

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

<b>Marist College</b>	1915
<b>Our Lady's Chapel</b>	1916
<b>Cathedral Parish Hall</b>	1916

#### Structures

<b>Site Wall</b>	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.

# MARIST COLLEGE HISTORIC DISTRICT



HISTORIC DISTRICT SITE PLAN  
JULY 2011

72 WEST OCHOA STREET  
TUCSON | ARIZONA 85701

## Q PHOTOGRAPHIC NUMBER & DIRECTION

- A Marist College
- B Our Lady's Chapel
- C Cathedral Parish Hall
- D St. Augustine's Cathedral
- E Rectory
- F Chancery Office

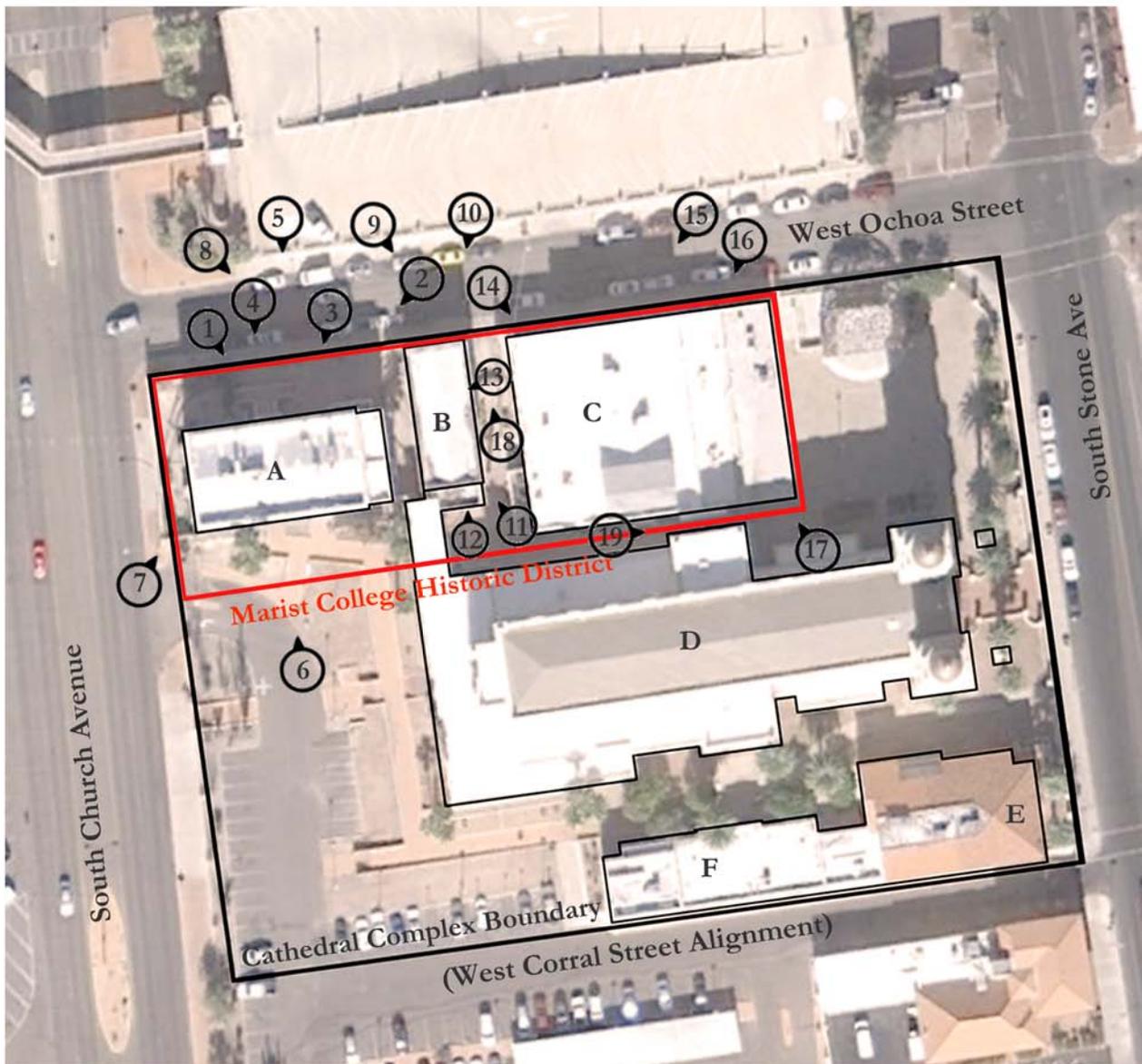


Figure 2: Aerial photograph of Marist College Historic District, Tucson Arizona.