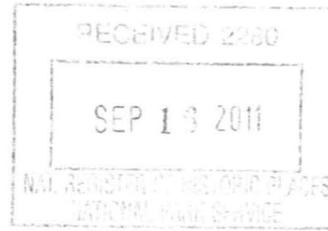


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Marist College Historic District
other names/site number Marist College, Our Lady's Chapel and Cathedral Parish Hall

2. Location

street & number 72 West Ochoa Street not for publication
city or town Tucson vicinity
state Arizona code AZ county Pima code 019 zip code 85701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

James Garcia AZ SHPO
Signature of certifying official

7 SEPTEMBER 2011
Date

STATE HISTORIC PRESERVATION OFFICER
Title
Government

AZ STATE PARKS / SHPO
State or Federal agency/bureau or Tribal

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title
Government

State or Federal agency/bureau or Tribal

Name of Property

County and State

4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain) _____

Jon Edson McBeall
Signature of the Keeper

10-25-11
Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
3		buildings
		district
		site
1		structure
		object
4		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

RELIGION: religious facility

RELIGION: religious facility

RELIGION: church school

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th & 20th CENTURY REVIVALS
Italian Renaissance
Mission/Spanish Colonial Revival

Materials

(Enter categories from instructions)

foundation: Concrete
walls: Adobe, Brick and Concrete
roof: Wood and Asphalt
other: Brick and Stone

Narrative Description

Summary Paragraph

The Marist College Campus Historic District includes three buildings and one structure located along West Ochoa Street in Tucson, Arizona—Marist College (1915), Our Lady’s Chapel (1916), Cathedral Parish Hall (1916) and the Site Wall (ca. 1920)—and is a physical expression of the influential role the Catholic Church played in shaping the spiritual and educational lives of Tucson’s early population. Further, the district is also representative of regional architectural traditions related to adobe construction and eclectic architecture exhibiting both Italian and Spanish influences. At its inception, the school was built for four Marist Brothers from Mexico and Texas, members of a Catholic religious order founded in France to provide education for needy populations throughout the world. In 1915, few schools, public or parochial, existed in Tucson. With the support and architectural vision of Tucson’s third bishop, Henri Granjon, and local master builder, Manuel Flores, Marist College became the first parochial school for boys in Tucson. A year after Marist College was constructed, two additional buildings, Our Lady’s Chapel and Cathedral Parish Hall, were built to serve the expanding school and parish population. Even after the Marist Brothers were no longer running the school, the Catholic Church continued the Marian tradition of offering education and housing to southern Arizona’s minority populations. While Arizona’s public schools remained segregated until 1953 (Tucson desegregated schools in 1951), the Marist College’s doors were open to needy students from Mexican American, African American, and Anglo American households. The school, chapel, and hall continued to serve the spiritual and educational needs of St. Augustine’s parish and the Tucson community until 1968. The Marist College Campus Historic District is recommended eligible for listing in the National Register of Historic Places at the state level of significance under Criterion A, because Marist College, Our Lady’s Chapel, and Cathedral Parish Hall are physical expressions of the influential role the Catholic Church played in shaping the spiritual and educational lives of Tucson’s early population and under Criterion C, for its representation of regional architectural traditions related to adobe construction exhibiting both Italian and Spanish influences.

Narrative Description

The Marist College, Our Lady’s Chapel, and Cathedral Parish Hall represent the only remaining unmodified historic buildings of the original downtown headquarters precinct of the Roman Catholic Diocese (Arizona Preservation Foundation 2007). Three buildings—Marist College, Our Lady’s Chapel, and Cathedral Parish Hall—are located within the St. Augustine Cathedral

Complex along West Ochoa Street between South Stone Avenue and South Church Avenue in the heart of downtown Tucson, Arizona. The buildings were constructed between 1915 and 1916 by master builder Manuel Flores and designed by third bishop of the Diocese of Tucson, Henri Granjon.

1. Location:

The three buildings discussed in this nomination all stand along the south side of West Ochoa Street between South Stone Avenue and South Church Avenue in downtown Tucson. The Marist College, the largest of the three buildings, fronts West Ochoa Street and is situated at the southeast corner of West Ochoa Street and South Church Street. Our Lady's Chapel is adjacent to and west of the Marist College building and opens southward toward St. Augustine Cathedral, and the Cathedral Parish Hall stands at the west end of these buildings, facing toward West Ochoa Street (Figures 1 and 2 [continuation sheets; Section 12]).

2. Design:

The three buildings are reflective of eclectic architecture exhibiting both Spanish and Italian influences. The largest of the three buildings is the Marist College, a multistory adobe building exhibiting a rectangular plan. It is located at the far southeastern corner of the St. Augustine Cathedral Complex. The building has mud adobe walls supported by a concrete foundation and wooden trusses. The adobe walls were originally covered in a pale green lime plaster, with red-painted trim, but were later sheathed with a white concrete stucco. The low-pitched roof is supported by wood trusses and covered in wood planking and earth and is surrounded by a 6-foot-high parapet. The exterior of Marist College has belt coursing, an arcaded entry with *telamon* or Atlas figures, quoins, and a second-story porch. Entry to the front of the building is via a raised entry at the second floor. Access to the ground floor or basement is through the back of the building (Figure 3a [continuation sheets; section 12]).

Our Lady's Chapel and Cathedral Parish hall also exhibit flat roofs, arched entryways, and pilasters. Both are single-story buildings with high ceilings to accommodate interior balconies. At one time they were sheathed with a cream-colored lime plaster, but were later covered in concrete stucco. The chapel was modified in the 1980s, resulting in reorientation of the front entry along the north elevation fronting West Ochoa Street, now oriented toward the south elevation to face St. Augustine Cathedral (Garcia 1983). The original entry still remains, although it is no longer used to access the chapel. Marist College originally had an open porch on its east elevation, but was later enclosed at an unknown date. At one time, the Marist College also had a small sculpture of the Virgin Mary at its northwest corner and a crucifix on its parapet, but both were removed and or damaged some time later (Figures 20, 22, and 23 [continuation sheets; section 13]).

Because the Marist College has been unoccupied since 2002 (the building had formerly been used by the archdiocese for administrative purposes), the building has been rapidly deteriorating. The deterioration is largely the result of water damage and has resulted in the partial collapse of two corners of the building. Deteriorated solder connectors of the scuppers-and-downspout drainage system has also greatly compromised the structural integrity of the roof. In addition, the concrete stucco plaster (called *Tuff-Tex*) has cracked and spalled on all three buildings, allowing water to penetrate the adobe and prevent the bricks from drying properly. Our Lady's Chapel and Cathedral Parish Hall are the least threatened of the three buildings, as both have been occupied by the diocese intermittently and have been maintained on a more regular basis.

3. Setting:

The three buildings are located within a four-acre city block that also encompasses the St. Augustine Cathedral and rectory. In total, six buildings, including the three under review, make up the St. Augustine Cathedral Complex or Church campus. Prior to the construction of this complex which began in the 1890s with the second incarnation of St. Augustine Cathedral (moved from Plaza de la Mesilla), the building site was the location of the U.S. quartermaster's corral (Rosettie 1964). The first buildings in the complex were the rectory (1868[?]) and cathedral (1896), followed by the Marist College (1915), Our Lady's Chapel (1916), and Cathedral Parish Hall (1916). The church campus was built within a Mexican American enclave of barrios just south of the more affluent Anglo neighborhood of Armory Park.

The complex is surrounded by a high adobe wall with a concrete footer (circa 1920) at the southeast corner of West Ochoa Street and South Church Avenue, and continues the length of West Ochoa Street. A low masonry wall is located along the west side of South Stone Avenue terminating at a point adjacent to East Corral Street. The remaining corners of the building stand open, and small courtyards and gardens are scattered between and in front of the Cathedral. Today the view of all but the West Ochoa Street buildings remains unobstructed. Recently, a multi-story parking garage was constructed on the north side of West Ochoa Street, obscuring any view of these buildings except from directly on West Ochoa Street.

4. Materials:

The primary material used in the construction of these buildings was unfired adobe brick. The bricks were treated with lime plaster that was retreated in recent times with concrete stucco. From the 1930s on, concrete and cement plaster became the favored material used to prevent deterioration of adobe walls in the Southwest United States. However, cement is less porous than lime plaster, retains moisture, and does not allow the adobe to "breathe," resulting in cracking and spalling (Cornerstone Community Partnership 2006). This pattern of cracking and spalling is present on all three district buildings, although it is most apparent on Marist College.

The Marist College, the tallest of the three buildings, measures 44-feet by 95-feet and reaches a height of 52 feet. The building has concrete walls from the basement floor to the main level framing and adobe brick walls from the main level to the top of the parapet. The concrete basement walls are 21 inches thick, and the adobe walls measure 18 inches thick from the main floor to the underside of the roof framing (Cannon 2007). The parapet walls were built using both adobe and red brick, and the building's roof and structural framing consist of carpenter or job-built wood trusses. The roof framing also includes wood trusses, and the space between the bottom truss member and the wood planking of the roof consists of a 2-inch layer of earth.

5. Workmanship:

The three buildings are excellent representations of regional architectural traditions related to the Mexican American architectural tradition of masonry construction, known particularly for the use of unfired adobe bricks; a building material that was being supplanted in the 1890s by "modern" materials like fired brick and stone (Scoville 2004). Adobe construction on the monumental scale of the Marist College was rare, but was not uncommon in other buildings built by Manuel Flores during that time, such as Santa Cruz Church. Although Flores was not a trained architect, he was a skilled carpenter and was adept at making the architectural vision of Bishop Granjon a reality (Sheridan 1986). He was able to construct an impressive yet understated building in Marist College and the associated chapel and hall, by blending traditional Spanish elements like adobe and a flat roof with a parapet with architectural details reminiscent of Italian villas. The clearest expression of Italian Renaissance style at Marist College are the quoins, belt coursing, and concrete atlas figures flanking the archaded entry. These figures are unique in Arizona

architecture in that they are male figures rather than the typical female caryatids common to Italian and neoclassical architecture. Moreover, the figures appear to be symbolically holding up the building rather than the world, as more commonly portrayed in Greek mythology—a fitting representation for a school dedicated to helping needy students and focusing on physical education. The understated elegance of the Marist College is also apparent at the juncture between the windows and walls, whereby the walls curve into the building to join the windows. Overall, the decorative elements on the buildings such as the quoins and belt coursing are understated and blend seamlessly, creating quiet but elegant buildings.

6. Feeling:

The feeling one gets from the Marist College, Our Lady's Chapel, and Cathedral Parish Hall is twofold. At once they are large buildings reflective of the powerful influence of the Catholic Church, but they are also quiet buildings against the backdrop of St. Augustine Cathedral. They serve as architectural amalgamations of Catholic and Mexican American architectural ideals; the grandiosity of God and the Catholic Church mingled with the "humble" adobe representative of local culture and Marian religious traditions of helping the underprivileged.

7. Association:

The three buildings are associated with the Mexican American architectural tradition of adobe construction typical to southeastern Arizona during its early settlement. They are further associated with the influential role the Catholic Church played in shaping the spiritual and educational lives of Tucson's early and minority populations and its built environment.

Contributing Historic Resources

The District consists of three contributing historic buildings and one contributing structure. All of the District's buildings are stable in fair to good condition, with the exception of Marist College whose condition is poor due to deterioration and loss at the corners.

Buildings

Marist College	1915
Our Lady's Chapel	1916
Cathedral Parish Hall	1916

Structures

Site Wall	c. 1920
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Marist College (1915).

Henri R. Granjon was appointed the second Bishop of Tucson in 1900. Granjon began a building program on the Cathedral block and throughout the diocese that reflected eclectic European architectural styles. The first addition to the property was the two-story Bishop's Residence in an Italianate style (demolished c. 1960). The building faced Corral Street near Church Avenue, a stylistic precursor to the more elaborate Marist College.

The largest of the buildings designed by Granjon and built by Flores is the Marist College, a multi-story mud adobe building constructed on a rectangular plan, located at the far northwestern corner of the Cathedral block. Concrete foundation and wooden trusses support the building's walls. The adobe walls were originally covered in a pale green lime plaster with red-painted trim, but were later sheathed with white concrete stucco. Surrounded by a 6-foot-high parapet, the low pitched roof is supported by wood trusses and is covered by wood planking and earth.

The Marist College, the tallest of the three buildings, measures 44 feet by 95 feet and reaches a height of 52 feet. The building has concrete walls from the basement floor to the main level framing, and adobe brick walls from the main level to the top of the parapet. This is considered to be the tallest mud adobe building in Arizona. The concrete basement walls are 21-inches thick; the adobe walls measure 18-inches thick from the main floor to the underside of the roof framing (Cannon 2007). The parapet walls were built using both adobe and red brick and the building's roof and structural framing consists of carpenter or job-built wood trusses. The roof framing also includes wood trusses, and the space between the bottom truss member and the wood planking of the roof consists of a 2-inch layer of earth.

The exterior of Marist College has belt coursing, quoins, and an arcaded entry with telamon Atlas figures supporting a second story balcony. Entry to the front of the building is accessible via a stairway from the street to the second floor. Access to the ground floor or basement is through the back of the building (Figure 3a [continuation sheets; section 12]). The original open porch of the Marist College east elevation was enclosed at a later, unknown date. It also had a small sculpture of Mary at its northwest corner and a crucifix on its parapet; both were removed and/or damaged at some later time. (Plate 20, 22, and 23 [continuation sheets; section 13]).

The Marist College (most recently the offices of Diocese), has been unoccupied since 2002 and the vacant building has rapidly deteriorated. The deterioration is largely the result of water damage, which has caused the partial collapse of two corners of the building. Eroded solder joints of the scuppers-and-downspout drainage system have also compromised the structural integrity of the roof. In addition, the concrete stucco plaster ("Tuff-Tex™") has cracked and spalled, allowing water to penetrate the adobe and prevent the bricks from drying properly.

Our Lady's Chapel (1916)

Constructed under Granjon's direction in 1916, facing West Ochoa Street, the rectangular one-story building was intended to serve the English-speaking parishioners. The white plastered façade with decorative dentil cornice is punctuated by rectangular stained glass windows along the east and west elevations.

Our Lady's Chapel exhibits a flat roof, arched entryway, and pilasters. The high ceiling accommodates an interior choir balcony. It was originally sheathed with a cream-colored lime plaster, later covered in concrete stucco. The chapel was modified in the 1980s; the front entry along the north elevation on West Ochoa Street was re-oriented towards the south elevation to face St. Augustine's Cathedral (Garcia 1983). The original entry still remains, although it is no longer used to access the chapel. Our Lady's Chapel has been intermittently occupied by the Diocese and maintained regularly.

Cathedral Parish Hall (1916),

Cathedral Parish Hall is a rectangular building, the narrow side of which faces West Ochoa Street. The original main entrance on West Ochoa Street was relocated to the east façade; the original entrance survives intact. The overall exterior is a series of rectangular stepped masses. The modest building has a small ornamental cast shield over the original entrance and two cornices with pilasters which supported cast stone kraters which are no longer extant. The original clearstory windows between the cornices remain. The southern end of the building has a narrow pitched tower, which serves as the theatre fly system. The interior of the building is a grand two-story open space with a balcony mezzanine supported by a series of posts; this balcony wraps the east, north, and west sides of the interior. The focal point of the interior space is a

stage delineated by a proscenium. The stage, approximately four feet above the floor level is accessed by flanking stairs. The western portion of the building is a commercial kitchen and service space.

Cathedral Block Wall (structure) (c.1920)

Delineating the north property line is a site wall that defines the District boundary and creates a distinction between secular and religious space. From the southeast corner of West Ochoa Street and South Church Avenue, the District's high adobe wall with concrete footer continues the length of West Ochoa Street.

Integrity

The property has been owned by the Diocese of Tucson since the block was purchased in 1885, and was the religious center of Catholicism in Arizona until the 1969 creation of the Diocese of Phoenix. The leading bishops have been responsible for all construction, additions and alterations to the property throughout the 125 years of ownership. Single institutional ownership has guaranteed continuity of property management. Limited alterations to the exterior of the buildings include handicap access and HVAC. Stabilization and the changes to the plaza in 2009 have not adversely affected the historic character of the buildings. Maintenance and upkeep has preserved the property and its historic resources although the Marist College building has suffered accelerated deterioration and structural failing due to water damage. The overall result is that the sense of place is undiminished and the District retains all seven qualities of National Register integrity.