

**ARIZONA STATE PARKS  
STATE HISTORIC PRESERVATION OFFICE (SHPO)  
1300 W. Washington, Phoenix AZ 85007 – 602.542.4009  
RECOMMENDATION OF POTENTIAL ELIGIBILITY (ROPE)  
Application Form 2015**

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*Read instructions carefully before completing the ROPE application. No recommendation will be made by SHPO unless a completed ROPE application form has been received and reviewed.*

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1. **Historic name of property:** Samaniego House

**Name of certified Historic District:**

**Address & Street:** 222 South Church Avenue (Original Address: 112 West Jackson Street)

**City:** Tucson

**County:** Pima

**State:** Arizona

**Zip:** 85701

2. **Check the nature of request:**

*Individual National Register Nomination*

*National Register Historic District*

*Contributor to certified Historic District*

*Other*

3. **ROPE preparer contact information:**

**Name:** Demion Clinco

**Email:** info@preservetucson.org

**Organization:** Tucson Historic Preservation Foundation

**Address & Street:** PO Box 40008

**City:** Tucson

**State:** AZ

**Zip:** 85717

**Daytime Telephone Number:** 520-247-8969

4. **Property owner contact information:**

**Name:**

**Email:**

**Organization:**

**Address & Street:**

**City:**

**State:**

**Zip:**

**Daytime Telephone Number:**

## 5. Description:

(In approximately 200 words or less briefly describe the general characteristics of the property, indicating its location, type, style, and significant features.)

The 140 year old Samaniego House is located in Downtown Tucson and is one of the small number of nineteenth century buildings that survived urban renewal in the 1970s. During urban renewal the bulk of downtown Tucson was demolished to make way for new civic projects. A concerned group of preservationist worked to save significant buildings, including the Samaniego House. The preservation of the house was written into the land contract for La Placita Development. The streets were eliminated, and the TCC and La Placita Development were constructed around the building.

The exterior of the house is similar to other surviving examples of the period. Its typical Victorian transformation is discussed in the publication *Cross-Cultural Vernacular Landscapes of Southern Arizona*:

Beneath the [post 1880s] Victorian dress is a traditional Sonoran row house, built with thick adobe walls, a flat roof, and a central *zaguan*. The transformation of the roof form and the addition of a porch to the south and ornamentation illustrates the evolution of stylistic preferences by Tucsonans as a result of the arrival of the railroad, which exposed them to national trends in building design and aesthetics, as well as their desire to "Americanize" inherited Sonoran building types.

In the 1970s and 80s the building underwent upgrades including a sprayed-on knocked-down lace texture stucco typical of the late 20<sup>th</sup> century and a corrugated metal roof. Despite the loss of setting, stucco treatment and paint color the Samaniego House retains its significance.

The following is taken from the 1969 Arizona State Landmarks Committee State Register of Historic Places form completed by Gordon Heck from the College of Architecture, University of Arizona, Tucson, Arizona. On behalf of the Historic Areas Committee:

### 1. Number 112-140 West Jackson Street

#### The Site and Plan

The site was acquired and developed by M.G. Samaniego in the late 1870s and early 1880s. The 1883 Sanborn Fire Maps show Lots 2,8 and 10 containing a continuous structure, broken only on Lot 10 by what appears to have been an entry to the rear yard area. This open space has been closed in later years, and today, with that exception, the exterior dimension of the structure from 122 to 140 agree generally with the building show on the 1883 map. Unfortunately, the western end of No. 140 was partially destroyed during the urban renewal demolition in 1968.

The plan of the West Jackson street structure is an interesting example of the townhouses of the 1880s. The first portion of the house built was No 112, where Samaniego used a center hall, one room deep with narrow sidelights and a rectangular transom above. On either side of the entrance hall were the formal rooms of the house, the parlor to the west and possibly the living-dining room to the east. The entrance hall also provided access to the *ramada* area and the rear yard area. From this formal nucleus, the house developed westward to No. 136, as a series of rooms linked to the parlor of No. 122 by doors, and "through room" internal circulation, in what is sometimes called a "shot gun" plan. These rooms were possibly the bedrooms or private family rooms of the house. They also have access to the rear ramadas and the rear yard, which may have also served as an external circulation way to reach No. 112, if privacy was desired in any of the bedrooms west of the parlor. It is possible that the house many have ended at No. 136, with the opening to the rear yard setting No. 140 apart for some other use, or for some tenant other then Samaniego. Today the rooms west of the original house, No. 112, are individual apartments, with doors to West Jackson Street. It cannot be determined, lacking any early façade photographs, if such entries to West Jackson Street were in existence when Samaniego used the entire structure or whether these were only windows to the street.

The rear yard was defined by the Samaniego house on the north, the Ochoa Street houses on the south, and walls to the east and west. This rear yard no doubt served many purposes – containing privies, wells, stables and sheds for storage. The *ramadas* possibly served as cooking rooms, as well as sitting areas for the rear yard. Today, these *ramadas* have been enclosed and contain kitchen and bathroom for the various apartments or houses.

#### Exterior

Today, the West Jackson street façade is a solid block from No. 122 to No. 136 with a portion of No. 140 remaining intact on the western end. The most impressive doorway is No. 122, which was the entry to the portion of the house built first by Samaniego. The rest of the façade is punctuated by entries without any notable character or detail, which may be the result of later alternations, when the house was divided into separate apartments. The present roof is comprised of three sections, two of which are low-sloped hipped roofs broken on the street side by a gable containing a ventilator and some typical 1890s "Queen Anne", or possibly "Italianate" wood brackets. The third section on the western end has a flat roof. The gable breaks are not related geometrically to any of the entrances below, which may indicate that the roof geometry was designed relative to the entire west Jackson Street block (from No. 112 to No. 140). The gable breaks are geometrically related to the whole block. This suggests that the opening between buildings on Lot 10 shown on the 1883 Sanborn Fire Map, may have been a covered "Zaguan," or entry to the rear yard. It is also possible that the original roof was a typical flat roof, on *vigas*, and Samaniego, or some later tenant added the present roof above the older flat roof, in order to improve drainage, and to add a note of "Victorian Style" to the west Jackson Street façade. The eaves display wooden moldings and brackets of the 1880-1900 period. Windows are wooden double-hung, two light sash, with wooden trim. They are placed as flush as possible to the exterior wall surface, creating a deep sill on the interior, typical of the window type of the period.

#### Material construction.

The exterior walls vary in thickness. Generally they are about 24 inches thick, built of mud adobe brick with mud mortar. The exterior wall surface has a heavy stucco coat. Its texture, thickness and flush relationship to the exterior wood trim suggests a later period of application. Interior walls are plastered with a lime plaster of considerable thickness. Foundations are rough stone.

Openings in walls were framed by wooden lintels, now covered with wooden trim and stucco. The roof was originally framed with round wooden *vigas*, probably mostly of pine, covered with sahuaro rib *savinas* and mud. The present hipped roofs on two-thirds of the block are made from dimensional lumber, indicating a later period of construction.

#### Interior and Details

The interiors have been badly treated since Samaniego's time. Alternations have all but destroyed the original character and details. No. 122 is the only portion still possessing surviving details worthy of mention. Rooms "A" and "C" have fine *viga* and sahuaro rib ceilings as well as several paneled doors, with period hardware. Floors are of medium width wooden boards throughout.

Rooms "A" and "C" possess several fine examples of period wooden window trim, with deep jams and sills.

*Date of construction:* c1876                      *Source of information:* Arizona Daily Star  
*Date(s) of Alteration(s):* 1970s  
*Has building been moved?*     Yes                       No    *If so, when?*

#### 6. **Statement of significance:**

*(In approximately 200 words or less provide a summary paragraph that includes level of significance, applicable criterion, period of significance, and any criteria considerations.)*

The **Samaniego House** was built in 1876, by Mariano Samaniego, and is virtually all that remains of the barrio that was destroyed during urban renewal in the 1960s. It is adobe construction with sahuaro rib ceilings. Samaniego was a prominent citizen of Tucson, serving on the city council, as County Assessor, on the board of supervisors, and delegate to five territorial legislatures. He was a regent of the University of Arizona, president of the Arizona Pioneers Historical Society, and co-founder of the Alianza Hispano-American Club. According to a survey of significant historic resources compiled by as part of the Santa Cruz Valley National Heritage Area study.

The Samaniego House is an early example of adobe construction in a Transformed Sonoran Rowhouse style. The arrival of Americans, initially in small numbers, and then in a rush after the Southern Pacific Railroad connected to Tucson in 1880, brought new construction materials and architectural tastes from the eastern U.S. and California. Existing Sonoran-style houses were modified by the addition of pyramidal or gabled metal roofs, brick caps on roof parapets, and Victorian embellishments, creating Transformed Sonoran Rowhouse (1863-1912). (source: A guide to Tucson's Historic Neighborhoods, 2011).

The Samaniego House was identified as exceptionally significant during urban renewal and spared from demolition. Although the setting has been lost and concrete stucco applied to outside of the building, the property remains exceptionally significant for its connection to early Tucson and its characteristic adobe architecture. The Samaniego House has been identified by numerous surveys as significant, including the list of the most important historic sites or properties (buildings, structures, and districts) within the proposed Santa Cruz Valley National Heritage Area.

David Leighton wrote a story for the Arizona Daily Star on October 16, 2012: Samaniego was a Prominent Tucson Civic Leader. The article outlines Samaniego's contributions to Tucson.

Mariano Guadalupe Samaniego was born in Sonora, Mexico, in 1844. His parents, Bartolo and Ysabel Samaniego, were born there also. Ysabel's father, Pedro Luna, was a soldier from Sonora; Bartolo's father, Tiburcio Samaniego, was a large land owner, magistrate and adviser and friend to the Opatá and Yaqui Indians. His family was one of the oldest in Sonora.

After Bartolo's death in Mexico in 1850, Ysabel moved to what is now Mesilla, N.M., where she and Mariano ran a store. A few years later they became naturalized as a result of the Gadsden Purchase. Mariano Samaniego attended St. Louis University, graduating in 1862. Next he signed on as an interpreter for the Confederate Army. In 1864, he began freighting supplies to and from multiple posts, traveling as far east as the Missouri River. After marrying Dolores Aguirre in Las Cruces, N.M., he came to Tucson in 1869, and was awarded numerous contracts to carry supplies to various Arizona forts. In 1881, after the murder of his brother Bartolo Jr. in an ambush by Apaches, he sold his contracts and started raising cattle, which he continued until his death. He also owned a large amount of real estate, including the Canyon del Oro and Rillito ranches, both north of Tucson. The Canyon del Oro ranch is now the site of Biosphere 2.

Robert Zucker in his book *Treasures of the Santa Catalina Mountains* writes:

Mariano Samaniego was a prominent Tucson politician. He held more offices than any other Mexican-[American] and served nearly three decades in city, county, and state government, including ten years on the Pima County Board of Supervisors and Arizona State Legislature. Samaniego served four terms in the Arizona Territorial Assembly, on the Pima County Board of Supervisors and Tucson City Council. He was a Pima County Assessor, President of the Arizona Pioneer's Historical Society, and was one of the founders of the Hispanic American Alliance. He was one of the first members of the Board of regents of the University of Arizona.

Samaniego died at the age of 65 as one of the most powerful men in Tucson.

**Level of significance:**

Local

State

National

**Criterion:**

A

B

C

D

Eligible under the Historic Architectural Resources of Downtown Tucson Arizona MPDF

7. Photographs and maps: see attached.

Photo #1: North Elevation (originally Jackson Street) – January 2016



Photo #2: detail of north elevation – January 2016

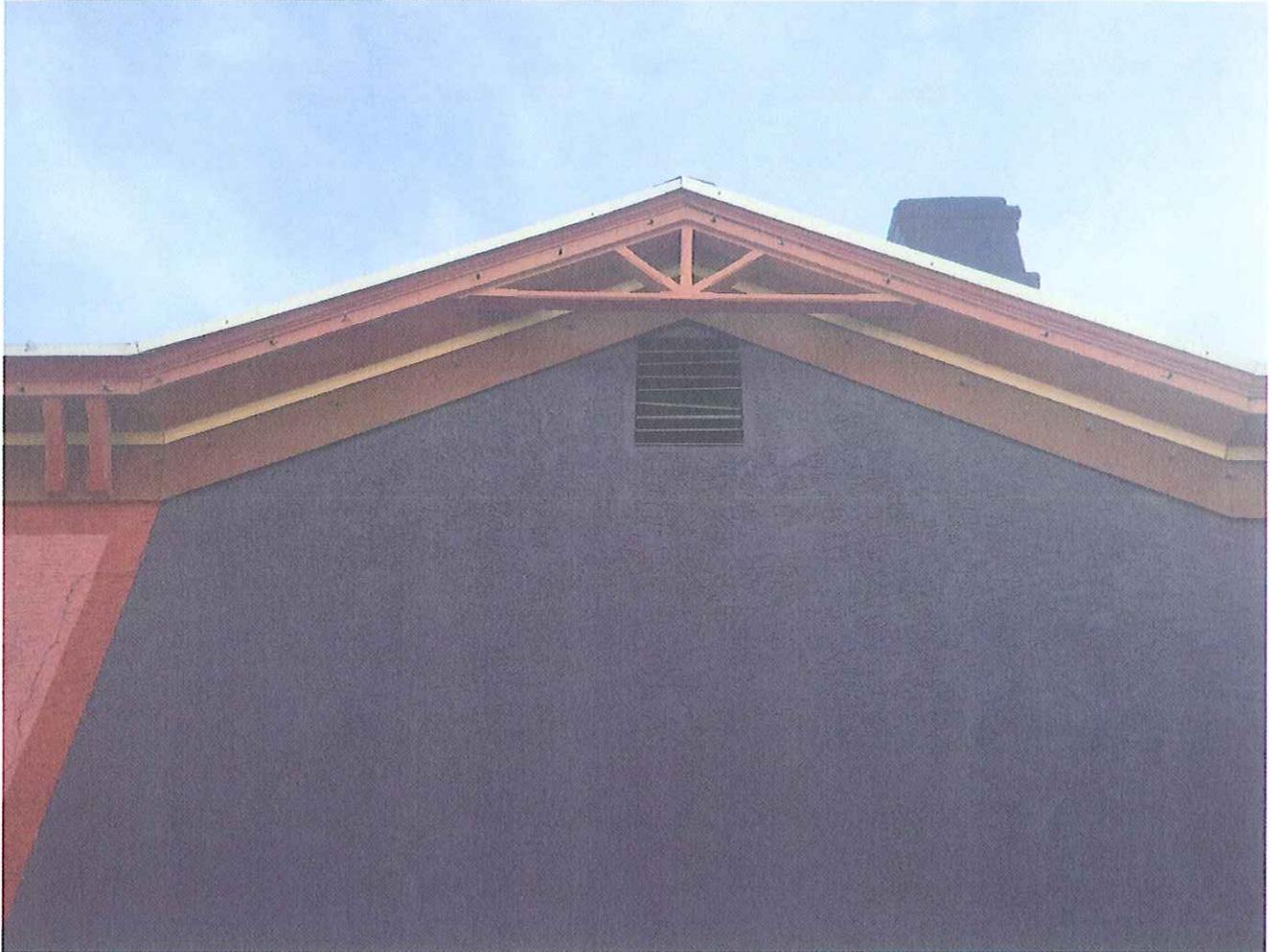


Photo #3: south east elevation – January 2016



Photo #4: south east elevation – January 2016

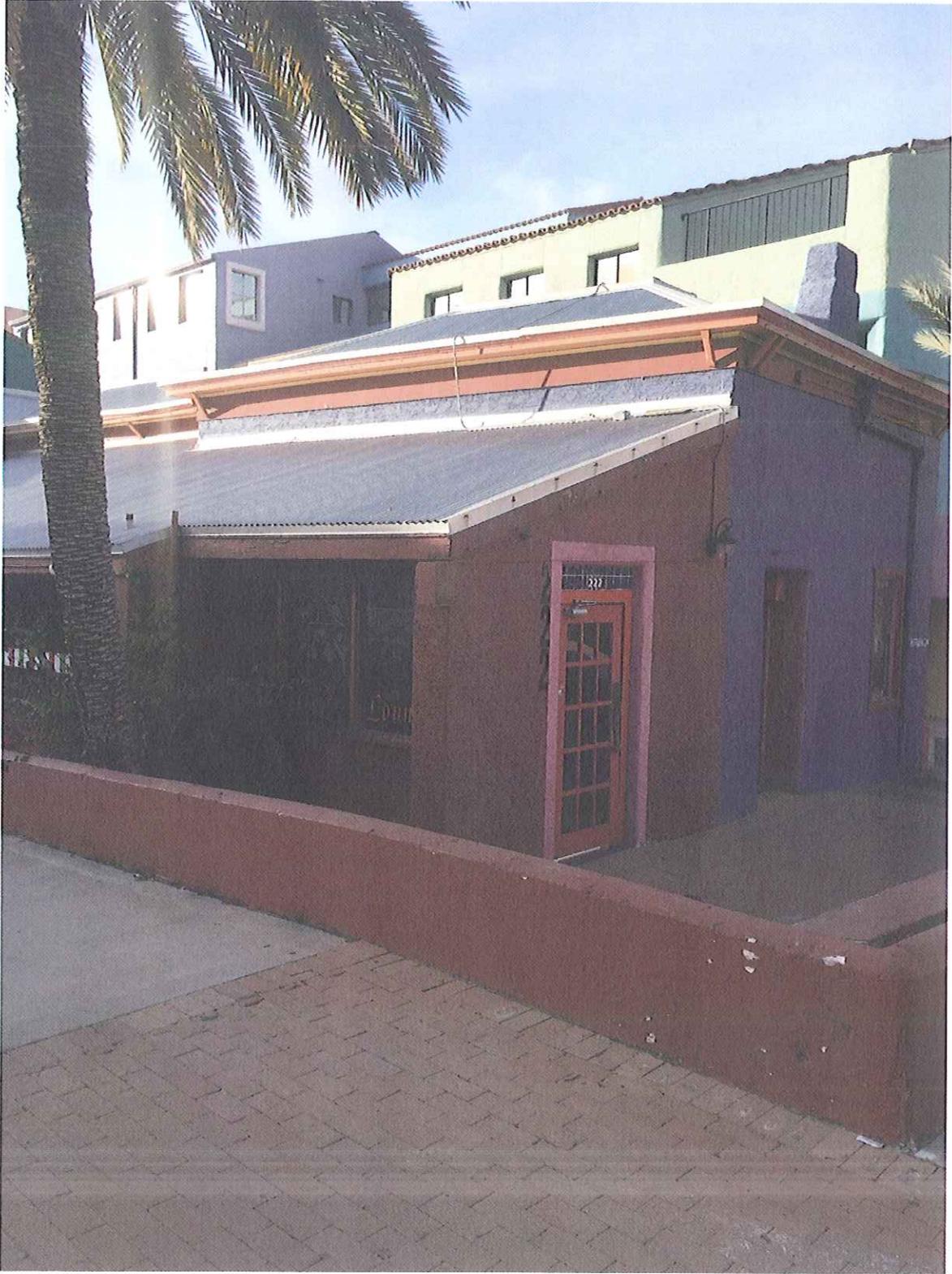


Photo #5 interior detail – January 2016



Continuation sheets attached:

Yes

No

ARIZONA STATE LANDMARKS COMMITTEE  
STATE REGISTER OF HISTORIC SITES

MARION G. SAMANIEGO HOUSE Site #67  
( Site name, common and historic )

INVENTORIED BY:

Individual: GORDON HECK

Address: COLLEGE OF ARCHITECTURE  
UNIVERSITY OF ARIZONA, TUCSON, ARIZ.

Organization: HISTORIC

AREAS COMMITTEE

Address: TUCSON

Date: 5 JUNE 1969

IF REPRESENTED IN EXISTING  
SURVEYS (i.e., Federal, State,  
County, Local):

\_\_\_\_\_  
Name Date

\_\_\_\_\_  
Name Date

\_\_\_\_\_  
Name Date

COUNTY: PIMA

TOWN: TUCSON

STREET & NO.: 112 - 140 W. JACKSON ST.

MAP COORDINATES (use U.S. Geological  
Survey map longitude and latitude  
designations; give name and date of  
map sheet): \_\_\_\_\_

PRESENT OWNER:

Name: CITY OF TUCSON

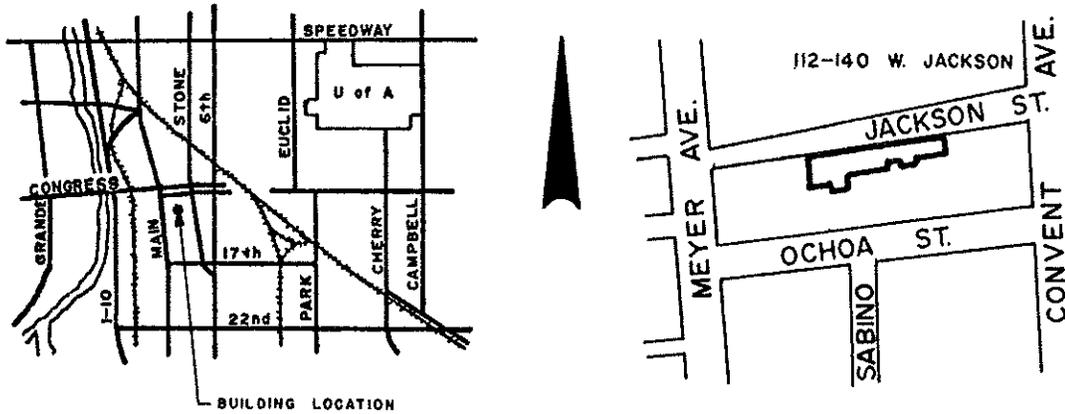
Address: \_\_\_\_\_

PRESENT USE: VACANT - THREATENED BY  
URBAN RENEWAL PLAN WITH DESTRUCTION

ZONING: B-2

ACCESSIBLE TO PUBLIC? Yes \_\_, No XX

LOCATION MAP (INTERSECTION MAP, DIAGRAM AND LABEL WITH RESPECT TO KNOWN POINTS. INCLUDE HIGHWAY NUMBERS, MILE POST DESIGNATION AND ROAD MAPS):

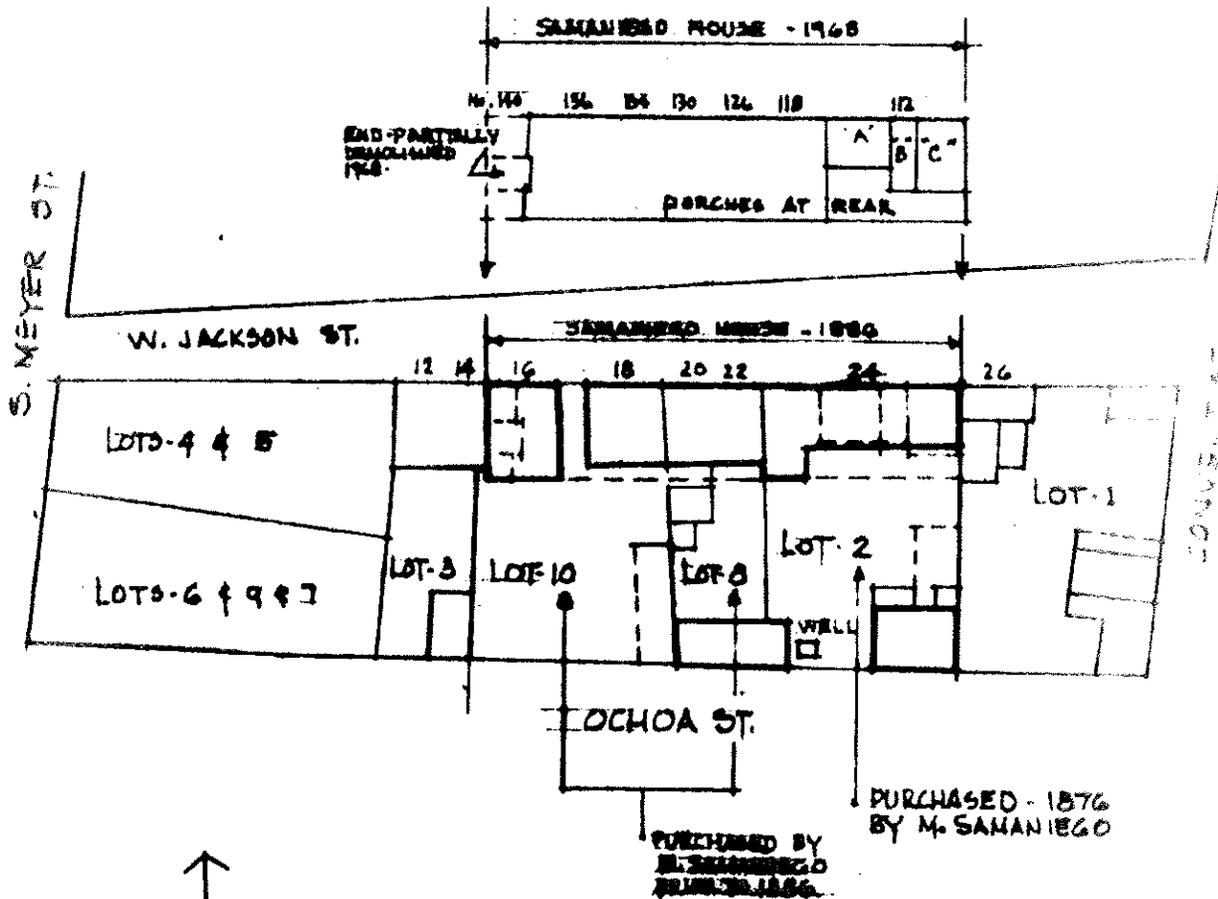


PHOTOGRAPH (STRUCTURE OR AREA):



**THE SAMANIEGO HOUSE**  
 112 WEST JACKSON STREET  
 TUCSON, PIMA COUNTY, ARIZONA

**SITE PLANS**  
 1886 - 1968  
 (ALL DIMENSIONS ±)



**MARIANO SAMANIEGO HOUSE**

112 WEST JACKSON ST.

AS SHOWN ON THE 1886 SANBORN FIRE MAP  
 (ARIZONA PIONEERS HISTORICAL SOCIETY)

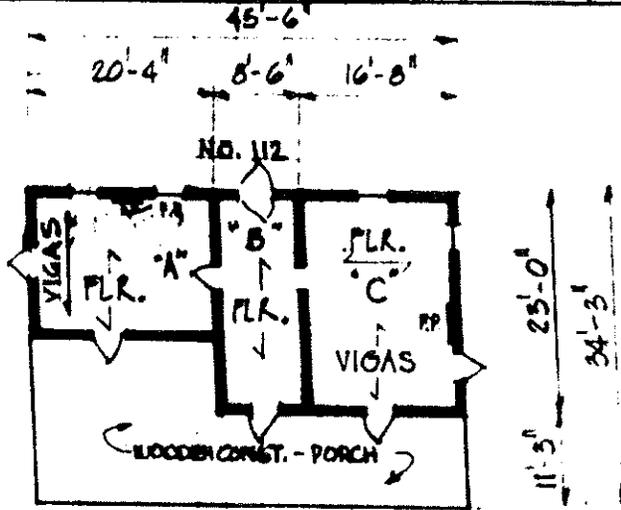
SHOWS - RELATIONSHIP OF PRESENT STRUCTURE  
 AS MEASURED IN 1968 - TO 1886  
 STRUCTURE OUTLINE.  
 DISCREPANCIES PROBABLY DUE TO ± MEASUREMENTS - 1968

STRUCTURES SHOWN ON THE 1886 SANBORN  
 FIRE MAP ARE ALSO SHOWN ON 1893  
 SANBORN FIRE MAP

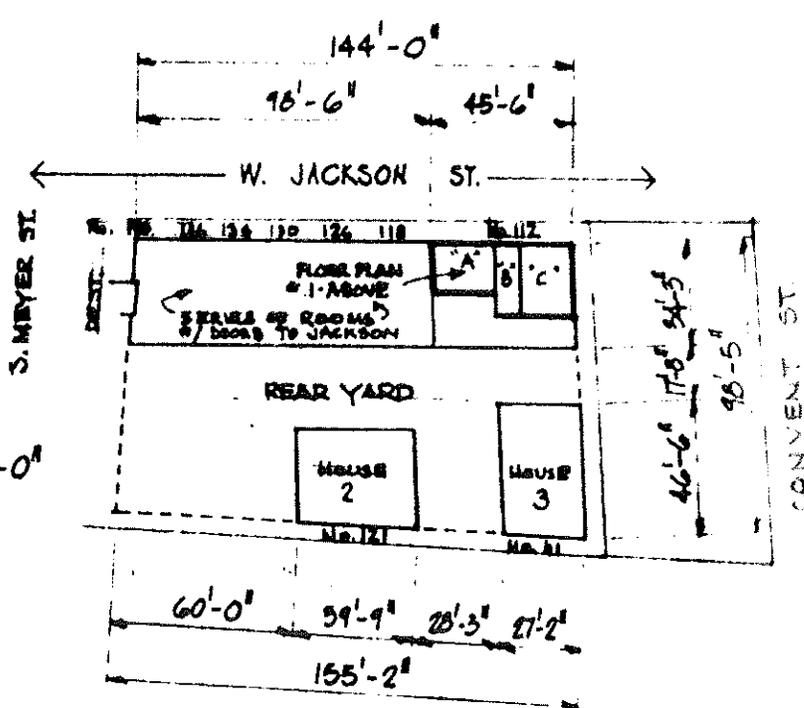
THE SAMANIEGO HOUSE  
 114 W. JACKSON STREET  
 TUCSON, PIMA COUNTY, ARIZONA

FLOOR PLAN  
 SITE PLAN  
 MEASURED 1968  
 (ALL DIMENSIONS ±)

FLOOR PLAN - 1  
 SCALE 1" = 16'-0"



SITE PLAN  
 SCALE 1" = 50'-0"



TOCHOA ST

## PHYSICAL DESCRIPTION (original and present condition):

## 1. NUMBERS 112-140 WEST JACKSON STREET

A. The Site and Plan

The site was acquired and developed by M. G. Samaniego in the late 1870's and early 1880's. The 1883 Sanborn Fire Map shows Lots 2, 8 and 10 containing a continuous structure, broken only on Lot 10 by what appears to have been an entry to the rear yard area. This open space has been closed in later years, and today, with that exception, the exterior dimensions of the structure from No. 112 to 140 agree generally with the building shown on the 1883 map. Unfortunately, the western end of No. 140 was partially destroyed during the Urban Renewal demolition in 1968.

The plan of the West Jackson Street structure is an interesting example of the townhouse of the 1880's. The first portion of the house built was No. 112, where Samaniego used a center hall, one room deep plan. The entry from West Jackson Street was through an entry door with narrow side lights and a rectangular transom above. On either side of the entrance hall were the formal rooms of the house, the parlor to the west and possibly the living-dining room to the east. The entrance hall also provided access to the ramada area and the rear yard area. From this formal nucleus, the house developed westward to No. 136, as a series of rooms related to the parlor of No. 112 by doors, and "through room" internal circulation, in what is sometimes called a "shot gun" plan. These rooms were possibly the bedrooms, or private family rooms of the house.

They also had access to rear ramadas and the rear yard which, may have also served as an external circulation way to reach No. 112, if privacy was needed in any of the bedrooms west of the parlor. It is possible that the house may have ended at No. 136, with the opening to the rear yard setting No. 140 apart for some other use, or for some tenant other than Samaniego. Today, the rooms west of the original house, No. 112, are individual apartments, with doors to West Jackson Street. It cannot be determined, lacking any early facade photographs, if such entries to West Jackson Street were in existence when Samaniego used the entire structure, or whether there were only windows to the street.

The rear yard was defined by the Samaniego house on the north, the Ochoa Street houses on the south, and walls to the east and west. This rear yard no doubt served many purposes -- containing such diverse functions as privies, wells, stables and sheds for storage. The ramadas possibly served as cooking rooms, as well as sitting areas for the rear yard. Today, these ramadas have been enclosed and contain kitchen and bathroom for the various apartments or houses.

The West Jackson Street structure and the Ochoa Street houses and their rear yard area survive today as good examples of the typical town house complex of the period, worthy of preservation and renovation. The Consultants strongly recommend their retention, as they could provide not only examples of individual buildings typical of the period, but of the environment created by such buildings.

B. Exterior

Today, the West Jackson Street facade is a solid block from No. 112 to No. 136, with a portion of No. 140 remaining intact on the western end. The most impressive doorway is No. 112 which was the entry to the portion of the house built first, by Samaniego. The rest of the facade is punctuated by entries without any notable character or detail, and may be the result of later alterations, after the house was divided into separate apartments. The present roof is composed of three portions, two of which are low-sloped hipped roofs each broken on the street side by a gable containing a ventilator and some typical 1890 "Queen Anne", or possibly "Italianate" wooden brackets. The third portion, on the western end has a flat roof. The gable breaks are not related geometrically to any of the entries below, which may indicate that the roof geometry was designed relative to the entire West Jackson Street block (from No. 112 to 140) for the gable breaks do geometrically relate to the whole block. This suggests that the opening between buildings on Lot 10, shown on the 1883 Sanborn Fire Map, may have been a covered "Zaguan", or entry to the rear yard. It may also be true, that the original roof was a typical flat roof, on vigas, and Samaniego, or some later tenant added the present roof above the older flat roof, in order to improve drainage, as well as adding a note of "Victorian Style" to the West Jackson Street facade. The eaves display wooden mouldings and brackets of the 1880-1900 period.

Windows are wooden double-hung, two light sash, with wooden trim. They are placed as flush as possible to the exterior wall surface, creating a deep sill on the interior. They are good

examples of the window type of the period.

C. Materials of Construction

The exterior walls vary in thickness. Generally they are about 24 inches thick and were built of mud adobe brick, with mud mortar. The exterior wall surface has a heavy stucco coat, the texture and thickness and flush relationship to exterior wood trim indicates a later period of application. Interior walls are plastered with a lime plaster of considerable thickness. Foundations are of rough stone.

Openings in walls were framed by wooden lintels, now covered with wooden trim and stucco. The roof was originally framed with round wooden vigas, probably mostly of pine, covered with sahuaro rib savinas and mud. The present hipped roofs on two-thirds of the block is made from dimensioned lumber, indicating a later period of construction.

D. Interiors and Details

The interiors have been badly treated since Samaniego's time. Alterations have all but destroyed the original character and detail. No. 112 is the only portion still possessing and surviving detail worthy of mention. Both rooms "A and "C" have fine viga and sahuaro rib ceilings as well as several paneled doors, with period hardware worthy of preservation. Floors are of medium width wooden boards throughout.

Rooms "A" and "C" possess several fine examples of period wooden window trim, with deep jambs and sills, which could be useful as models to emulate in any renovation project concerned with this period.

II. NUMBERS 111 AND 121 OCHOA STREET

A. Site and Plan

These detached houses appear, in a somewhat different outline today than shown on the 1883 Sanborn Fire Map. Apparently they formed a vital part of the entire site and building complex even at that date.

The plan of No. 111 is today a two family plan, with two entries to Ochoa Street. Only further internal examination could determine if this was the original plan. No. 121 is perhaps a more typical center hall plan.

B. Exterior and Interior

The two houses are similar in general architectural character and detail, to the West Jackson Street structure.

C. Materials of Construction

Similar to the West Jackson Street structure, exposed in detail in demolition picture.

SOURCES

Mariano Samaniego file, Arizona Pioneers' Historical Society

Tucson City Directory 1881, 1883

Portrait and Biographical Record of Arizona, Chicago, 1901, pp. 577-579

Sanborn Fire Map of City of Tucson, 1883, 1886

Fergusson Map, 1862, Arizona Pioneers' Historical Society

City of Tucson Block Books, n.d., Arizona Pioneers' Historical Society

Records of the Pima County Recorder's Office (Deed Book 3, p. 456-473; Book 11, p. 85) Pima County Court House, Tucson.

HISTORICAL SUMMARY (significance, physical history, events, personages, biographical details, sources of information):

MARIANO G. SAMANIEGO (1844-1907)

Born in Sonora, July 26, 1844, Mariano Samaniego came from a distinguished Spanish-Mexican family. He grew up in southern New Mexico in the 1850's, and then was sent to St. Louis University, where he graduated in 1862. He returned to New Mexico where he served as interpreter for Confederate military forces, and in 1864 entered the business to which he would devote most of his life, freighting.

He first came to Tucson as a freighter, hauling goods to Colorado and as far west as the Missouri River. The major portion of his contracts came from government sources, hauling goods for the Army and the Indian Bureau. In 1881, he was freighting between Willcox and San Carlos, carrying agency supplies. In October of that year his brother Bartolo was killed by the Apaches and much of his train destroyed. Mariano sold out the business.

Samaniego turned to ranching, and owned several profitable operations near Tucson. In the late 1880's he opened a saddle and harness shop in Tucson and in 1892 owned a stage line that operated from Tucson to Oro Blanco, Nogales and Quiotoa.

A prominent political and civic figure, he was an active Democrat. Samaniego served on the Tucson City Council, as first Pima County Assessor, was elected to five terms on the Pima County Board of Supervisors and then as delegate from Pima County in the 11th, 13th, 16th and 18th Territorial

Legislatures. He was one of the first regents of the University of Arizona, and served two terms as President of the Arizona Pioneers' Historical Society.

He was married to Dolores Aguirre, also from a prominent Mexican family. Mr. and Mrs. Samaniego were considered outstanding citizens of the Territory, and Mariano was a highly respected public and business figure. He died in the late summer of 1907.

The Samaniego Houses, Block 219, Lots 2, 3

Samaniego acquired this property (Lot 2) in 1876 from Jose Rodigez (sic). It appears that he began construction on a home almost immediately and by 1881 this was his permanent address. In 1882 he acquired the land immediately to the west, and later added other houses to his own.