#### 8 SIGNIFICANCE

PERIOD	. Ан	EAS OF SIGNIFICANCE CH	ECK AND JUSTIFY BELOW	
XPREHISTORIC	X_ARCHEOLOGY-PREHISTORIC	COMMUNITY PLANNING	_LANDSCAPE ARCHITECTURE	RELIGION
1400-1499	X_ARCHEOLOGY-HISTORIC	CONSERVATION	_LAW	SCIENCE
1500-1599	AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE
1600-1699	X.ARCHITECTURE	EDUCATION	MILITARY	_SOCIAL/HUMANITARIAN
X_1700-1799	ART	ENGINEERING	MUSIC	THEATER
X_1800-1899	COMMERCE	EXPLORATION/SETTLEMENT	PHILOSOPHY	_ TO ANSPORTATION
1900-	COMMUNICATIONS	INDUSTRY	POLITICS/GOVERNMENT	X_OTHER (SPECIFY)
		INVENTION	Co	ordova House-
	·		Mı	iseum

SPECIFIC DATES

#### BUILDER/ARCHITECT

#### STATEMENT OF SIGNIFICANCE

El Presidio Historic District exhibits surviving examples of SpanishMexican vernacular architecture of two building types. The first,
the urban row house dated as early as circa 1848 in the district and
the later type, the detached adobe house, developed after the major
arrival of the Anglo-Americans after the Civil War. The district
includes American nineteenth and twentieth century building styles
and types of historical interest, and it is the compatible blending of
these diverse building forms which presents a district of architectural
and historical value. Archaeologically the district is noted for its
site of a Prehistoric Indian Pithouse and the fact that the district
covers the site of the northern portion of the germinal settlement of
Tucson, the late eighteenth century Spanish Presidio San A gustin del
Tucson. Tucson could thus be one of the oldest continually inhabited
sites in the country.

The earliest habitation of the district was that of the prehistoric Indian Pithouse which dated between A.D. 700-900 when it was one of a probable number of Hohokam (desert culture) Indian Village huts. A pithouse is so-called because its floor was dug into the desert, the lower portion of the house being formed by a pit. Evidence of pottery sherds recovered in a 1954 excavation (which uncovered about 1500 square feet) indicated that the site was inhabited before the occurrence of the pithouse, A.D. 500-1300. The excavation revealed portions of the Presidio Wall about 18 inches below grade. The pithouse floor was another 18 inches below the Presidio wall.

It was on August 20, 1775, that the Presidio of San A gustin del Tucson was laid out by Colonel Hugo O'Conor in the service of the Spanish crown. The removal of the Presidio from Tubac, Arizona to Tucson was completed in 1776, and the Presidio became a decidedly important establishment along Spain's northernmost settlement of Sonora. The Presidio was built upon a site now loosely bordered by Washington (north), Pennington (south) and Church (east) Streets and Main Avenue on the west. The gate was on Main Avenue, just north of the intersection of Main and

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Alameda, and not surprisingly the first adobes independent of the Presidio were built outside the gate. The compound enclosed more than ten acres, covering at least five more acres than most such encampments, emphasizing its importance. By 1820 almost 400 people lived in the confinement of the Presidio, repeatedly defending themselves against the Apaches' attacks. Hilario Gallego, born inside the Presidio in 1850, recalled (in a 1926 interview on file at the Arizona Historical Society) that "there was a connecting chain of single-story adobes built alongside the interior wall. The houses had doorways, but few had window openings. Some of the doors were made of brush and saguaro sticks tied together with twigs or rawhide." Even the riches and power of Spain had been strained in reaching northward to the presidios and missions of Sonora, and with the Mexican Independence from Spain in 1821, funding and interest nearly ceased.

Little by little, Mexicans filtered out of the Presidio to build houses nearby with bricks from the fortress wall. And so the wall began to disappear. After the Gadsden Purchase of 1854, adventurers came on their way to or from the California gold fields, some simply happened by and stayed to settle in the sleepy but contented village. Later, New Englanders, Pennsylvanians and New Yorkers -- Irish, Germans, Christians and Jews recognized the prospects of the village situated alongside the lush Santa Cruz River banks, on the southern route to California. Frank H. Hereford arrived in Tucson in 1878, at sixteen years of age, and later described "a town of low, unplastered adobe rooms, built together, facing, and placed directly upon the lines of irregular, narrow and ungraded streets, except where towards the outskirts, the box-shaped rooms separated into individual houses and finally scattered into isolation...burros brought firewood and water from wells on the edge of town was carried in ollas."

In 1863 President Abraham Lincoln signed the Ashley Bill establishing Arizona as a Territory of the United States, but it was Valentine's Day, 1912, before the territory became a state. In 1864 Pima County came into being, and Tucson was by far its most important and enterprising community, incorporated as a village

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in 1871 and a city six years later. Tucson early became a trade center, and the military poured money into the city from 1862 when a supply depot was established for Arizona's forts. Fort Lowell, first within the city and in 1873 moved seven miles outside it, provided not only business but social life for Tucson.

Tucson's importance became a certainty when a decisive factor in its history occurred—the arrival of the railroad in March, 1880. With that, Yuma River traffic dwindled and Tucson took over as a major supply center, hostelry and vital city. Arizona's industries were copper, cattle and cotton—and Tucson became an early center for these burgeoning activities. With transportation guaranteed, the city was able to supply the ranchers and mining centers and serve as a way station for shipments to California and the Middle West.

The district counted among its residents some of the most successful and influential merchants and professional men.

The Zeckendorf brothers started a small establishment for dry goods in 1868. Four years later their young New York-educated nephew, Albert Steinfeld, arrived in the dusty village "sick at heart" with what he saw, but "resolved to make the best of it." Eventually he owned the store, by then the largest in the southwest, and a Main Street mansion built by Henry Trost.

As a small boy, Carlos Jacome carried hod for a builder, when a merchant noticed his enterprise and hired him on the spot. The result was Jacome's own establishment and three generations of successful merchants.

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J. Knox Corbett's lumber business thrived since the 1890s. Leo Goldschmidt, "importer and dealer in all kinds of furniture," made a fortune and, as the last of the influential Owl bachelors, acquired the Owl's Club as his home where he presided over important civic affairs and social events. Jacob Mansfeld, an Owl, started the city's first bookstore in the 1870s. Sam Hughes, Hiram Stevens and Edward Nye Fish were founding fathers who cast their mark on the business and political world of Tucson. Frank Hereford, an Owl who, like others, upon marriage built an impressive home in the district, was a lawyer of importance. William Herring was a leading figure of the young University of Arizona, and famed rancher Howell Manning served as Surveyor General, and Selim Franklin served in the Legislature.

The architecture which developed in Tucson was the row house of Spanish-Mexican building heritage which found its earliest roots in the lands surrounding the Mediterranean Sea. arrival of the Anglo-Americans there developed the detached adobe house. But the row house, urban in concept, continued to be built and to some extent is today. The foundations consisted of volcanic basalt from the Tucson Mountains. The walls were made of bricks of sand, clay, water and manure for binding (or sometimes straw). These were formed and dried in an egg-crate like mold. The brick walls averaged about 22 inches in thickness and, because of their lack of structural strength, were seldom more than one story in height. They rose to a height, though, of about thirteen feet, independent of the roof. Walls were stuccoed with a mud plaster. Openings were few and wood trimmed, more elaborately so after the availability of dimensioned lumber and factory trim. Exterior doors were hung flush with the interior surface of the wall, and windows were double-hung sash, or infrequently casement, flush with the exterior surface of the wall so that a deep sill was formed. The flat roof was supported by vigas, beams, with their ends confined within the thick wall, The length of the beams determined the width. of the room. Savinas, saguaro ribs, were laid on top of the vigas with a layer of grass and adobe mortar for the roof. Roofs were drained by canales extending away from the walls.

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Rooms were arranged along the <u>zaguan</u>, the ubiquitous center hall, which led to the rear patio.

The second vernacular house type of Tucson and the Historic District was the detached house, its plan dictated by Anglo-Americans, but its materials still beams and adobe bricks. Capped by a pyramidal, hipped or gable roof, it presented a more vertical appearance. At first placed close to the front lot line, in Spanish-Mexican urban tradition, it later was placed farther to the rear, allowing for a deep "American" front yard. It, too, had the zaguan (perhaps related to the eastern central hall). Its roof, sweeping beyond the wall gave greater sun and rain protection, and it presented a very satisfactory house-type solution.

These adobes were joined in the late nineteenth century by buildings which, although usually constructed of adobe bricks, were primarily American in character. By 1900 Tucson had competent architects who built within the district—Henry Trost and David Holmes. They brought with them new styles and the latest building methods and materials. Owls married and built their own homes, merchants and lawyers prospered and completed the district's character and visual appearance with their homes along Main Avenue and Granada. The district was cohesive and complete.

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THE CHRONOLOGICAL DEVELOPMENT OF EL PRESIDIO DISTRICT AS A COMMUNITY

Historically Tucson's early growth began as citizens of the presidio broke through its confines and built houses aligned with the fortress walls. The first impetus toward expansion had been accorded by the arrival in 1856 of four companies of the First United States Dragoons which replaced the Mexican station complement. The Mexicans were allowed to remain and become citizens, and thereafter the population was expanded by both Mexicans and Americans.

The new settlement began with adobes just outside the presidio gate approximately at the present Main Avenue and Alameda intersection. Alameda coursed through the presidio, from east to west, as Calle de la Guardia (see the Map of the Presidio in the Nomination of El Presidio as a District for Historic Preservation). Buildings appeared southward along old Calle Real, the Royal Road, which would one day become the city's Main Street. Calle Real was the only through street in Tucson and, serving as the northern continuation of the route from Mexico City, it gained the highest status and became, just south of the District's southern border at Alameda, Tucson's first business district. After 1857 the stage routes presented requirements for hostelries, blacksmith shops, corrals, supply centers for animal feed, plus the basic human needs of foodstuffs, clothing and implements. Zeckendorf was one of the first to recognize the commerical possibilities and opened his store and warehouses there (see Nomination Inventory #46). The residential district of choice fanned northward along Calle Real and eastward to Meyer and Court Avenues.

The earliest house in the District, and probably the oldest in Tucson, was the Cordova House, built well within the remaining portions of the presidio walls in 1848 at the corner (SW)of North Meyer Avenue and Telles Street. Along <u>Calle Real</u> sprang the nuclei of those splendid complexes, the Fish-Stevens Houses (1868) and the Sam Hughes residence which date from 1864-1886. The Herring House, which also dates 1868,

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was built far out Main Street at its intersection of West Sixth Street and a surprising distance from the original presidio walls and the clustered community inside. Although a grid pattern was imposed upon the winding and disconnected lanes of the sleepy Mexican village by 1872, further development was irregular and progress did not occur in any given direction. Thus these early houses did not become core centers or beginnings of a particular directional growth. Settlement was spotty, and gaps formed, left to be filled in as land became more scarce. It was well after 1900 before the entire District was solidly inhabited.

In 1803 Troy McCleary built his transitional-type house at 245 West Franklin, and while 80 the Verdugo House, still a traditional Mexican town house, appeared on the northeast corner of that street's intersection with Main Street. At the same time Gustav Hoff built his substantial house three blocks eastward at the corner (SW) of Franklin and Church.\* In 1884 the present Chinese Corner Market appeared as a detached adobe residence at 211 West Franklin, and that street became unusually complete.

Settlement of the significant North Meyer Avenue neighborhood consisted of the building of series of Spanish-Mexican type adobe single-story row houses and the occasional occurrence of single-story detached residences with a variety of roof forms. The row houses extending from 186-204 and 220 on Meyer date from before 1885. At the same time the outstanding example of a detached transitional house appeared at 234 North Meyer. These houses extend along the east side of the street. The row houses from 291-297 (west side) and the buildings across the street at 290-292 existed before 1886 (east side). Number 293, on the

\*Noted in HISTORIC AMERICAN BUILDINGS SURVEY, 1941, p. 34 as worthy of Nomination for Historic Preservation.

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west side of North Meyer, is listed in HISTORIC AMERICAN BUILDINGS SURVEY, 1941, as worthy of nomination for historic preservation and "dates in the mid-nineteenth century." Farther to the north the row houses from 326-340, on the east side of the street, appeared about 1885, and the buildings at 371-385 (east side) were built in 1886. The same year saw the construction of row houses from 351-359 (east side) North Meyer Avenue. By 1900 the street had been solidly settled, although more densely so on the west side than the east side, to the northern boundary of the District, West Sixth Street and its convergence with Church Avenue. Numbering of the west side of Meyer on the Sanborn Maps does not coincide with today's numbering, and judgment is involved in identifying these buildings. Numbering along the east side of the street seems the same on the Sanborn Maps as at present, and there is a greater assurance of accuracy for that reason. The detached adobes at 387 and 405-411, along with the house at 402, across the street, appear to have been built between built before 1909, but after the turn of the century.

North Court Avenue parallels Meyer geographically and in growth pattern, but because of the incursion of a massive parking lot and several smaller ones, there is no longer the dense and unbroken appearance. The Soledad Jacome house at 182 North Court appeared about 1874, and the presently restored building with courtyard at 299 North Court, three blocks to the north, was built in the "mid-nineteenth century" according to the HISTORIC AMERICAN BUILDINGS SURVEY, 1941 (p.34). The 'Old Stork' building at 238-239 North Court appeared before 1883 (west), and adobes were built from the northwest corner of the intersection with West Franklin through 337 and 351-359 by 1886. By 1901 the east side of North Court was well settled from Franklin to Sixth Street on the north. Many of those buildings, however, are no longer extant. By 1909 the west side of the street was occupied, but most of the buildings north of the Council Street crossing have been destroyed.

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During the late eighteen eighties the detached adobe at 328 North Church Avenue was built, and it was 1900 before further development of that neighborhood was made by the building of the two-story frame, porticoed house at 288 North Church.

During the eighteen nineties a cluster of American Territorials were built along North Main, beginning the most steady progression of development of any one neighborhood in the District. The Cater and Olcott Houses at 216 and 234 Main were built in the nineties, along with the Purcell House at 265, the houses at 273 and 297 North Main. Farther to the north on Main Street the Selim Franklin House was built next to his father-in-law's in 1898. And in 1900 an entirely different house in materials and spirit, the fired brick bungalow, was designed by noted architect, Henry Jaastad, for Gertrude Ochoa. The Ochoa House (west) at 347 was followed by a series of California bungalows, all built about 1900, on the west side of Main Street, from number 385 The turn of the century saw the building of three of the city's finest homes, all designed by Tucson's most prominent architect, Henry Trost: the Steinfeld House at 300 North Main, the Francis Hereford House at 340 and the Owl's Club next door at 378 North Main.

Just after 1900 Holmes and Holmes, architectural firm of distinction, built the Kingan House at 325 West Franklin, thus directing the development of the District down from the Main Street terrace above the Santa Cruz and into the floodplain. In 1905 the same firm built the Cheney House at 252 North Main, completing the development along Main Street from Alameda to the northern boundary at West Sixth Street (the east side of the street, from Alameda to Washington was developed with outstanding buildings, but they have unfortunately been destroyed). Holmes and Holmes designed the Corbett House at 197 North Main in 1907, completing the neighborhood south of Washington Street. Clearly the last decade of the nineteenth century and the first years of the nineteen hundreds marked a period of enormous vitality of growth within the District and of eclecticism in the architects.

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In 1908 Holmes and Holmes, perhaps with Henry Jaastad as architect (Mayhew interview, 1975 and Matthews letter, 1976), altered and modified plans for a very large Milwaukee house and built the Eliza Rock-well House at the northwest corner of Franklin and Granada. Granada Avenue, in the Goldschmidt Addition, was platted in 1896 but remained lush farmlands until it was developed by Leo Goldschmidt (see Nomination Inventory #44). In 1908 Levi Howell Manning built his single-story mansion in the new Paseo Redondo neighborhood, just south of the Gold-schmidt Addition which became the location of large, well-built exclusive homes. Manning developed the lower half of the primary and secondary floodplains along the Santa Cruz River, all of which ran parallel to the high Main Street terrace.

The end of the first decade of the twentieth century saw the development of Granada Avenue north of Franklin. In 1911 Hinchcliff built his house at 392 Granada and the Court cottages across the street (east) at 405 Granada. Orin Anderson's bungalows appeared at that time at 338 and 455 Granada, and other bungalows, at 450, 451 and 453 Granada completed the development of the street to its northern boundary at West Sixth Street. The Granada Avenue was developed southward with substantial and historically and architecturally significant buildings, but those have been destroyed, leaving Paseo Redondo a tragic ghost.

In 1916 the last significant house within the District was built, the Howell Manning House on Paseo Redondo. It was designed by Henry Jaastad who, with his Spanish-Mexican Territorial revival solution, paid tribute to Tucson's historical and architectural heritage.

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Vocabulary Peculiar to the Southern Arizona-Somora Building Tradition:

- Adobe Sun-dried brick of clay and sand, mixed with manure or straw as binding material and water. Molded in wooden egg-crate-like wooden form. Measurements are variable.
- Canal, canales Wooden or metal projecting trough for water drainage from roof of adobe building.
- Corredor Covered space adjacent to a dwelling, sheltered from sun and rain and serving for outdoor living use.
- Manta Crude cotton fabric hung from ceiling, particularly in a bedroom, as protection from falling insects and from construction bits.
- Olla An eathenware, wide-mouth pot, specifically in Tucson for carrying water for sale along the streets or for storage at home. When cloth-covered, ventilation and dampness from water seepage provided early form of cooling.
- Portal, portales An arcaded or colonnaded porch or portico.
- Rejas Grilled or lattice work of wood or iron over the small wall openings.
- Savinas Slender wooden twigs such as saguaro ribbing (savina wood occurs farther south in Sonora, and the word became a construction term) as intermediate ceiling members.
- Zaguan Center hall of town house or gateway into the patio from street or field.
- Patio Formally, the courtyard of a Spanish-Mexican U-shaped plan building enclosed by the three portions of the house and a protective wall along the fourth side. An entrance gate, or zaguan, occurred in the outside wall for entrance of persons or horses.

Viga - Pole-type beam of native timber.

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Arizona Territo	ory Directo	ry, 1903-04	1000/1000	1001 100	13/0/ 190	6/07
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Bavised Verbal Boundary Description - El Presidio Historic District

Beginning at the northeast property corner of 223 North Church then in a southerly direction to the southeast property corner of 187 North Church them in a westerly direction to the west side of North Court Avenue then in a southerly direction to the northwest corner of Alameda and Court Avenue then westerly along the north side of Alameda to the northeast corner of Main Avenue then northerly to the north side of an extension of Paseo Redondo then westerly to the southwest property corner of 1 Paseo Redondo then northerly to the northwest corner of 226 Main then westerly to the west side of Granada Avenue then northerly to the northeast corner of Granada and Franklin then westerly to the southwest property corner of 415 Franklin then northerly to the northwest corner of 450 Granada then easterly to the

esst side of Granada Avenue then northerly to the southwest corner of Granada and Sixth then easterly to the east side of the alley between Granada and Main then southerly to the northwest corner of 430 Main then easterly to the east side of Main then northerly to the southeast corner of North Main and West Sixth Street then easterly along the south side of Sixth Street and Church Street to the southwest corner of North Court and Church Street then southerly to the western extension of the north property line of 157 Franklin then easterly to the east side of Perry then northerly to the southeast corner of Perry and Church Street then southerly along the west side of NorthCourt to the southeast corner of Court and Franklin Street then easterly to the northeast corner of 328 North Church then southerly to the southeast corner of the same property then westerly to the southwest corner of the same property then southerly along the west side of Church to the northwest corner of 288 North Church then easterly to the northeast corner of the same property then northeasterly to the northwest corner of 283 Stone then easterly to the northeast corner of the same property then southerly along the west side of Stone to the southeast corner of 271 Stone then westerly to the southwest corner of the same property then southwesterly to the southeast corner of 283 North Gurch then westerly to the west side of North Church then southerly to the northwest corner of Church and Council Street then westerly to a northerly extension of the west property line of 15 Washington Street them southerly to the northwest corner of the same property then easterly to the point of teginning.

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Miller, J. Frank, Tucson, August 1, 1975, re Orin Anderson and Hinchcliffe properties.

Ochoa, Steven Troy, Tucson, August 11, 1975, re McCleary and Ochoa properties.

Rasmessen, Fred, Tucson, August 11, 1975, re Paseo Redondo and Main Avenue properties.

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

#### IATIONAL REGISTER OF MISTORIC PLACES PROPERTY MAP FORM

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DATE ENTER	ED		

PROPERTY MAP FORM		DATE ENTER	DATE ENTERED		
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UNITED STATES DEI : 1ENT OF THE INTERIOR NATIONAL FORK SERVICE

#### NATIONAL REGISTER OF HISTORIC PLACES PROPERTY MAP FORM

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SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS

TYPE ALL ENTRIES -- ENCLOSE WITH MAP

NAME

HISTORIC

AND/OR COMMON

El Presidio Historic District

2 LOCATION

CITY, TOWN

Tucson

\_\_\_VICINITY OF

county Pima

STATE Arizona

MAP REFERENCE

Vol. 1, page 160. Phoenix: Record Fublishing Company, 1930.

MAP OF THE WALLED TOWN OF TUCSON.

**REQUIREMENTS** 

TO BE INCLUDED ON ALL MAPS

- 1. PROPERTY BOUNDARIES
- 2. NORTH ARROW
- 3. UTM REFERENCES

Note: Winding path of Alameda Street and its original Spanish name <u>Calle de La Guardia</u>. Also, early settlement along and near Main Street, <u>Calle Real</u>. Recall that GPO 892-452

Alameda is the southern boundary of the district.

