

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000252 Date Listed: 3/30/92

Dodson-Esquivel House
Property Name

Pima AZ
County State

Menlo Park MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for *Antoinette Rice*
Signature of the Keeper

3/30/92
Date of Action

=====
Amended Items in Nomination:

Statement of Significance: The Period of Significance is amended to read: 1921.

This information was confirmed with Jay Ziemann of the Arizona State historic preservation office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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 of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property Dodson/Esquivel House
historic name Dodson House
other names/site number

2. Location
street & number 1004 W. Alameda Street
city, town Tucson
state Arizona code AZ county Pima code 019 zip code 85745
N/A not for publication
N/A vicinity

3. Classification
Ownership of Property: [X] private, [] public-local, [] public-State, [] public-Federal
Category of Property: [X] building(s), [] district, [] site, [] structure, [] object
Number of Resources within Property: Contributing 1, Noncontributing 0 buildings, 0 sites, 0 structures, 0 objects, Total 1
Name of related multiple property listing: Menlo Park
Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification
As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] 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 [X] meets [] does not meet the National Register criteria. [] See continuation sheet.
Signature of certifying official: Sheren Deiner
Date: 2/18/12
State of Federal agency and bureau: State Historic Preservation Officer

In my opinion, the property [] meets [] does not meet the National Register criteria. [] See continuation sheet.
Signature of commenting or other official
Date
State or Federal agency and bureau

5. National Park Service Certification
I, hereby, certify that this property is:
[X] entered in the National Register. [] See continuation sheet.
[] determined eligible for the National Register. [] See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register.
[] other, (explain:)
Signature of the Keeper: Antoinette J. Que
Date of Action: 3/30/12

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic - Single dwelling

Current Functions (enter categories from instructions)

Domestic - Single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Spanish Colonial Revival

Materials (enter categories from instructions)

foundation Concrete
walls brick

roof flat, laid composition
other

Describe present and historic physical appearance.

SUMMARY

The Dodson/Esquivel house, 1004 W. Alameda Street (Survey #15-10), is an early 20th century residence located in the Menlo Park Neighborhood Survey Area on the northwest corner of the intersection of Grande Avenue and Alameda Street. The house is an excellent example of a locally significant Spanish Colonial Revival style house; a representative of the late 19th and 20th century Revivals in the Survey Area. The house is a stuccoed, parapet walled variation of the typical Spanish Colonial Revival style, and has a typical asymmetrical facade ornamented with Moorish decorative details. The Dodson/Esquivel house is larger and of more complex massing than most other Spanish Colonial Revival style buildings in the Neighborhood. Other than the conversion of the garage to a guest house and minor modifications to the house interior, the house has experienced very few alterations over the years and remains an intact example of the Spanish Colonial Revival style for which it is considered significant.

SITE AND SETTING

The Dodson/Esquivel house is located on its original south 100' of lots 9 and 10 of Block 11 of the Menlo Park Subdivision. Believed to have been constructed around 1921 by owner James Dodson, the residence was situated in a portion of Menlo Park where there was a higher density of historic era construction, the greatest proportion of which was of the Bungalow style.

CONSTRUCTION

The Dodson/Esquivel house is constructed of plastered, brick walls on a concrete foundation. The parapet walls are partially capped with a red, pressed metal roofing material which resembles Spanish tile. The raised floor and flat roof are of wood frame construction. Lintels are of wood and windows are pine casement. The residence is ornamented with decorative, cast concrete detailing.

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ORIGINAL APPEARANCE

The Dodson/Esquivel house had an informal, asymmetrical main facade, with a pent roof sheltered front door on Alameda Street. However, the side facing Grande Avenue, the important north-south street in Menlo Park, was more ornate. There was a very small porch serving the entry. The residence was massed in a U configuration about a central, rear patio, reflecting different wings with different functions. There was a one-car garage to the west of the residence. The Dodson/Esquivel House was perhaps most noteworthy for its ornamentation in a neighborhood where most residences, other than the Prairie House at 203 N. Grande Avenue, had been unornamented. The parapets were capped near the building corners with pressed metal, tile-like sheathing. The bedroom wing, projecting from the south facade, was capped with a partial hip roof, sheathed in pressed metal. The main window serving the living room, which looked out upon Grande Avenue, was surrounded by an intricate, cast concrete, Moorish inspired decoration of intertwined geometric forms, supported on spiral patterned, concrete columns. A smaller, decorative surround was placed around the window associated with the south facing, projecting bedroom. Ornamental, concrete urns were located atop the parapets in strategic locations. The windows were wood casement, with eight panes.

ORIGINAL INTERIOR

The Dodson/Esquivel house was a two bedroom, one bath residence with five rooms. The original interior was striking for its contrast of dark wood trim casings, lintels and built-in features with its plastered walls. The house had Bungalow-like wood work qualities of an almost Western flair in the living room and dining room. Moldings, simplified in the bedroom wing, were more typical for the period. The bedrooms had picture moldings. The floors were of oak in the more public portions of the house and fir in the bedrooms. The focal point of the living room was an ornamented fireplace with a firebox surround of tile in a Western motif. The ceiling level was also higher in the living room. The house featured built-in amenities such as bookcases, a dinette and buffet. The dining room buffet was part of a composition typical of the historic era, with windows on either side. The house may have had a screened porch to the rear at one time.

CURRENT APPEARANCE AND ALTERATIONS

The alterations have been very minor to the Dodson/Esquivel house, with the exception of the garage to guest house conversion, possible enclosure of a screened porch and remodelling of the kitchen. The main massing, materials and workmanship of the house are intact. Its condition is good and the integrity of the house has not been compromised by modifications.

8: Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1905-1941

Significant Dates

1921

Cultural Affiliation

NA

Significant Person

Architect/BUILDER

James Dodson

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SIGNIFICANCE

The Dodson/Esquivel House is one of two more elaborate Spanish Colonial Revival style residences in the Menlo Park Neighborhood Survey Area. As a representative of the late 19th and 20th century Revivals, the house is locally significant under National Register Criterion C for its role in architectural development in Tucson from 1905 to 1941. The Dodson/Esquivel house is an excellent example of a popular style in a city with strong Hispanic roots.

OWNERSHIP

The first individual to purchase the south half of lots 9 and 10, Block 11 of the Menlo Park Subdivision from Pima Realty Co. was a gentleman named Steinbrugge. The property apparently changed hands as it was purchased by James Dodson in 1921 from Benedict, a member of the Pima Realty Co. In the same year, Mr. Dodson took a loan with Southern Arizona Brick and Lumber, so he must have started construction at that time. James Dodson achieved local notoriety in the 1920's as the owner of the parcel upon which Sentinel Peak stands. This parcel was being used for commercial purposes, such as quarrying of rock, at that time. A city-wide "Save the Peak" movement was started to secure A Mountain as a city park. Individuals such as Henry E. Schwalen and Henry O. Jastaad supported the city's case. The city eventually won, after many months of public hearings. The present owner of the Dodson/Esquivel house is Judy Esquivel.

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INTEGRITY

Other than the minor modifications previously mentioned, there have been no substantive changes to the Dodson/Esquivel house. An excellent example of the Spanish Colonial Revival style, the Dodson/Esquivel house remains sufficiently unaltered so that its massing, materials and workmanship reflect the architectural qualities for which the property is considered significant.

9. Major Bibliographical References

Deed between Pima Realty Co. and Henry P. Steinbrugge, August 11, 1917
Records from Ticor Title Insurance
The Tucson Citizen, May 30, 1926

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property less than one

UTM References

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See continuation sheet

Verbal Boundary Description

The boundaries of the nominated property are those of tax parcel number 116-18-157A, further described as the south 100' of lots 9 & 10 of block 11 of the Menlo Park Subdivision.

See continuation sheet

Boundary Justification

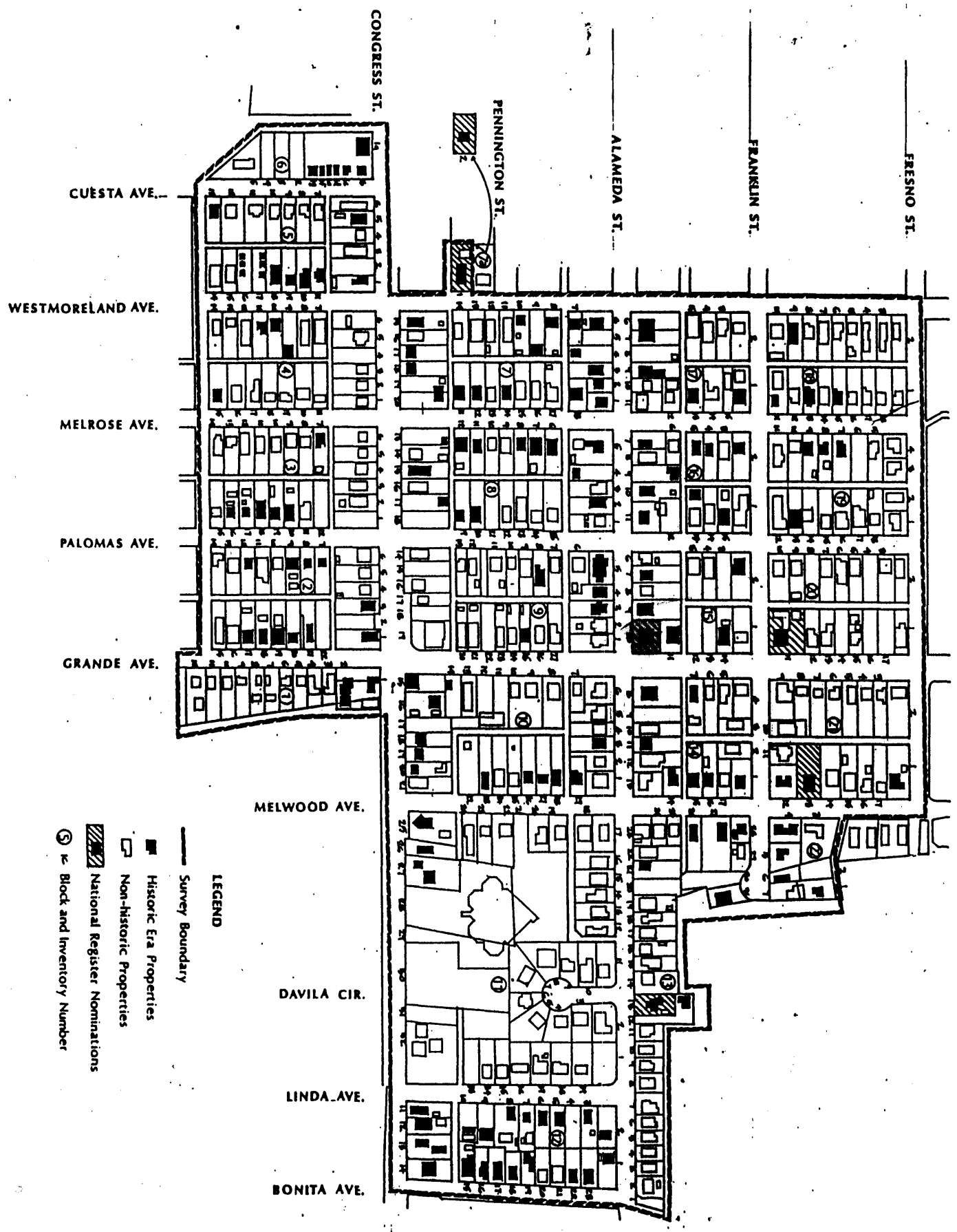
The boundaries include the parcels above as originally platted. This is the present and historic extent of the property

See continuation sheet

11. Form Prepared By

name/title Janet Strittmatter, Project Coordinator
organization Johns & Strittmatter Inc. date February 9, 1992
street & number 2960 N. Swan, # 217 telephone (602) 325-2591
city or town Tucson state Arizona zip code 85712

Dadson / Esquivel House



MENLO PARK NEIGHBORHOOD SURVEY PROPERTY INVENTORY

Prepared for:
Menlo Park Neighborhood Association
February, 1991

JOHNS & STRITTMAYER INC.
ARCHITECTURE • PLANNING • PRESERVATION
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