

# CENTRAL SEGMENTS ARCHITECTURE

## Pre World War II and Post World War II

Historically, neighborhoods in Phases 2 and 5 along the Central Segments of the Grant Road Highway project share a common history. These neighborhoods are Campbell Grant, Catalina Vista, Jefferson Park, Mountain/First and Samos. Initial development included homestead tracts, i.e. 1898 Lester Homestead. The late 19<sup>th</sup> century and early 20<sup>th</sup> century is characterized as Pre-World War II. Local developers purchased large parcels of land with a goal of building residential subdivisions. This was the period in Tucson's history when residential construction was individual rather than standardized like it is today.

Pre- World War II and Post World War II architecture can be seen mixed within the neighborhoods. Streets were named by the early residents that now extend far east and west i.e. Lester, Linden, Seneca and Waverly.

Another commonality was the separation of the neighborhoods by the previous expansions of both Grant Road in the 1950s and Campbell Ave in the 1960s. City annexation during the early part WWII boom years contributed further to these separations.

Today, these neighborhoods have joined together and formed a coalition with a unified vision of dedicated open space along the northern and southern borders of Grant Road

1920 – Lester built Bungalow (Jefferson Park)



**PRE-WORLD WAR II**  
Bungalow, Spanish Colonial Revival,  
Pueblo Revival, Southwest  
and National Folk

Spanish Colonial Revival - Jefferson Park



Southwest (Campbell/Grant Neighborhood)



Bungalow (Jefferson Park)

**POST WORLD WAR III**

Transitional Ranch,  
Simple Builder Ranch,  
Simple Custom,  
Modern Ranch,  
Postwar Territorial,  
and Postwar Pueblo



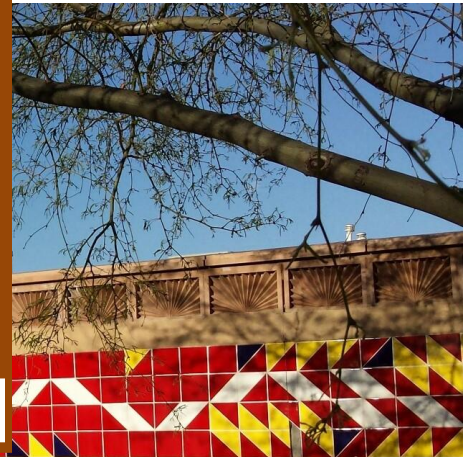
Ranch (Samos Neighborhood)



Ranch (Catalina Vista- former home of Margaret Sanger)



Post War Territorial (Jefferson Park)



Simple custom (Campbell/Grant Neighborhood)



# CENTRAL SEGMENTS HISTORY

These neighborhoods represent a vital part of the history of Tucson. Currently they are the northern gateway to the University of Arizona. Neighborhoods have worked hard to preserve their historic integrity with overlays<sup>1</sup>, neighborhood plans<sup>2</sup> historic designations<sup>3</sup>

Jefferson Park 1898 Homesteader, Annie Lester, named streets familiar to all Tucson today: Lester, Linden, Seneca, and Waverly, Elm. Here were the early U of A Polo Teams, U of A Polo Village, Tent City, TB Sanatoriums, and the first Fiesta de Los Vaqueros. The fabric of Tucson today was woven upon these places.

1900-1920



Tent City – Speedway north ¾ mile Park to Campbell Ave -Easterners flocked to Tucson for the sunshine. Tucson was soon full of “lungers” and hasty accommodations were made. (Jefferson Park)

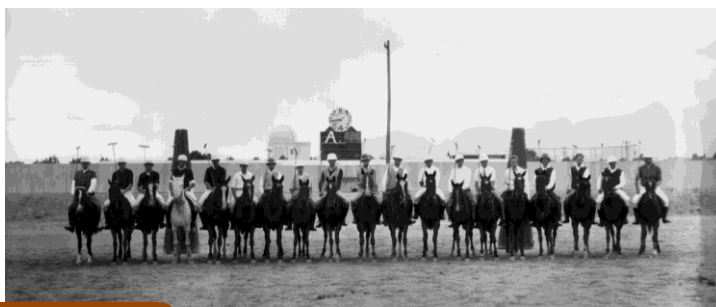
Reardon Sanatorium Warren/Copper (SAMOS)



1930-1937 Courtesy AZ Historical Society

1925

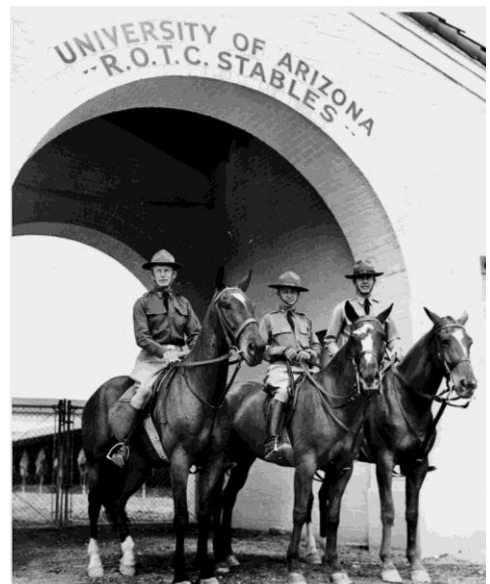
**Fiesta de los Vaqueros!**  
Wealthy winter visitor from Philadelphia, Leighton Kramer built Rancho Santa Catalina. As president of the Polo Club, he purchased the property which became the AZ Polo Field and created the first Tucson Rodeo. (Catalina Vista)



1922-1941

U of A Special Collections

**U of A Polo -**  
team played their last game Dec 7, 1941-Pearl Harbor Day. The ROTC team went to a mechanized War and the horses were sold. (Jefferson Park south)



1947



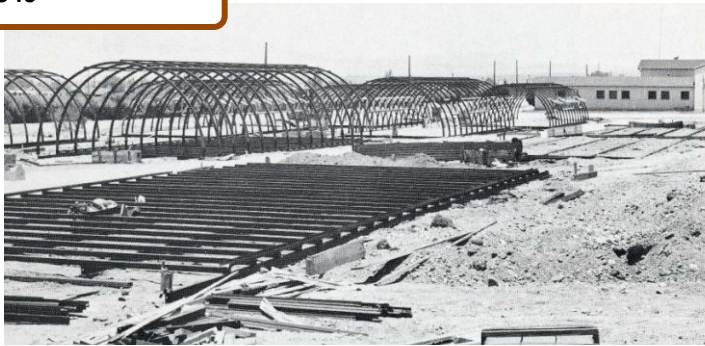
North over Grant from Hampton (Jefferson Park)

1947-



**Catalina Theater-** After World War II, neighborhoods began to expand with University families and prominent Tucson citizens building residences.

1946

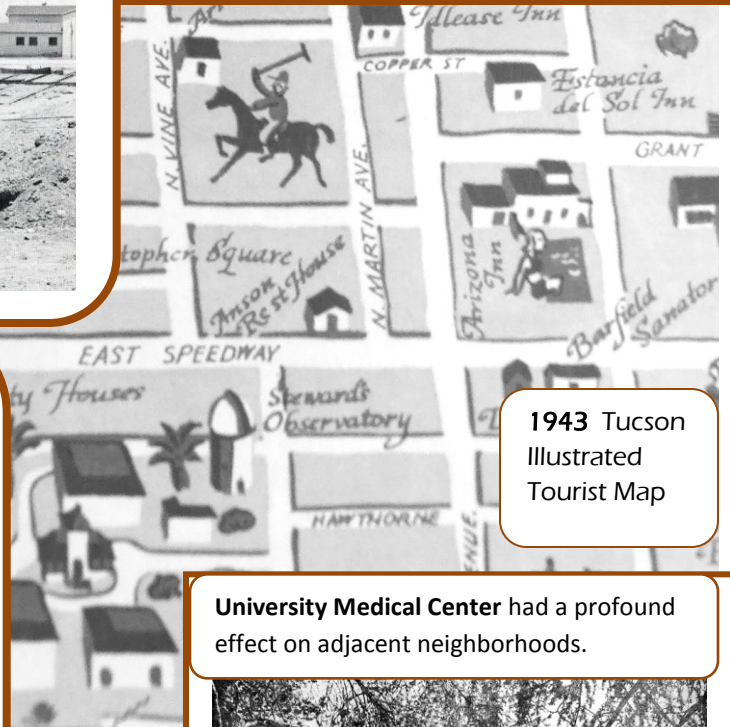


1946 -1960



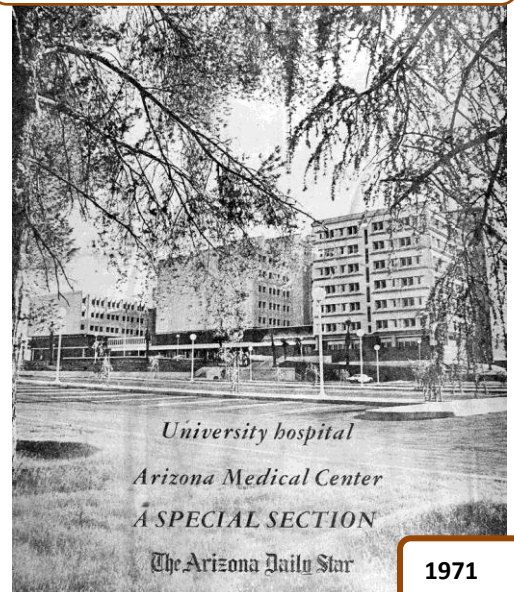
**Polo Village (Married Student Housing)** After World War II Quonset huts were for the returning veterans. Polo village housed up to 248 families in 1946.

(Jefferson Park-south side)



1943 Tucson Illustrated Tourist Map

**University Medical Center** had a profound effect on adjacent neighborhoods.



1971

<sup>1</sup> Jefferson Park Design Manual adopted by M&C 2011. [https://www.tucsonaz.gov/files/pdsd/codes/Jefferson\\_Park\\_Design\\_Manual\\_final.pdf](https://www.tucsonaz.gov/files/pdsd/codes/Jefferson_Park_Design_Manual_final.pdf)

<sup>2</sup> Jefferson Park Neighborhood Plan, [https://www.tucsonaz.gov/files/pdsd/plans/jefferson\\_park.pdf](https://www.tucsonaz.gov/files/pdsd/plans/jefferson_park.pdf)

<sup>3</sup> [https://www.tucsonaz.gov/files/preservation/jeffersonpark\\_nrform\\_final1.pdf](https://www.tucsonaz.gov/files/preservation/jeffersonpark_nrform_final1.pdf)

<sup>3</sup> [https://www.tucsonaz.gov/files/preservation/CatalinaVistaHD2003\\_.pdf](https://www.tucsonaz.gov/files/preservation/CatalinaVistaHD2003_.pdf)