

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED MAY 27 1973
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

LEVI H. MANNING HOUSE

AND/OR COMMON

ELKS LODGE

2 LOCATION

STREET & NUMBER

9 Paseo Redondo

NOT FOR PUBLICATION

CITY, TOWN

Tucson

CONGRESSIONAL DISTRICT

STATE

Arizona

VICINITY OF
CODE

04

COUNTY

Pima

CODE

019

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

CITY OF TUCSON

STREET & NUMBER

Box 27210

CITY, TOWN

Tucson

STATE

Arizona

VICINITY OF

85726

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Pima County Courthouse

STREET & NUMBER

115 N. Church, Room 101

CITY, TOWN

Tucson

STATE

Arizona 85701

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Tucson Historic Sites

DATE

1969

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Tucson Historic Areas Committee

CITY, TOWN

Tucson, Arizona

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input 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

The imposing Levi H. Manning House stands on 10.3 acres at the southwestern corner of the El Presidio District on the quiet curve of Paseo Redondo. The original layout included a rectangular 10-room main house connected by an arched loggia to a utility wing. These elements created a central patio.

The house is stuccoed brick on a rock foundation. The plan is accented by three towers: a large round single-story in the center of the south facade and two smaller, two-story towers at the northeast corner of the main house and the northeast corner of the utility wing. The base of the large tower forms a porch and another porch is centered on the east side of the main house. Both porches have pillars and arches. The south porch has a painted ceiling decorated with birds and flowers by a local artisan. Both porches are floored with decorative tile.

Tower windows are arched but the others have heavy flat projecting lintels and lug-sills. The upper windows of the smaller towers have pilastered arches and the lower ones have keystone arches. Openings are accented by narrow horizontal grilled windows above. Some of the larger windows have iron grills, too. The flat roof has a low parapet and the towers have denticulated cornices. The original floor plan included four bedrooms, two baths, a dressing room, a breakfast room, a kitchen, a dining room, a living room, a library, and a reception area.

Alterations and additions were made after the BPOE acquired the property in 1950 from the Manning heirs. A west wing was added and the loggia was enclosed. Additions were made on the north and west sides of the utility wing. More recently, brick pillars were added to mark the gates in the old cobble wall along the east side of the property.

The utility wing originally contained two garages, a laundry, a store room, a dark room, an office, two bedrooms, and a bath.

The patio has been closed in and the two buildings are now one. The east and south facades are relatively unaltered. The building now includes offices, lounges, a lodge room, a dining hall, a kitchen, and recreation rooms.

Some original interior features remain such as two fireplaces, a marble one in what was the southwest bedroom and a copper one in what was the living room. The living room also has the original beamed ceilings but the redwood paneling has been covered with new paneling. Other ceilings were lowered when air conditioning was installed.

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 checked="" 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 1907-08

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Levi H. Manning House, 9 Paseo Redondo, was built in 1907-08 by Levi Howell Manning, prominent Tucson civic leader and entrepreneur. Manning was born in Halifax County, North Carolina on May 18, 1864, but was raised in Mississippi, where his family had been established for some time and his father was a Congressman.

After completing his education at the University of Mississippi, Manning went west, arriving in Tucson in 1884. One of his first jobs was as a reporter for the local newspaper. Later he was manager of the Ice & Electric Company for two years. He also served a while as mineral clerk for the U.S. Surveyor General's office in Tucson. In 1893, he was appointed Surveyor General for Arizona by President Grover Cleveland, a position he held for four years. For the rest of his life he was often referred to as "General" Manning.

By 1900, Manning had acquired a considerable fortune and was well-immersed in mining, commercial, and real estate ventures. In 1904, he was the lead partner in building the Santa Rita Hotel and had constructed several other buildings and houses in Tucson. He was also active in civic affairs and served as mayor (1905-06) after being elected on an anti-gambling platform. In 1908, he acquired the street car company and the gas and electric company. He reorganized the companies and sold them to a Denver corporation.

That same year, Manning moved into his grand new home on Paseo Redondo, built for a reported cost of \$10,000. He and Leo Goldschmidt developed this new subdivision of fine homes on land sometimes referred to as the Santa Cruz flats, since it is a fertile area nearer the river and lower than the bench on which the main part of town then stood. The flats had been used as pasture land in the 1860s and later were used by Chinese for vegetable gardens.

Manning continued to be involved in a great variety of business, agricultural, and mining enterprises both in Arizona and Sonora. Two of his younger brothers began their business careers in association with him. His only son, Howell, was manager of the historic Canoa Ranch which Manning acquired and increased to 500,000 acres. On this and other ranches, Manning pioneered in raising Herefords and fine saddle horses.

Manning's other enterprises included a commission brokerage house, which he owned from 1900 to 1930, a long term contract to furnish labor to the Southern Pacific Railroad for the territory from El Paso to Seattle, and oil wells near Long Beach, California.

The Manning House was a showplace in Tucson, with its distinctive architecture and ten acres of trees and gardens. It was the scene of many festive occasions, including

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 10.3

UTM REFERENCES

A	1,2	50,2	050	3,5	6,4	9,8,0	B			
	ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING				
C							D			

VERBAL BOUNDARY DESCRIPTION

Paseo Redondo W75' Block 6 Block 12 EXC E170.3' and blocks 7, 8, 9, 10 and Fraction of Lot 17, 32, 35 s 6 AC P 48-11-14-13 and Goldschmidts all Block 9 EXC E20' of N248.5' and S31.5' of Lot 10, Lot 11 and ADJ abandoned street and alley.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Marjorie H. Wilson, Historian
Thomas S. Rothweiler, Registrar

ORGANIZATION	DATE
<u>Arizona State Parks Board, Heritage Conservation Sect.</u>	<u>April, 1979</u>
STREET & NUMBER	TELEPHONE
<u>1688 W. Adams</u>	<u>(602) 255-4174</u>
CITY OR TOWN	STATE
<u>Phoenix</u>	<u>Arizona</u>

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	<u>Dorothy H. Hall</u>
TITLE	<u>State Historic Preservation Officer</u>
DATE	<u>5-24-79</u>

FOR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION	DATE <u>7-27-79</u>
ATTEST:	KEEPER OF THE NATIONAL REGISTER
<u>[Signature]</u>	DATE <u>7-27-79</u>
KEEPER OF THE NATIONAL REGISTER	

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a huge garden party given each year on Manning's birthday. The "General" died of pneumonia August 1, 1935 at his summer home in Beverly Hills and was buried in Tucson.

The Elks Club purchased the building in 1950 for its Tucson Lodge 385 and has since made several modifications, including the additions of the Lodge Hall, main dining room, and the recreation room. On March 20, 1979, the Elks Club sold the building and its grounds to the City of Tucson. See Exhibit "A".

The city will be reselling the property as part of a Downtown Development Project, with certain restrictions requiring compatible use and the building's preservation.

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Arizona Daily Star: January, 1905; May, July, September, December, 1907;
January, February, March, 1908; February, 1926; 1927;
February, December, 1933; November, 1968; December 23, 1973.

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Arizona/Tucson Citizen: December, 1885; April, 1900; 1907-08; May, 1914;
April, 1923; September, 1925; January & May, 1926;
August, 1935; September, 1938; and October, 1966.

Chapman Publishing Company. Portrait & Biographical Record of Arizona, 1901

Connors, Jo. Who's Who in Arizona, 1913

McClintock, James. Arizona: Prehistoric, Aboriginal, Pioneer, Modern, 1916, vol.III

Sanborn Fire Insurance Maps. 1886-1947.

Tucson City Directory. 1901-1917

Tucson Historic Areas Committee. Tucson Historic Sites, 1969

Wyllys, Rufus. Men and Women of Arizona, 1940.

ELKS CLUB - BPOE - 385
9 PASO REDONDO

ENTER HERE

