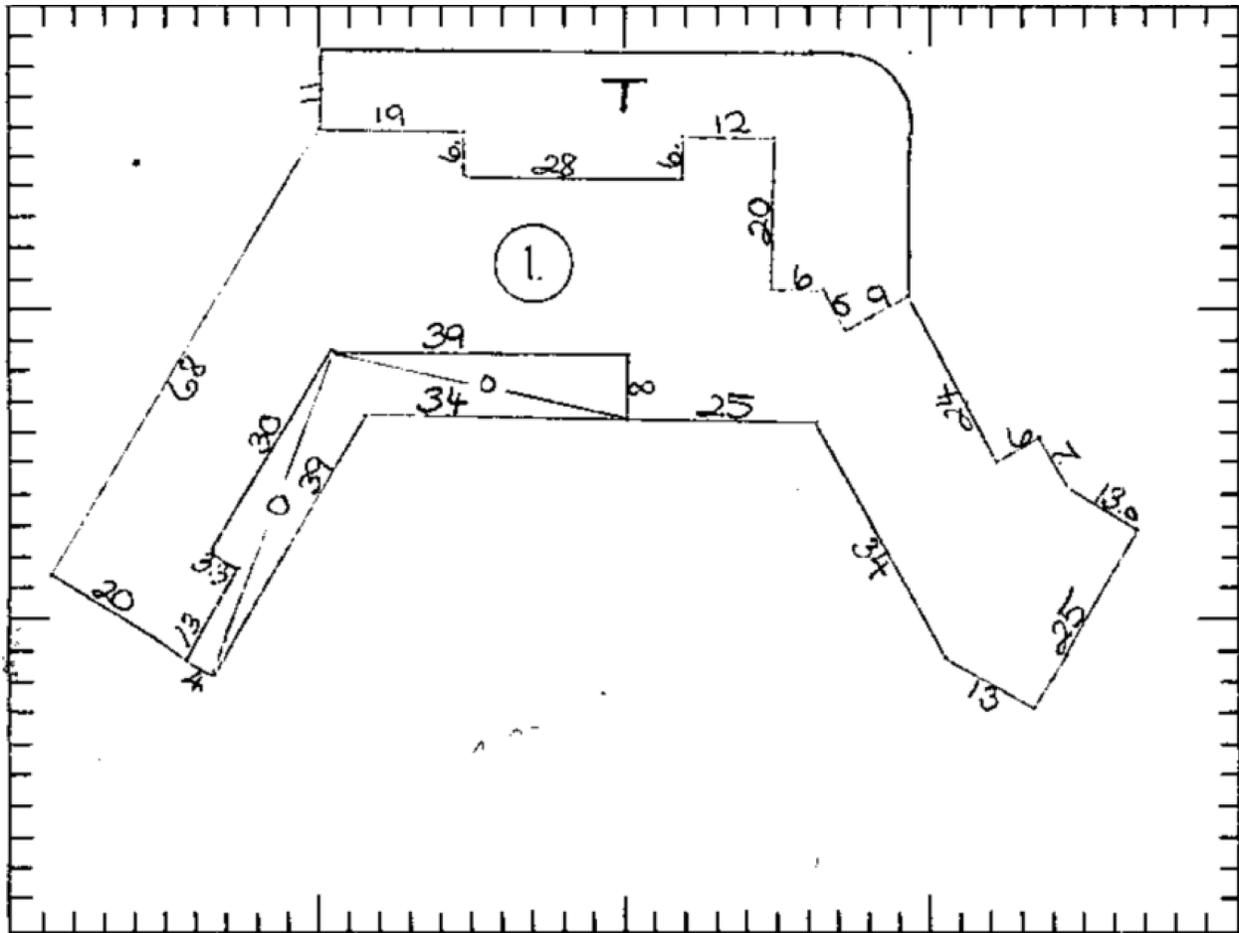


Figure 23. Sketch of the floor plan of the McAdams house, from the Pima County Assessor property card.

Other Individual Buildings of Note in the Study Area

In their guide to the notable architecture of Tucson and the surrounding area, Nequette and Jeffery (2002:234–235) mention three other buildings that fall within the Oro Valley study area. Two of the buildings are part of the 49-acre Tohono Chul Park, a botanical garden and interpretive center located just northwest of the intersection of Ina and Oracle Roads. The earliest of the two buildings at Tohono Chul is the Exhibit House, designed by Paul Holton and built in 1937 using heavy adobe blocks made on site. Originally in the Sonoran style, the Exhibit House was remodeled in 1984 but retains much of its historic character. The second building is the Tea Room, designed by Lewis Hall and built in 1963 as the residence of the property owner. The Tea Room is of burnt adobe block with exposed wooden rafters and distinctive ceramic tile accents.

The third building noted by Nequette and Jeffery is St. Andrew’s Presbyterian Church, located at 750 West Chapala Drive, just south of Magee Road and west of Oracle Road. Built in 1962, the church was designed by Ned Nelson with a large A-frame roof supported by laminate wooden beams. Nequette and Jeffery point especially to the “commendable” interrelationship of the building and its site, which includes multiple-level seating, intimate courtyards, and a stone base for the church itself.

Pre-1974 Subdivisions in the Town of Oro Valley

As part of the Cultural Resources Inventory, the historic architects on the WSA team made an initial survey (sometimes called a “windshield survey”) of selected residential architecture in Oro Valley. The purpose of the survey was to identify buildings and neighborhoods with potential historic or architectural significance and to provide preliminary descriptions of these resources. The results of the survey will serve as the basis for later decisions about which buildings or neighborhoods are most suitable for detailed study and documentation.

The selection of residential neighborhoods for the initial survey was based on our research into the history of development in the Oro Valley area. Of particular use were the dates of subdivision plats and house construction that we gathered from the records of the Pima County Assessor. The tables below summarize this information, organized with reference to two years: 1965 and 1974. The usual age threshold for historic resources, following the guidelines of the National Register of Historic Places, is 50 years. In other words, a historic property—whether a building, a neighborhood, an archaeological site, or another resource—is generally not eligible for listing on the National Register until it is at least 50 years old. However, the Arizona State Historic Preservation Office (SHPO) usually places the age threshold at 45 years for architectural properties, including residential neighborhoods, to help ensure that properties close to the age threshold are not excluded from consideration. The SHPO also generally requires that at least 50 percent of the houses in a neighborhood be at least 45 years old for the neighborhood to qualify as a historic district.

Our initial survey focused on neighborhoods that have at least some houses built 45 years ago, or before 1965. We were less concerned about the percentage of pre-1965 houses, because other factors, such as exceptional design, can outweigh the 50 percent rule. In addition to pre-1965 houses, we also wanted a sense of how many neighborhoods had a significant number of houses built before 1974, the year the Town of Oro Valley was incorporated. This would give us an idea of the character of the town at the time of incorporation and also show us which of the neighborhoods with only a limited number of pre-1965 houses would soon be increasing that number. In other words, the number of pre-1974 houses in a neighborhood is a hint of the historic preservation issues that the town may face over the next decade.

Nineteen subdivisions in the Town of Oro Valley were platted before 1974, with the earliest plat filed in 1930 (see Table 8). All of these subdivisions are located in the southern portion of the town, in or near the original limits of incorporation. Note that in a few cases a considerable gap came between the platting of the subdivision and the actual construction of the first house. All 19 subdivisions have at least one house built before 1974, but only 11 subdivisions have houses built before 1965. In terms of percentages of pre-1965 houses, only three subdivisions exceed 50 percent, but there are enough pre-1974 houses in the other eight to push them over the 50 percent mark in the next decade (Table 9).

Discounting the pre-1974 subdivisions without pre-1965 houses, and combining the multiple phases of the Suffolk Hills and Fairhaven Village developments, we narrowed our list of neighborhoods for the initial survey to just seven (Table 10). These seven neighborhoods have

Table 9. Oro Valley subdivisions platted before 1974, by pre-1965 percentage

| Subdivision | Plat Year | Total No. of Houses | Earliest House | No. of Pre-1965 Houses | % Pre-1965 Houses | No. of Pre-1974 Houses |
|-------------------------------------|-----------|---------------------|----------------|------------------------|-------------------|------------------------|
| Linda Vista Citrus Tracts | 1930 | 14 | 1971 | 0 | 0.00% | 1 |
| Linda Vista Citrus Tracts No. 2 | 1937 | 44 | 1951 | 5 | 11.40% | 8 |
| Campo Bello | 1946 | 25 | 1948 | 9 | 36.00% | 12 |
| Fairhaven Village (Map 13, Plat 24) | 1958 | 13 | 1969 | 0 | 0.00% | 12 |
| Suffolk Hills (1-44 . . .) | 1958 | 44 | 1957 | 32 | 72.70% | 40 |
| Suffolk Hills (45-107) | 1958 | 63 | 1958 | 45 | 71.40% | 58 |
| Oro Valley Estates | 1959 | 216 | 1955 | 32 | 14.80% | 92 |
| Shadow Mountain Estates | 1959 | 151 | 1958 | 77 | 51.00% | 138 |
| Suffolk Hills (109-113 . . .) | 1959 | 58 | 1960 | 29 | 50.00% | 46 |
| Fairhaven Village (Map 14, Plat 59) | 1960 | 26 | 1958 | 3 | 11.50% | 22 |
| Shadow Mountain Estates-East | 1960 | 57 | 1962 | 8 | 14.00% | 35 |
| Suffolk Hills (108, 114-125 . . .) | 1960 | 25 | 1962 | 7 | 28.00% | 23 |
| The Highlands (1-357) | 1960 | 3 | 1961 | 1 | 33.30% | 2 |
| Sunnyslope (3-59) | 1965 | 43 | 1973 | 0 | 0.00% | 5 |
| Lomas De Oro (1-21) | 1967 | 20 | 1970 | 0 | 0.00% | 5 |
| Rancho Verde (171-218) | 1971 | 49 | 1971 | 0 | 0.00% | 43 |
| Rancho Verde (87-170) | 1971 | 81 | 1971 | 0 | 0.00% | 65 |
| Rancho Catalina (107-221) | 1972 | 115 | 1973 | 0 | 0.00% | 93 |
| Rancho Catalina (1-106) | 1972 | 104 | 1972 | 0 | 0.00% | 89 |

Table 10. Oro Valley subdivisions in the initial survey

| Name | Plat Year | Total No. of Houses | Earliest House | No. of Pre-1965 Houses | % Pre-1965 Houses | No. of Pre-1974 Houses |
|-----------------------------------|-----------|---------------------|----------------|------------------------|-------------------|------------------------|
| Suffolk Hills (all phases) | 1958–1960 | 190 | 1957 | 113 | 59.50% | 167 |
| Shadow Mountain Estates | 1959 | 151 | 1958 | 77 | 51.00% | 138 |
| Campo Bello | 1946 | 25 | 1948 | 9 | 36.00% | 12 |
| Oro Valley Estates | 1959 | 216 | 1955 | 32 | 14.80% | 92 |
| Shadow Mountain Estates–East | 1960 | 57 | 1962 | 8 | 14.00% | 35 |
| Linda Vista Citrus Tracts No. 2 | 1937 | 44 | 1951 | 5 | 11.40% | 8 |
| Fairhaven Village (both phases) | 1958–1960 | 39 | 1958 | 3 | 7.70% | 34 |

Note: Subdivisions in bold have the most potential as historic districts.

been the focus of the initial survey by the project architects (see Figure 19). The following paragraphs summarize the results of the initial survey in each of the seven neighborhoods. The brief survey forms completed for the seven neighborhoods during the survey are provided in Appendix D.

Campo Bello

Campo Bello was one of the earliest subdivisions to be platted and developed in Oro Valley. The original plat was filed just after World War II by the owners, Toney and Mabel Hardy, for a 160-acre tract that was formerly part of a homestead patented by Wylie Rudasill in 1935 (Figure 24). Campo Bello is notable for its distinctive radial street plan, which is similar to Beaux Arts-inspired street plans known elsewhere before the war, most notably at El Encanto Estates in Tucson, platted in 1928. The radial plan derives ultimately from the Renaissance and Baroque periods in Europe (Ames and McClelland 2002:41).

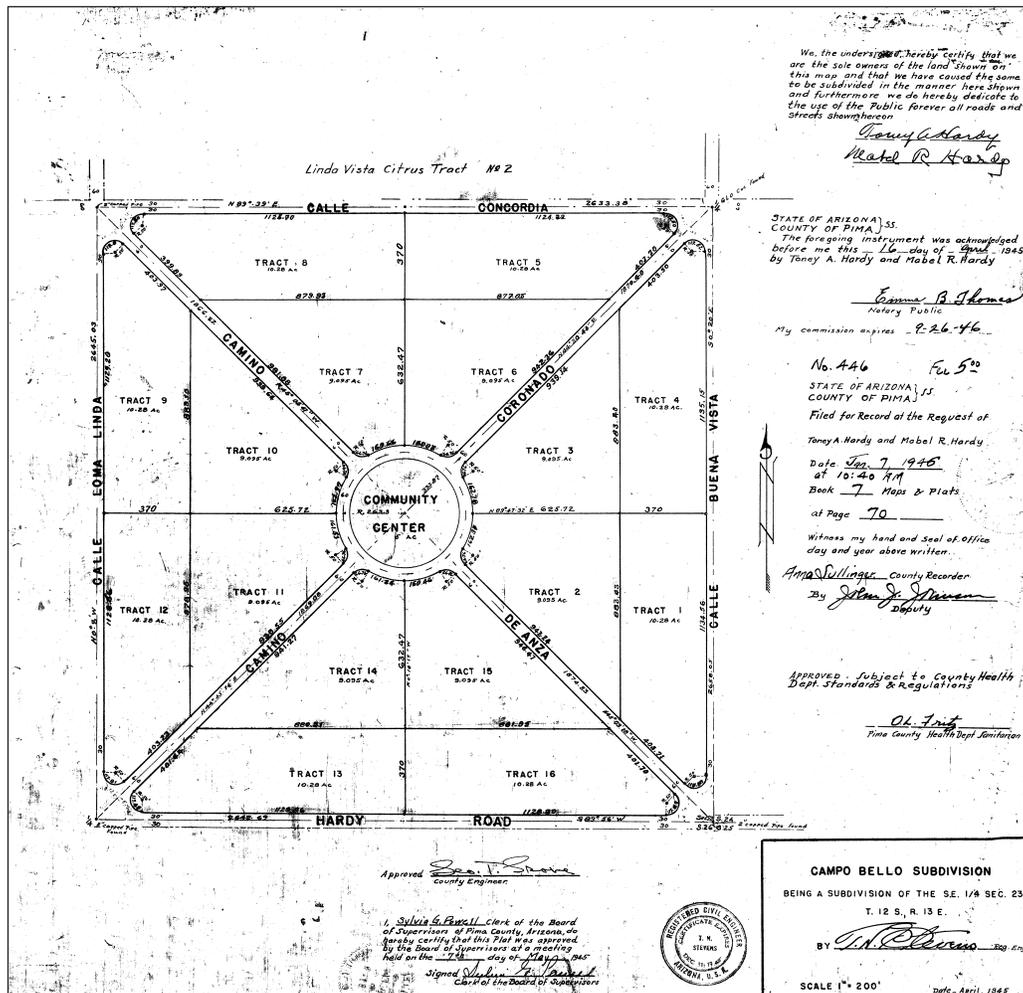


Figure 24. Original subdivision plat of the proposed Campo Bello subdivision, filed in 1946. City of Tucson, Department of Transportation, Maps and Records.

Campo Bello was platted early but developed only gradually. Of the 25 houses that currently stand in the Campo Bello neighborhood, the earliest was built in 1948 and only 12 were built before 1965. The large early lots of the original plat, ranging from 9.1 to 10.3 acres, were later subdivided, but today all of the lots are still relatively large, the smallest around 3.3 acres. The 5-acre circular area at the center of the street plan was originally reserved for a community center, but nothing was ever built on the parcel (Figure 25). The diagonal streets of the symmetrical street plan have never been paved.



Figure 25. Recent aerial view (2008) of the Campo Bello subdivision. Photograph courtesy of Pima County MapGuide.

The spacious lots, low-density housing, unpaved streets, and large number of properties having horse facilities give Campo Bello a notably open, rural feel (Figure 26). The view of the Santa Catalina Mountains is uniformly spectacular (Figure 27). Native vegetation is the rule, primarily prickly pear and cholla, with occasional trees. Most properties have some type of perimeter fence or wall.

Although the architecture of Campo Bello is of limited historic interest in itself, with only 36 percent of its houses meeting the 45-year age threshold, the neighborhood does have potential as a historic district because it preserves its distinctive subdivision design. The north half of Campo Bello formed part of the original Town of Oro Valley when the town was incorporated in 1974; the south half became part of the town in 1984.



Figure 26. Sonoran Revival–style residence built in 1963 in the Campo Bello neighborhood (2009).



Figure 27. Streetscape in the Campo Bello neighborhood, view to the east toward Pusch Ridge (2009).

Oro Valley Estates

As discussed in Chapter 4, the development of Oro Valley Estates is linked closely with the history of the Town of Oro Valley. Platted in 1959, Oro Valley Estates is located just west of Oracle Road on the south bank of the Cañada del Oro, an area that was formerly part of the Cañada del Oro Ranch. It is an early example of a residential community planned around a professionally designed golf course, with the greens and fairways of the course flanked by small, curvilinear residential clusters (Figures 28 and 29). The design reflects considerable terrain modification of the kind landscape architects call naturalistic constructivism. The neighborhood as a whole

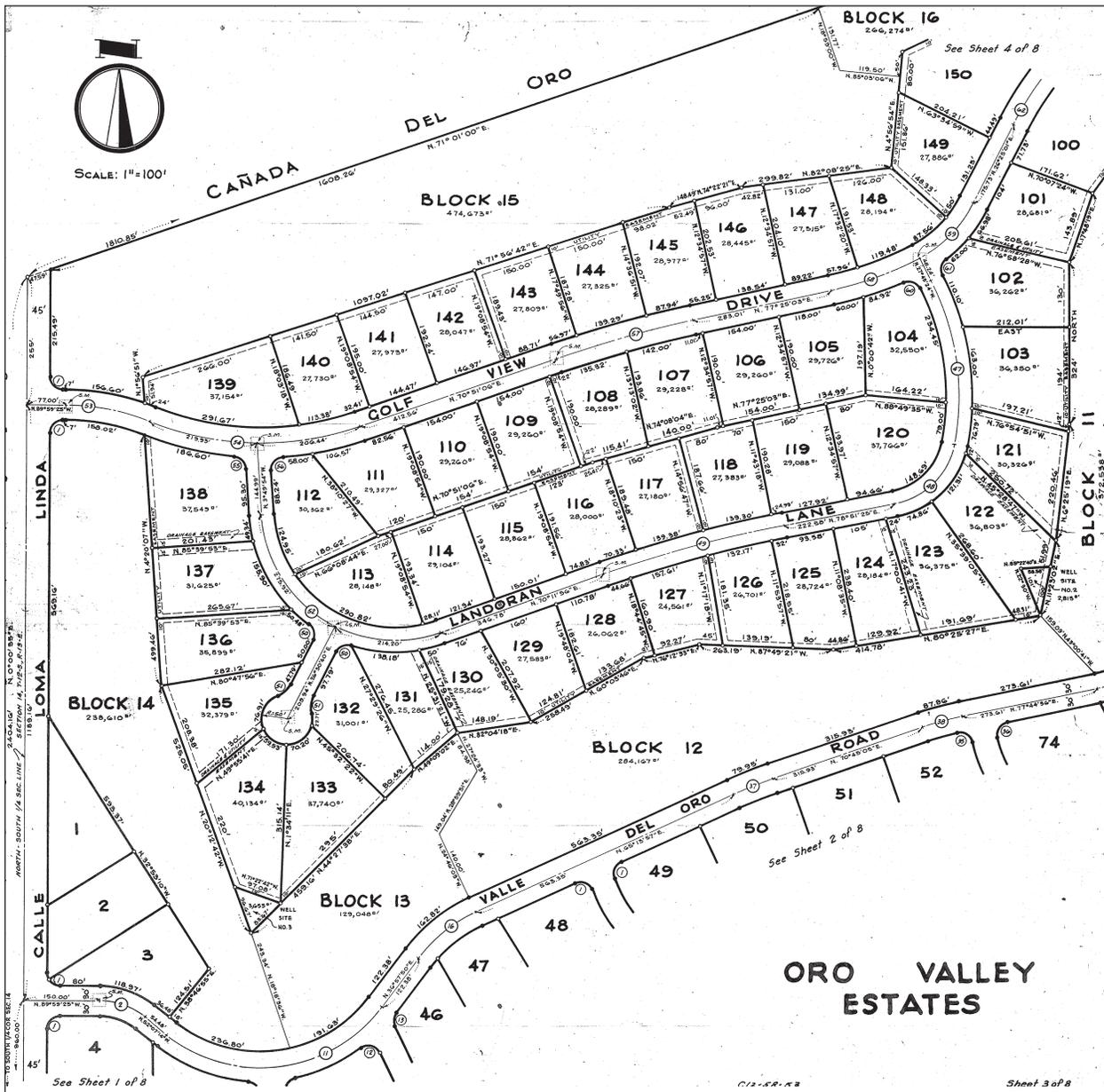


Figure 28. Original subdivision plat of a portion of the Oro Valley Estates subdivision, filed in 1958. City of Tucson, Department of Transportation, Maps and Records.



Figure 29. Recent aerial view (2008) of a portion of the Oro Valley Estates subdivision.
Photograph courtesy of Pima County MapGuide.

has spectacular views of the Santa Catalina Mountains to the east, and the golf course offers extensive, grass-turf vistas with occasional tree borders (Figure 30). The residential clusters are of well-designed houses, most in the Modern style, carefully sited on large, irregularly shaped lots with open front yards (Figure 31). Residential landscaping is sparse, consisting mostly of desert species planted on gravel or scraped earth. The openness of the subdivision, its superior design linking the residential areas with the golf course, and the proximity of the mountains give this neighborhood a distinctively tranquil feel.

Today Oro Valley Estates has a total of 216 houses, just 32 of which (14.8 percent) were built before 1965; another 60 were built before 1974. Despite the low number of early houses, Oro Valley Estates has some potential as a historic neighborhood because of the relatively early date of its design as a golf course community and the aesthetic layout of its streets and lots in relation to the course. Oro Valley Estates was one of the principal parts of the Town of Oro Valley at its incorporation in 1974.

Shadow Mountain Estates

Shadow Mountain Estates, located on the west side of Oracle Road between Hardy Road and Calle Concordia, was platted in 1959 on part of a large homestead patented by Walter D. Ackley in 1934. According to Marriott (2008:69–72), who has published several photographs of the original homestead kept by the Ackley family, Ackley was an optician who playfully named his homestead



Figure 30. Streetscape in Oro Valley Estates, view to the east toward Pusch Ridge (2009).



Figure 31. Modern-style residence built in 1959 in Oro Valley Estates (2009).

the Eye del Wild Ranch. The homestead also included a large acreage on the east side of Oracle Road (see Table 6), which included the area later subdivided for Shadow Mountain Estates—East and Suffolk Hills. The history of ownership of the Ackley homestead after the family sold the property has not been researched, but all of this area was the property of the Arizona Land, Title and Trust Company when the original plats for Shadow Mountain Estates, Shadow Mountain Estates—East, and Suffolk Hills were filed.

Shadow Mountain Estates has a postwar curvilinear subdivision plan, which is also true of three other early subdivisions in the survey—Shadow Mountain Estates—East, Suffolk Hills, and Fairhaven Village. This type of plan became the approved standard of the Federal Housing Administration (FHA) for sound neighborhood design after World War II. The type includes curvilinear interior roads, cul-de-sacs, and generously sized, irregularly shaped lots (Figure 32). Curvilinear plans

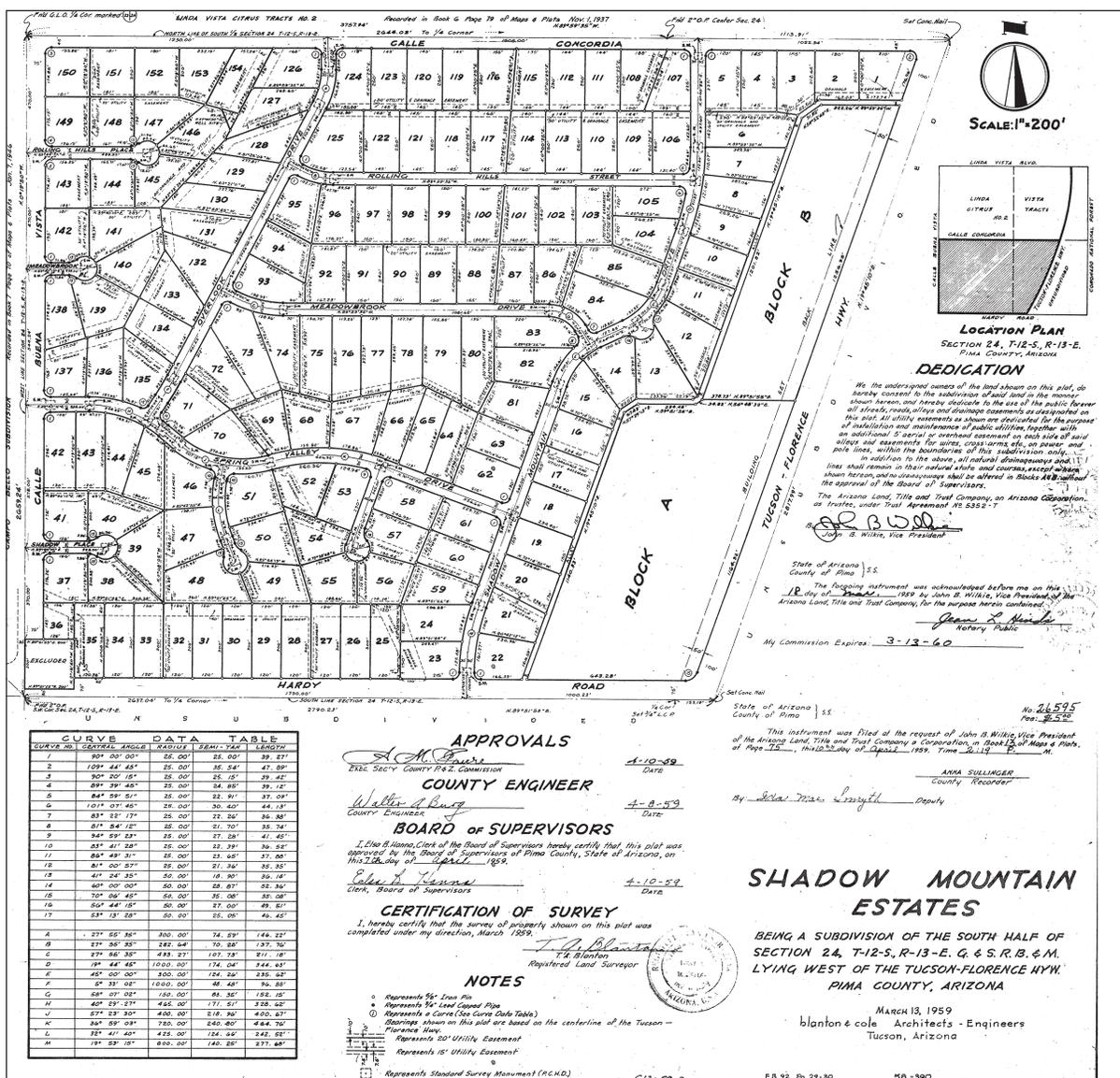


Figure 32. Original subdivision plat of the proposed Shadow Mountain Estates subdivision, filed in 1958. City of Tucson, Department of Transportation, Maps and Records.

were promoted heavily by the building industry in response to the strict standards required by FHA loans, and the many curvilinear subdivisions that sprang up across the United States in the postwar period, most filled with Ranch and Modern style houses, were the direct result of these standards. Curvilinear subdivision plans actually had their beginnings in the concepts of landscape architects of the late nineteenth and early twentieth centuries who sought an alternative to the conventional rigidity of the urban grid (Ames and McClelland 2002:48–51; also see Akros, Inc., et al. 2007).

Shadow Mountain Estates has a builder-designed subdivision plan that is largely intact. About 51 percent of the houses were built before 1965, and 138 of the 151 of the houses were built before 1974. The pre-1965 houses, many of which appear to be the work of a single builder, tend to be Ranch-style houses with wide frontal gables and lateral shed carports. Other houses are Modern or Eclectic in style (Figure 33). Many lots were scraped originally, but there has been some natural regrowth. Drives are circular or straight; some are unpaved, some have rock edging. The Santa Catalina Mountains are prominent in views to the east.

Shadow Mountain Estates has a subdivision plan that is average in quality and distinctiveness and would probably not qualify as a historically significant neighborhood based solely on the subdivision plan. However, the percentage of houses built before 1965 gives it some historic potential.



Figure 33. Ranch-style residence built in 1959 in Shadow Mountain Estates (2009).

Suffolk Hills

As noted above, the Suffolk Hills subdivision takes its name from the Countess of Suffolk, whose distinctive Forest Lodge residence, built in 1937, now forms part of the Immaculate Heart Academy property, in the northeastern portion of the neighborhood. Although the Suffolk Hills subdivision was built in several phases based on plats from the years 1958–1960, it is a coherent whole and is best considered as a single development (Figure 34). The subdivision is located on the south side of Magee Road and the east side of Oracle Road, bounded on the east by First Avenue and on the south by the Town of Oro Valley boundary. Suffolk Hills has the most houses—190—of any of the seven early subdivisions in the survey.

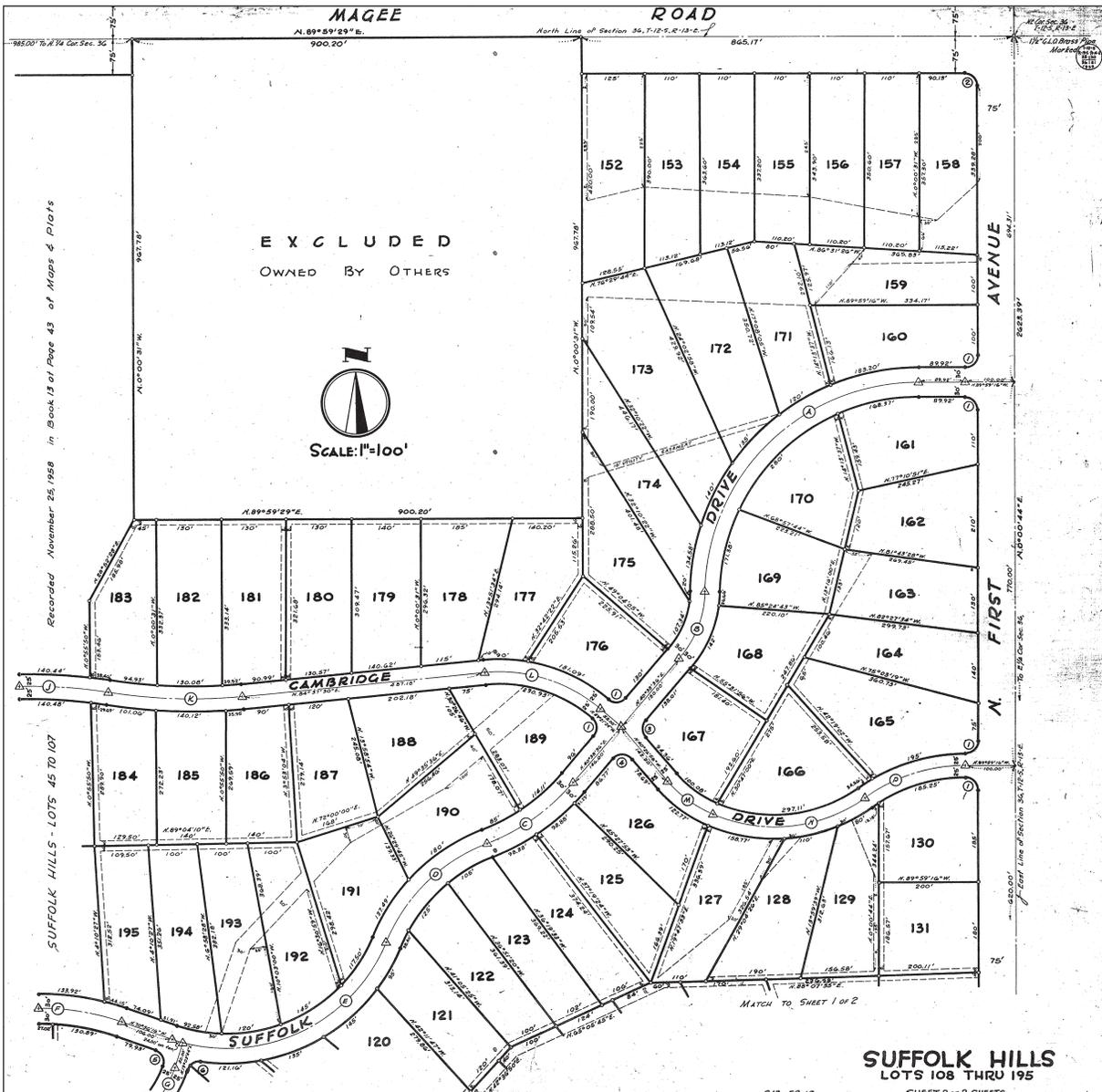


Figure 34. Original subdivision plat of a portion of the Suffolk Hills subdivision, filed in 1958. City of Tucson, Department of Transportation, Maps and Records.

Suffolk Hills is an excellent, visually pleasing example of a postwar curvilinear subdivision plan. True to its name, the subdivision is quite hilly, and the interior road system is adapted to the natural topography. Significant landscape features include an abundance of natural desert vegetation, added plantings along streets, and the generous use of native stone in retaining walls and edgings. About 60 percent of the houses in Suffolk Hills are of historic age; most are Modern or Ranch in style (Figure 35). Suffolk Hills has historic potential both for its distinctive, well-preserved design and its relatively high percentage of pre-1965 houses. The presence of the historic, essentially intact Forest Lodge residence is an added virtue.



Figure 35. Ranch-style residence built ca. 1960 in Suffolk Hills (2009).

Shadow Mountain Estates–East

An extension of the original Shadow Mountain Estates subdivision, Shadow Mountain Estates–East is located on the opposite side of Oracle Road, bounded on the north by Calle Concordia, on the south by Hardy Road, and on the east by the Coronado National Forest. Its increased proximity to the Santa Catalina Mountains gives it a distinctly different feel from its namesake west of Oracle Road. This area is steeply hilly, with excellent views of the looming mountains to the east (Figure 36).

Shadow Mountain Estates–East is postwar curvilinear in design, with a main north-south street (North Riviera Drive) from which three cul-de-sacs extend uphill to the east. Most lots are irregularly shaped and generously sized; many building sites are quite steep. The earliest



Figure 36. Streetscape in Shadow Mountain Estates–East, view to the east toward Pusch Ridge (2009).

houses are in the Ranch style; later houses are Neoelectic (Figure 37). There is less consistency of style here than in other early subdivisions in the survey. Natural desert vegetation is the most common landscaping throughout the subdivision, either intact natural vegetation or enhanced with plantings; very little non-native vegetation is seen in the subdivision. Driveways are asphalt or gravel, semicircular where the terrain allows.

Despite its striking views and attractive setting, Shadow Mountain Estates–East currently has low potential as a historic district. Just 14 percent of the houses were built before 1965, house styles are inconsistent, and the subdivision design is average. Because 35 of the 57 houses in the subdivision were built before 1974, the historic potential of the subdivision should be reconsidered in another 10 years.

Linda Vista Citrus Tracts No. 2

Linda Vista Citrus Tracts No. 2 was platted in 1937 by the owners, Lue W. G. and Frieda A. Skinner, the same couple who had platted Linda Vista Citrus Tracts in 1930. Lue Skinner had patented the land covered by these plats as two separate GLO claims in 1926 and 1929 (see Table 6). Linda Vista Citrus Tracts No. 2 is bounded on the east by Oracle Road, on the west by Calle Loma Linda, on the south by Calle Concordia, and on the north by Linda Vista Boulevard. The smaller Linda Vista Citrus Tracts, located on the north side of Linda Vista Boulevard, was never fully developed



Figure 37. Ranch-style residence built ca. 1960 in Shadow Mountain Estates–East (2009).

and today holds just 14 houses, the earliest of which was built in 1971. Linda Vista Citrus Tracts No. 2 has 44 houses today, just five of which were built before 1965 and just seven before 1974.

Linda Vista Citrus Tracts No. 2 has a regular, rectilinear subdivision plan, originally consisting of 40 basically square lots, each measuring about 9.5 acres in area. Some lots have been further subdivided since the original plat was filed, but the lots in general are still large and rectangular. The overall design is simple in the extreme and may reflect a desire by the original owners to sell the land quickly, with minimal investment, perhaps in response to the demand for “gentleman’s orchard estates” of the 1930s, as discussed in Chapter 4. The north-south streets that were part of the original plat—Calle Loma Linda, Calle Milagro, Calle Buena Vista, Calle Almendra, Calle Codorniz—are still in place today and divide the rectangular subdivision into five rectangular parts (Figure 38).

Like the other early subdivisions in the survey, Linda Vista Citrus Tracts No. 2 has excellent views of the Santa Catalina Mountains to the east. Most have limited natural desert vegetation and instead include a mix of introduced plantings concentrated near the houses. In certain areas, some desert vegetation has regrown, especially prickly pear and cholla cactus, and some of the denser stands may reflect patterns of former orchard or other agricultural growth. Because of the large size of many lots, the subdivision has an open, rural feel; some of the more substantial properties have distinctive gate features, perimeter fencing or walls, and horse-related features. The southeast corner of the subdivision is occupied by Canyon del Oro High School and James D. Krieh Park (formerly Dennis Weaver Park).



Figure 38. Streetscape in Linda Vista Citrus Tracts No. 2, view to the north along Calle Loma Linda (2009).

Linda Vista Citrus Tracts No. 2 has only a small number of historic houses and many show evidence of significant alterations. Although the neighborhood is of interest for its connection to early efforts to develop the Oro Valley area in the 1930s, the architecture and landscape of the neighborhood reflect this connection only in a limited way. The subdivision has low potential as a historic district based on either its design or its houses.

Fairhaven Village

Platted in two parts in 1958 and 1960, Fairhaven Village is another, minor example of a postwar curvilinear subdivision plan. The neighborhood is bounded on the east by Oracle Road, on the north by Fairhaven Street, on the west by Northern Avenue, and on the south by Cortaro Farms Road. This area has relatively flat terrain with a slight uphill slope to the northeast; good views of the mountains to the east; and sparse natural desert plantings with no enhanced plantings along the streets. The streetscape includes some shallow drainage ditches but no other special features.

Only 3 of the 26 houses in Fairhaven Village were built before 1965, though 22 were built before 1974 (Figure 39). The design of the subdivision is intact but simple and undistinguished. Because of the small number of early houses and the average quality of the subdivision, Fairhaven Village has low potential as a historic district.



Figure 39. Ranch-style residence built ca. 1960 in Fairhaven Village (2009).