

LETTERS OF NOTIFICATION OF LISTING

11/02/83

UNIVERSITY HEIGHTS ELEMENTARY
SCHOOL

Dr. Merrill Grant
Superintendent
Tucson Unified School District #1
1010 East Tenth Street
P.O. Box 40400
Tucson, AZ 85717

Sharon Chadwick
832 East 7th Street
Tucson, AZ 85719

John Murphy/Elizabeth Merriman
North University Neighborhood Ass'n.
1216 East Mabel Street
Tucson, AZ 85719

The Honorable Lewis J. Murphy
Mayor, City of Tucson
250 West Alameda
P.O. Box 27210
Tucson, AZ 85726

Tucson Newspapers
4850 S. Park Ave.
Tucson, AZ 85714

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received

date entered

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

1. Name

FINAL
JUNE 2011
FROM SHPO

historic University Heights Elementary School

and/or common same

2. Location

street & number 1201 North Park Avenue

N/A not for publication

city, town Tucson

N/A vicinity of

state Arizona

code 04

county Pima

code 019

3. Classification

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

4. Owner of Property

name Tucson Unified School District #1

street & number 1010 East Tenth Street, P.O. Box 40400 85717

city, town Tucson

N/A vicinity of

state Arizona

5. Location of Legal Description

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

street & number 115 North Church Avenue

city, town Tucson

state Arizona

6. Representation in Existing Surveys

title N/A

has this property been determined eligible? yes no

date

federal state county local

depository for survey records

city, town

state

7. Description

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

Describe the present and original (if known) physical appearance

Context:

The University Heights Elementary School is a stuccoed brick Mission Revival Style building located one block north and west of the University of Arizona campus in Tucson, Arizona. Due to a sloping site, the school is two stories on the north elevation. The school is in the North University Neighborhood, an area comprised of single family bungalows and duplexes constructed circa 1910-1930. The site comprises an entire city block and encompasses the usual recreation facilities, including a softball field, basketball court, and playground.

General Description:

The school was constructed in three phases -- 1917, 1921, and 1930, and features an interior courtyard framed by arcades on three sides. The main building contains eight classrooms and administrative offices on the ground level and, in the basement, kitchen space, a cafeteria, and rooms for janitorial functions and mechanical equipment. The main section is the result of the first two construction phases; the central four classrooms and offices comprising the first, in 1917, and the outer four (two on the north and two on the south) comprising the second, in 1921. In 1930 the school was altered to its present configuration by the construction of two classroom wings with interior arcades extending to the east and connected by an arcaded portico. The north wing includes a basement space which extended the basement in the earlier core. These two wings and the portico frame the interior courtyard.

Exterior:

The extensive additions in 1930 provided the building with its major Mission Revival architectural character which includes the east elevation, the arcaded galleries, and the courtyard. The east elevation features a symmetrical composition with open bays terminating both ends of the arcade. Each bay is articulated with a curvilinear parapet with a brick coping course, a central recessed star ventilator, and five corbelled arched niches which had been originally expressed as window openings. A projecting sill line and water table complete the composition.

The arcade consists of ten arched openings with corbelled columns surmounted by a shed roof finished with red clay tiles. The openings are filled with wrought iron filigree added ca. 1970. Two sets of steps provide access to the galleries which feature ceramic tile floors and hand-chamfered, carved wooden beams with painted detail. Each beam is supported by carved wooden corbels on each end.

The north elevation of the school is dominated by original screened classroom windows with asymmetrically placed groupings of triple-hung windows along the entire elevation. All of the classroom windows are placed high on the wall and extend up to the eave line.

Basement level openings are placed below these along the entire length of the wall and include entry doors, paired double-hung windows, and rows of single units. A shed roof sheathed with red clay tiles and ornamented by a low-hipped ventilator projects from the roofline along this elevation.

(See Continuation Sheet)

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The west elevation, originally the main facade, is a symmetrical five-bay composition consisting of a central projecting portico flanked on either side by a series of six triple-sash window units and a simple stepped parapet. These parapets terminate the 1921 classroom extensions which project from the original 1917 building. One set of concrete steps leads up to the central entry; another set to the north provides access to the basement. The words "University Heights" are inscribed in the parapet wall above the entry. A service area and tall projecting chimney were appended to the north elevation probably during the 1930 remodelling.

The south elevation is one story in height and features four series of screened classroom windows. The two on the east are each comprised of five triple-sash units; those on the west are two series of six. As on the north elevation, a shed roof is finished with red clay tiles and features a low, hipped ventilator.

The courtyard created by the 1930 additions is an open rectangular space with concrete walks. A hexagonal-shaped water fountain finished with ceramic clay tiles featuring a Spanish motif is centered in the courtyard.

The arcaded gallery frames the courtyard on the north, east, and south. To the west, access is gained to the original four classroom structure through a raised, arched portico which has detailing similar to the parapets on the east elevation. Paired window units frame this entrance.

Interior:

The interior floor plan of University Heights Elementary School remains essentially as it was after the three phases of construction activity. The original windows and much of the interior woodwork, floors, and ceilings remain in place. (See attached floor plan.)

Alterations/Integrity:

University Heights Elementary School was remodelled in the 1950's and 1960's. Although alterations were made primarily to the interior of the building, the doors on each of the four classrooms opening onto the arcade were replaced with steel casement windows. Also, a concrete slab porch on the south facade and twin entry doors between the first two bays on this elevation were removed. Despite these alterations, the building's primary and most distinguishing features remain intact, and the property exhibits a high level of integrity.

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 type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1917, 1921, 1930 **Builder/Architect** Henry Olson Jaastad

Statement of Significance (in one paragraph)

Summary:

The University Heights Elementary School is significant as it illustrates the Mission Revival Style of architecture as interpreted by prominent Tucson architect Henry Olson Jaastad. Noted for his educational and civic buildings, Jaastad was Tucson's main proponent of the Mission Revival style. The Mission design of the University Heights Elementary School distinguishes it as a significant local example of its style in the context of Tucson architecture.

Historical Background:

The construction of University Heights Elementary School was a direct response to an evolving pattern of residential development surrounding the University of Arizona, established in 1885. The original core of the school was designed and constructed in 1917, five years after Arizona had achieved statehood status. The design of this portion is attributed to a Los Angeles-based architect named Durfee. However, records indicate that he was operating under the supervision of Tucson architect Henry Olson Jaastad, the designer of the two subsequent additions (1921, 1930) which create the building's primary architectural identity.

In 1921 the first of two additions was constructed in response to neighborhood growth. This addition included four classrooms and basement space to expand the earlier core. It also continued the orientation of the west elevation as the principal facade. The two classroom bays feature projecting end walls detailed with simple stepped parapets similar to the parapet above the west entry.

Over the next nine years the surrounding neighborhood continued to expand, and in 1930 Jaastad and his draftsman, E. D. Herreras, designed the second addition in what they termed the Southwest Mission Style. Although this extension added only four classrooms to the existing eight, the creation of the courtyard and the extensive architectural detailing established a completely new orientation and identity for the school.

The facility continued to fulfill the educational needs of the neighborhood for the next 48 years until it was closed in 1978 as part of a court ordered desegregation plan.

Architectural Significance/Association:

Henry Olson Jaastad was born in Hardanger, Norway, on July 24, 1872 to a family of carpenters and cabinetmakers. The family immigrated to the United States in 1886 and settled in Marshfield, Wisconsin. Jaastad moved to Tucson about 1903, working initially as a carpenter. By 1909 he was a naturalized citizen, and in 1908, after having completed a course of study from the International Correspondence School, he began his career as an architect. During the years that followed, he became a regionally noted architect, designing 35 churches, numerous public buildings, and many private residences

(See Continuation Sheet)

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in a variety of styles. Within this large body of work he designed 50 schools in Tucson and New Mexico and became known as the "Builder of Schools". Of this total, at least ten were located in Tucson.

In 1924 Jaastad entered the political arena, serving two terms in the City Council. In 1933 he was elected mayor and served seven consecutive terms before stepping down in 1947 at the age of 75.

The "revivals" of Spanish Colonial and Mission architecture in the United States owe their origins to the 1915 Panama-California Exposition in San Diego, California. Bertram Goodhue was the chief architect of the Exposition, and his designs were met with widespread acceptance in California and certain portions of the Southwest. Shortly after this, Jaastad's work was strongly influenced by Spanish-derived architecture, and Jaastad was known as Tucson's primary designer of the Mission Revival Style buildings. University Heights Elementary School, as completed in 1930, embodies the full development of his interpretation of this regional style.

The building typifies his work in this style in that it includes the repetitive use of curvilinear, bell-shaped parapets with recessed "star" ventilators (a Jaastad trademark), finely detailed arcaded galleries, the use of ceramic tiles for floor and roofing material, and a stuccoed finish. Within the context of his notoriety as a "Builder of Schools", University Heights Elementary School is unique in Tucson; no other educational facility attributed to Jaastad combines all of these features, plus the enclosed courtyard, in such a total expression of the Mission Revival Style. Only the Pima County Courthouse (designed by Tucson architect Roy Place) can boast a similarly designed courtyard.

Future Plans for the Property:

University Heights Elementary School is currently owned by Tucson Unified School District #1 but is being offered for sale. The North University Neighborhood Association is endorsing the adaptive use and preservation of the structure.

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Major Bibliographical References:

Arizona Daily Star: clippings from the Jaastad file at The Arizona Heritage Center, dated as follows: March 17, 1930; April 9, 1930; December 1930; January 10, 1933, March 5, 1933; March 8, 1933; June 20, 1933; November 22, 1934; January 12, 1935; February 7, 1940; May 5, 1947; 1948; April 24, 1955; April 26, 1961; December 21, 1965; December 23, 1965; March 9, 1981.

Cooper, J. The First 100 Years, 1867-1967, a History of Tucson Unified School District #1.

Farber, Lester. Builders of Tucson, 1940; pps. 112-118 (radio script) Arizona Heritage Center.

Herreras, E. D., taped interview.

Rockfellow, Annie G., Papers, Arizona Heritage Society.

Tucson Unified School District, Department of Engineering; from payment book, a resume of monies spent on school construction. University of Arizona College of Architecture Library.

Whiffen, Marcus. American Architecture Since 1780. MIT Press, Cambridge, MA, 1969.

9. Major Bibliographical Reference

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property 3.6 acres

Quadrangle name Tucson

Quadrangle scale 1:24,000

UTM References

A

1	2	5	0	4	1	0	0	3	5	6	6	6	0	0
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

E

Zone			Easting					Northing						

F

Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

Verbal boundary description and justification

Boundaries are Mabel Street on the north, Helen Street on the south, Park Avenue on the east, and Tyndall Avenue on the west.

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

state N/A code county code

state code county code

11. Form Prepared By

name/title S. Chadwick, E. Merriman, S. Miller, J. Murphy, A. Oshiki, J. Johnson

Edited by SHPO staff

organization North University Neighborhood Association date August 12, 1983

street & number 1216 East Mabel Street telephone (602) 624-9119

city or town Tucson state Arizona 85719

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 Donna J. Schuber

title State Historic Preservation Officer date August 31, 1983

For NPS use only

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

Keeper of the National Register date

Attest: Chief of Registration date

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

UNIVERSITY HEIGHTS ELEMENTARY SCHOOL
Tucson, Arizona

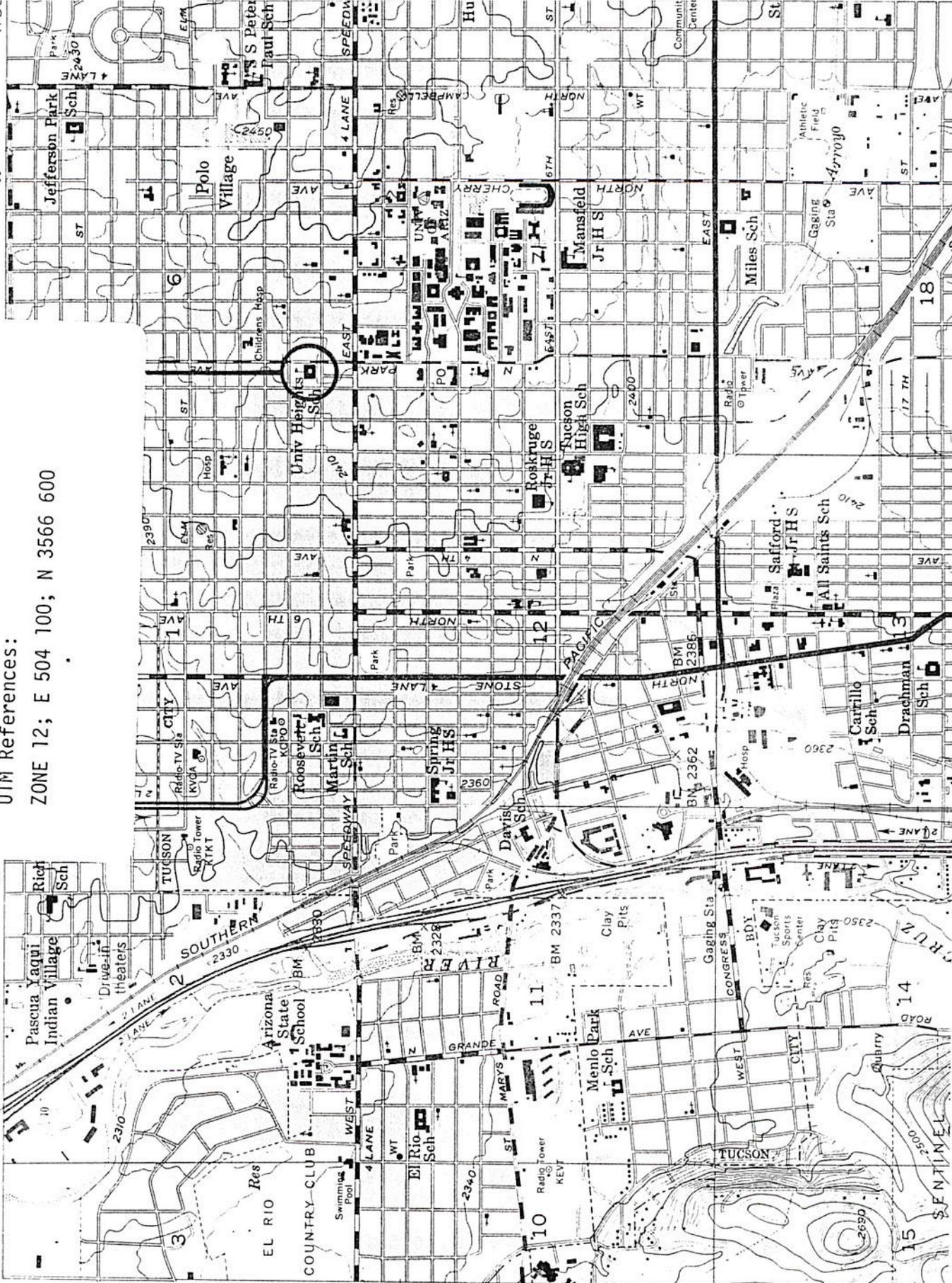
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32° 15'

CASA GRANDE 6.3 MI.
JAYNES 3.8 MI.

502000
905

UTM References:

ZONE 12; E 504 100; N 3566 600



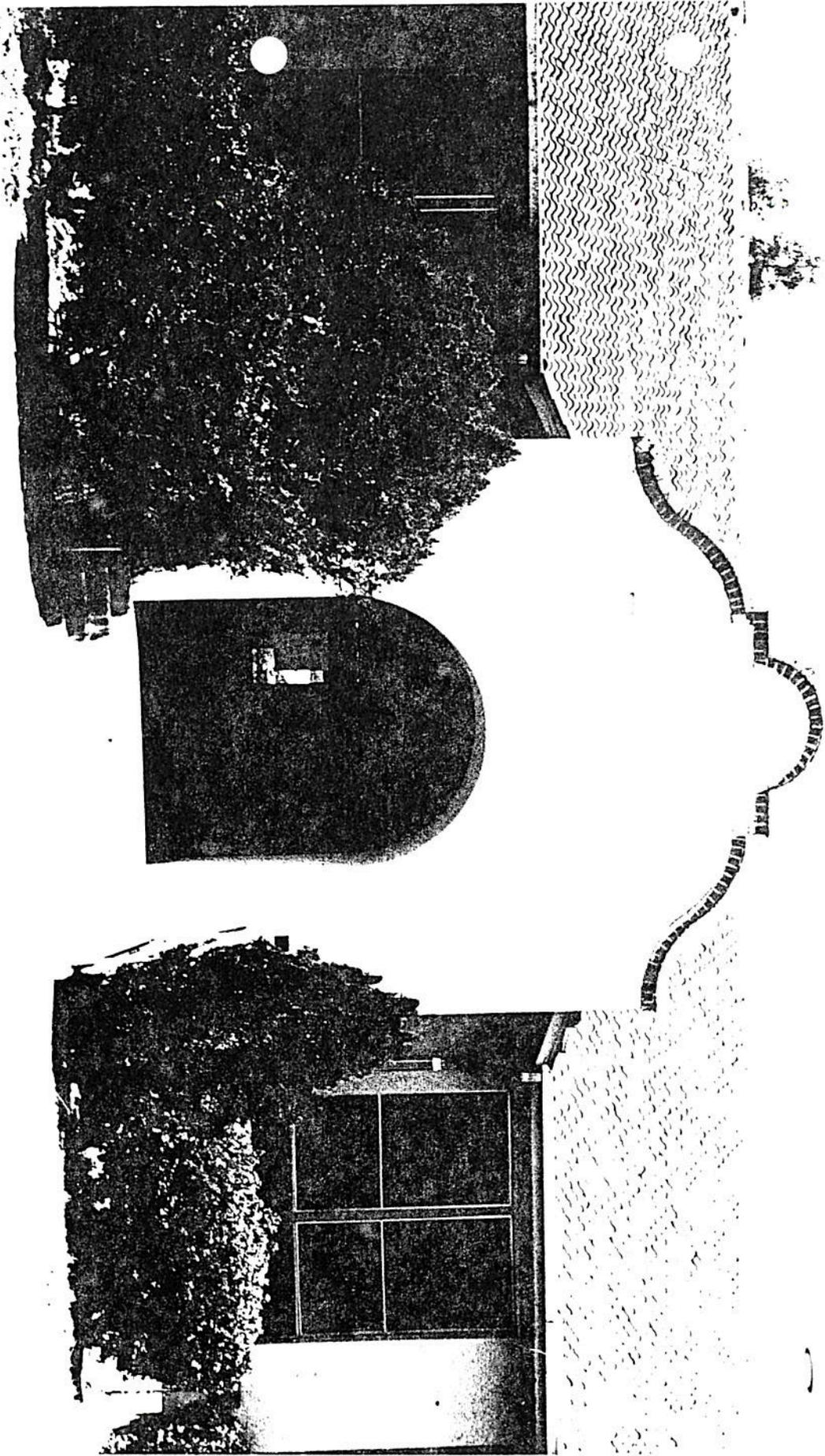
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(JAYNES)

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3566

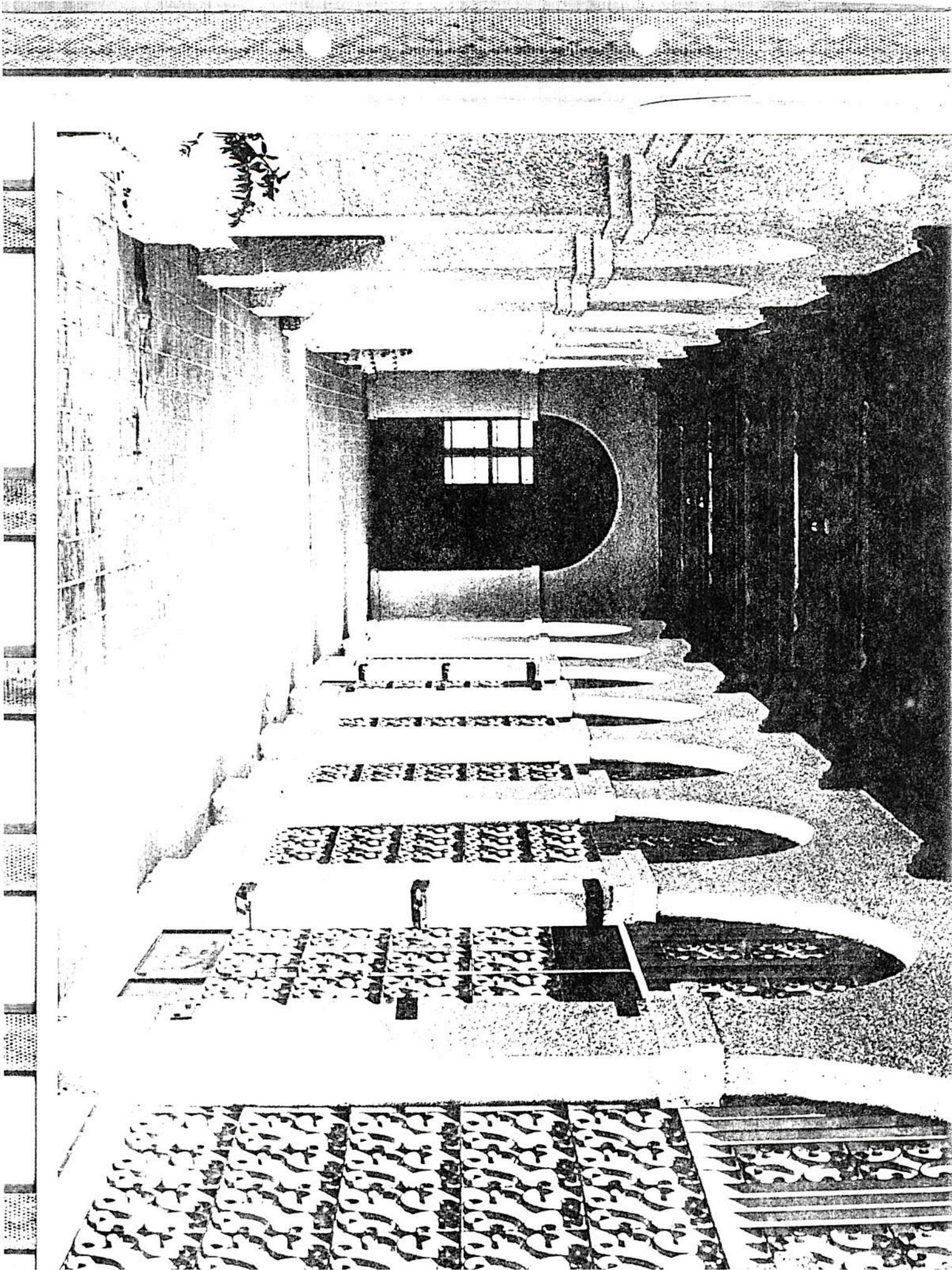
3565

3564



UNIVERSITY HEIGHTS ELEMENTARY SCHOOL
1201 N. Park Ave., Tucson, Arizona 85719
DETAIL INNER PORTICO - Looking West

Photographer: Sharon Chadwick
Film: 35mm Panatomic X
May, 1982
Location of negative: Photographer's
Photo 4 of 9 possession, Tucson



UNIVERSITY HEIGHTS ELEMENTARY SCHOOL
1201 N. Park Ave., Tucson, Arizona 85719
DETAIL EAST ARCADE - Looking North

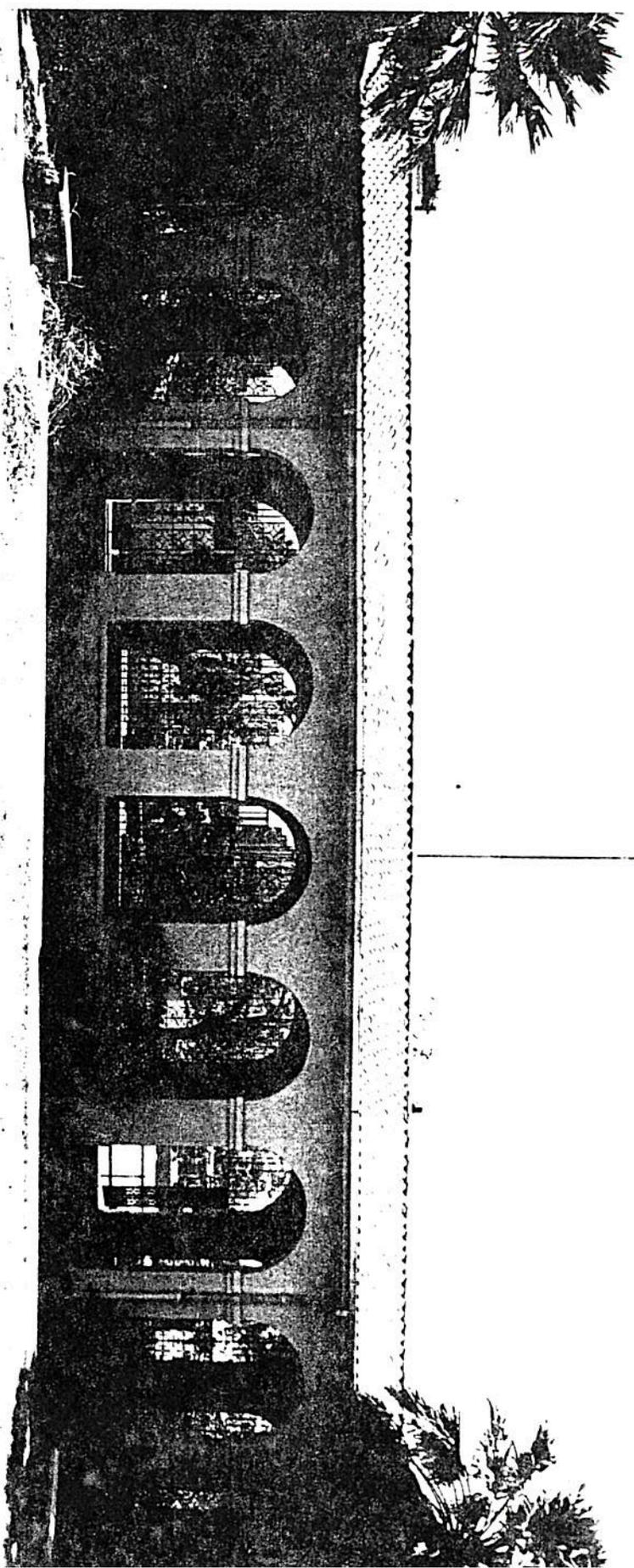
Photographer: Sharon Chadwick

Film: 35mm Panatomic X

Date: May, 1982

Location of negative: Photographer's
possession, Tucson

PHOTO 8 of 9



UNIVERSITY HEIGHTS ELEMENTARY SCHOOL
1201 N. Park Ave., Tucson, Arizona 85719
DETAIL COURTYARD - Looking East

Photographer: Sharon Chadwick
Film: 35mm Panotonic X
Date: May, 1982
Location of negative: Photographer's

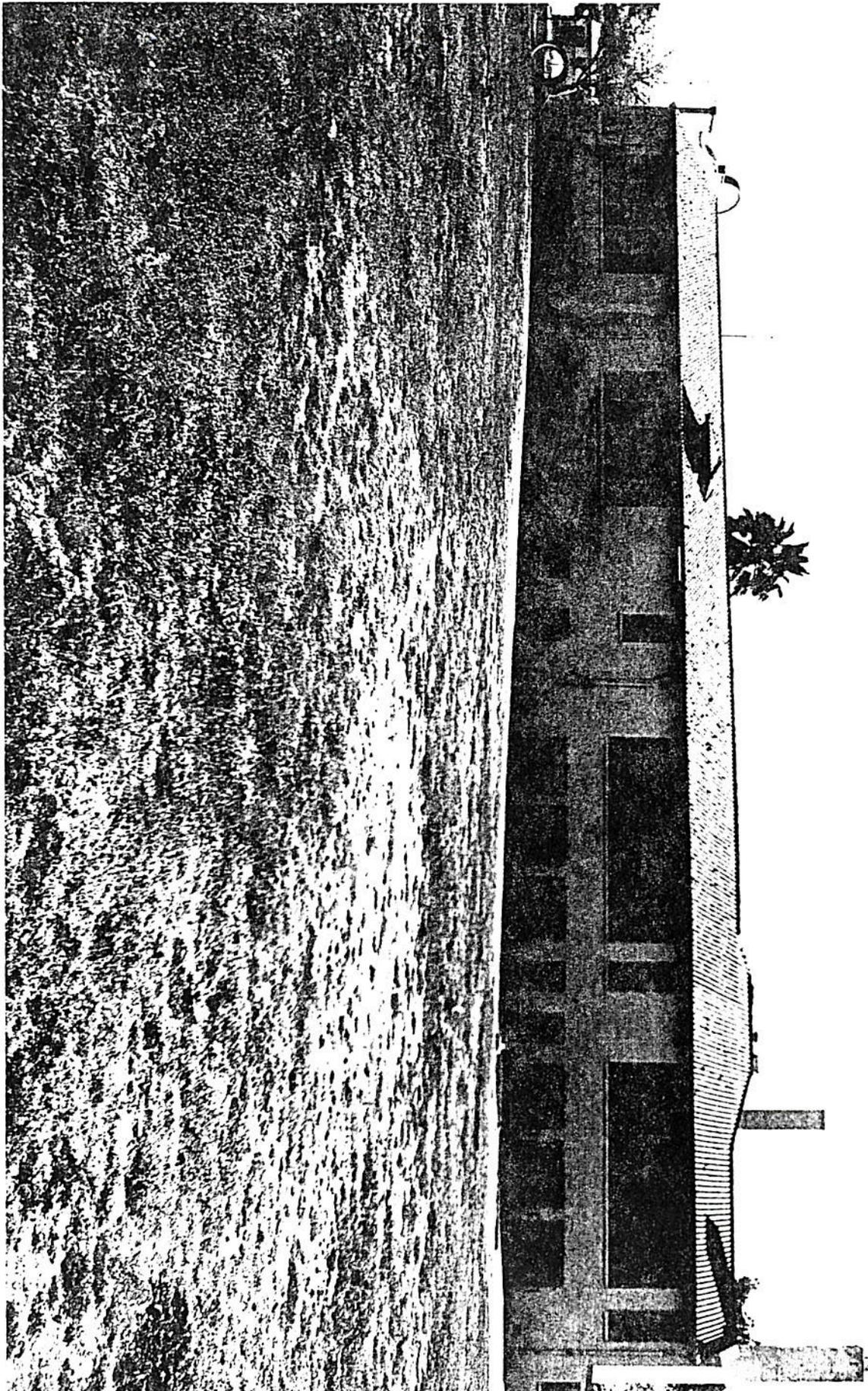
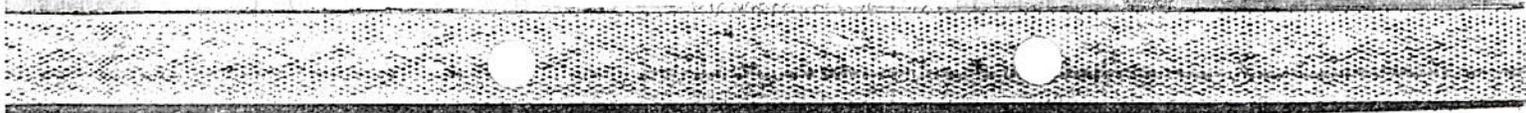


UNIVERSITY HEIGHTS ELEMENTARY SCHOOL
1201 N. Park Ave., Tucson, Arizona 85719
Interior of courtyard - Looking Southeast

Photographer: Sharon Chadwick
May, 1982

Location of negative: Photographer's
possession, Tucson

PHOTO 6 of 9



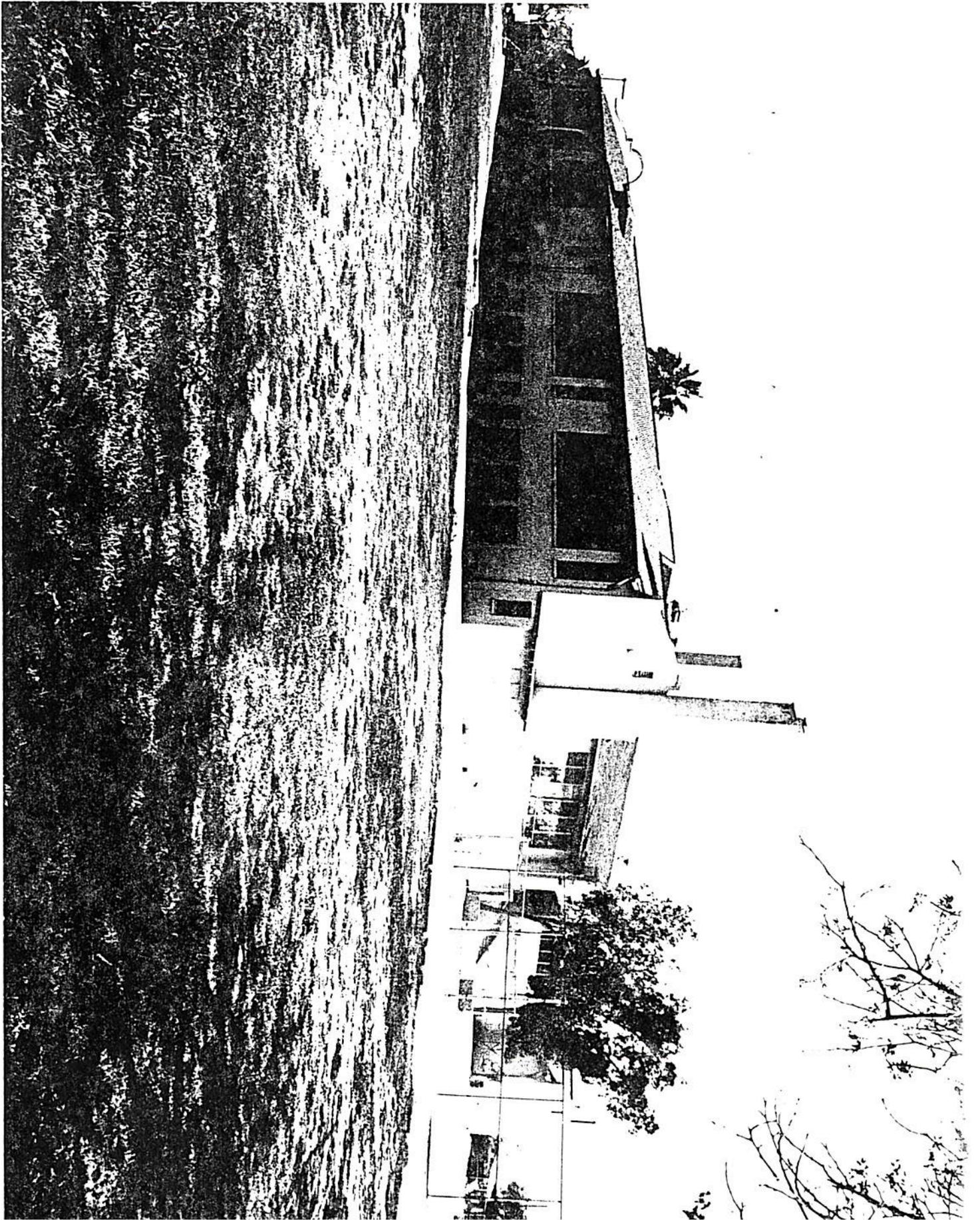
UNIVERSITY HEIGHTS ELEMENTARY SCHOOL
1201 N. Park Ave., Tucson, Arizona 85719
North facade - Looking South

Photographer: Sharon Chadwick

Date: March, 1983

Location of negative: Photographer's
possession, Tucson

PHOTO 5 of 9.



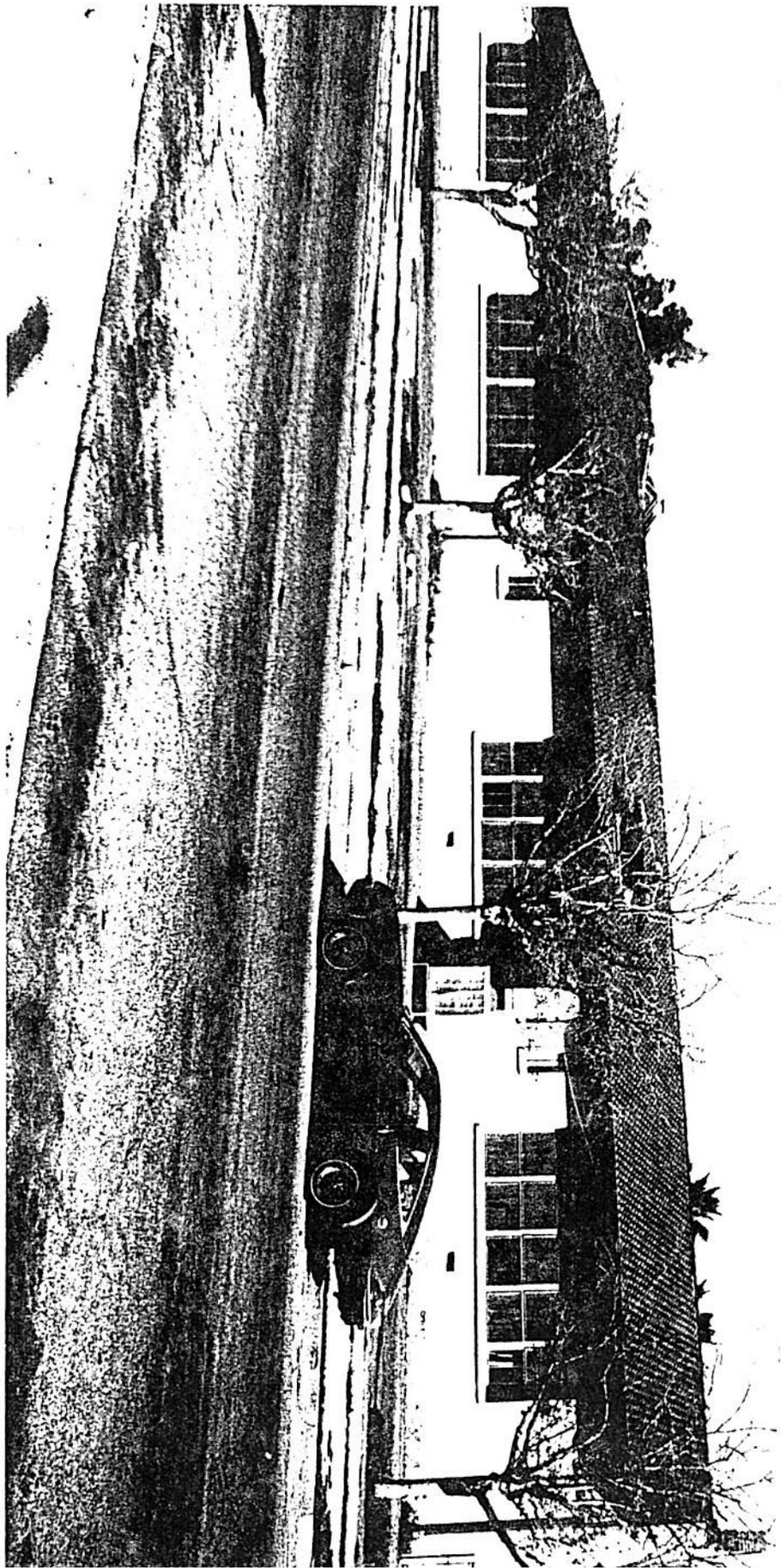
UNIVERSITY HEIGHTS ELEMENTARY SCHOOL
1201 N. Park Ave., Tucson, Arizona 85719
Rear three-quarters - Looking Southeast

Photographer: Sharon Chadwick

Date: March, 1983

Location of negative: Photographer's
possession, Tucson

PHOTO 4 of 9



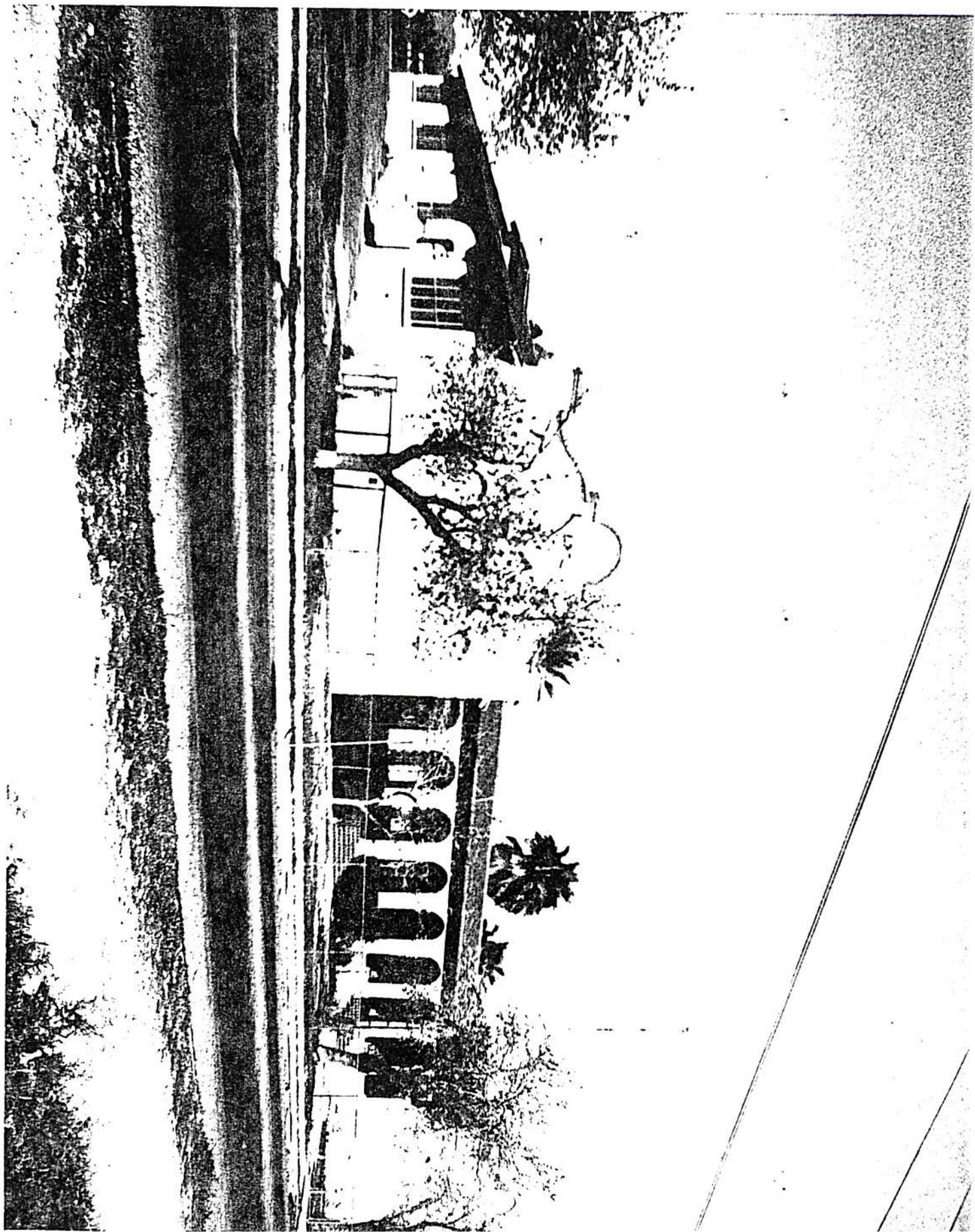
UNIVERSITY HEIGHTS ELEMENTARY SCHOOL
1201 N. Park Ave., Tucson, Arizona 85719
South facade - Looking North

Photographer: Sharon Chadwick

Date: March, 1983

Location of negative: Photographer's
possession, Tucson

PHOTO 3 OF 9



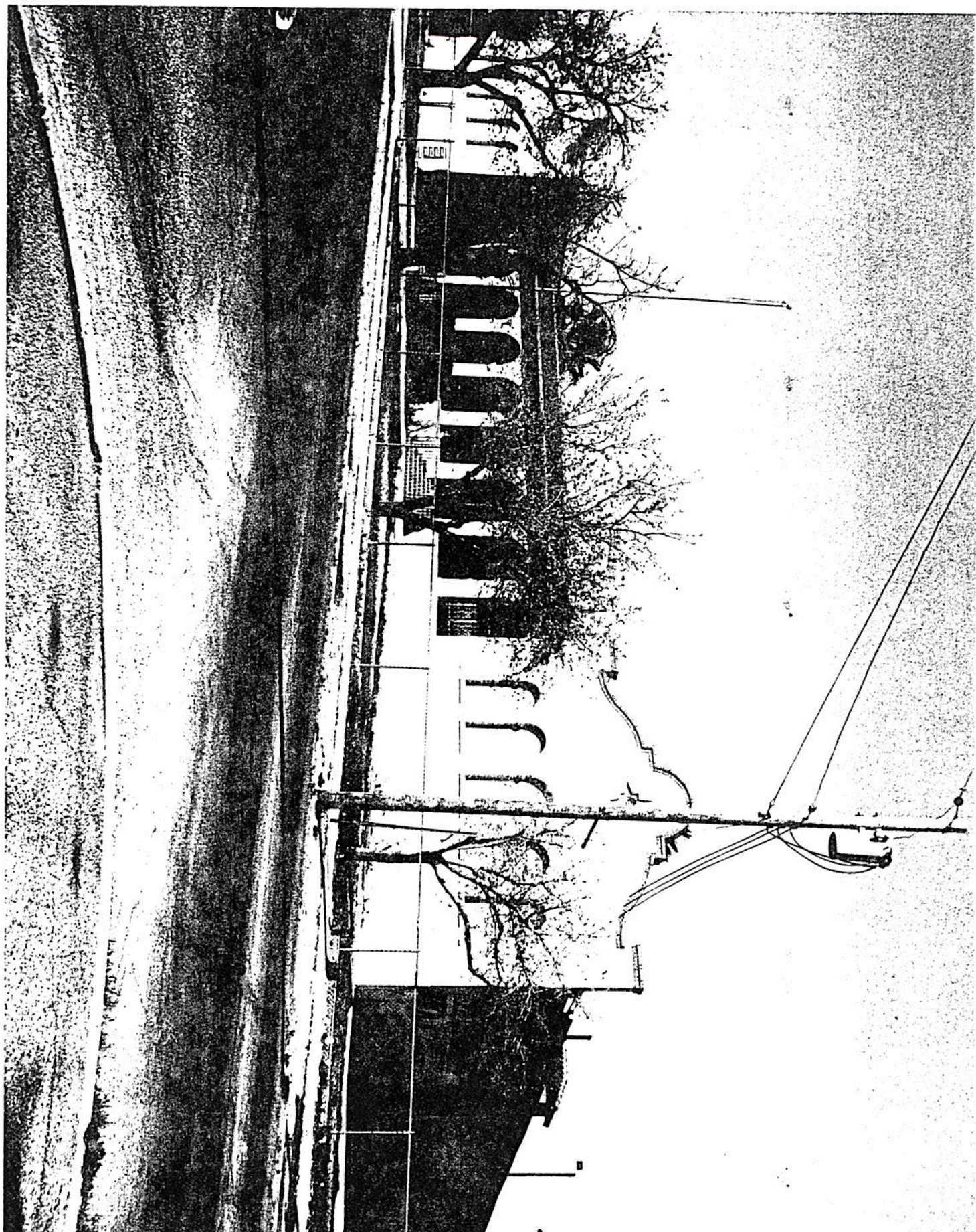
UNIVERSITY HEIGHTS ELEMENTARY SCHOOL
1201 N. Park Ave., Tucson, Arizona 85719
Front three-quarters - Looking Northwest

Photographer: Sharon Chadwick

Date: March, 1983

Location of negative: Photographer's
possession, Tucson

PHOTO 2 of 9



UNIVERSITY HEIGHTS ELEMENTARY SCHOOL
1201 N. Park Ave., Tucson, Arizona 85719
Front three-quarters - Looking Southwest

Photographer: Sharon Chadwick

Date: March, 1983

Location of negative: Photographer's
possession, Tucson

PHOTO 1 OF 4