

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: 94000575 Date Listed: 6/10/94

Suhwaro Hotel
Property Name

Maricopa AZ
County State

N/A
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 *Autumnella Allee*
Signature of the Keeper

6/10/94
Date of Action

=====
Amended Items in Nomination:

Statement of Significance: The Areas of Significance is amended to read "Architecture" and "Social History."

This information was confirmed with Reba Grandrud of the Arizona State Historic Preservation Office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

RECEIVED 413
DPMB No. 1024-0018

575

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

MAY 10 1994

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for ~~individual properties and districts~~. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Suhwaro Hotel

other names/site number Saguaro Hotel

=====

2. Location

=====

street & number 58 West Buffalo Street not for publication
city or town Chandler vicinity _____
state Arizona code AZ county Maricopa code 013 zip code 85224

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide locally. (See continuation sheet for additional comments.)

TOMAS GARCIA KESAPU 5/3/94
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

===== ; =====
4. National Park Service Certification
=====

I, hereby certify that this property is:

- entered in the National Register Autumn Lake 6/10/94
 ___ 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): _____

for Signature of Keeper

Date of Action

===== ; =====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

- private
- ___ public-local
- ___ public-State
- ___ public-Federal

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>0</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>1</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register 0

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

N/A

===== ; =====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat:	Sub:
<u>Domestic</u>	<u>Hotel</u>
<u>Domestic</u>	<u>Boarding House</u>
<u>Commerce</u>	<u>Restaurant</u>
<u>Commerce</u>	<u>Recreation</u>
<u>Commerce</u>	<u>Retail</u>
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: Vacant Sub:

7. Description

Architectural Classification (Enter categories from instructions)

Late 19th and 20th Century Revivals:
Mission/Spanish Colonial Revival

Materials (Enter categories from instructions)

foundation concrete
roof composition roofing
walls common bond 12" brick at first floor;
8" brick at second floor
other stairway penthouse to roof; two roof
monitor clerestory windows; built-up roofing
at entry canopy

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- X A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
B. Property is associated with the lives of persons significant in our past.
X C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D. Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A. owned by a religious institution or used for religious purposes.
B. removed from its original location.
C. a birthplace or a grave.
D. a cemetery.
E. a reconstructed building, object, or structure.
F. a commemorative property.
G. less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Domestic
Commerce

Period of Significance 1916 - 1930

Significant Dates N/A

Significant Person (Complete only if Criterion B is marked above)

N/A

Cultural Affiliation N/A

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

9. Major Bibliographical References

=====

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Name of repository: Owner - Jerry Brooks
The Chandler Museum

=====
10. Geographical Data
=====

Acreage of Property .468

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>12</u>	<u>421650</u>	<u>3685210</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____

_____ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====
11. Form Prepared By
=====

name/title Patricia Olson, Architect

organization Otwell Associates Architects date November 18, 1993

street & number 121 East Goodwin Street telephone 602-445-4951

city or town Prescott state AZ zip code 86303

=====
Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====
Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name Mr. Jerry Brooks

street & number 1256 West Chandler Blvd. #17 telephone 602-786-9045

city or town Chandler state AZ zip code 85224

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Section number 7 Page 1

DESCRIPTION

The Saguaro Hotel is a two-story Mission Revival style building located on Buffalo Street at the north end of San Marcos Street in Chandler, Arizona. Built in 1916, the first floor originally included a lobby, retail areas and possibly a kitchen and dining area. The second floor consisted of a common foyer surrounded by nine hotel suites, each with a toilet room, shower and closet. Two clerestory window monitors provide natural daylight into the foyer area. A stairway leads from the upper floor to the roof. A basement is located under a portion of the back of the building with access via an exterior stair. The original 15' x 40' front awning was corrugated metal on a wood frame. It was reconstructed in 1990 with a built-up roof.

The building features a poured concrete foundation and brick exterior walls. The floor of the basement and a portion of the first floor are concrete. The remaining portion of the first floor and entire second floor are wood joists with hardwood flooring. A stairway leads from the street to the second floor from an exterior entry at the front (south) side of the building on Buffalo Street. The building is approximately fifty feet wide and eighty-two feet long for a total footprint area of 4100 square feet (8200 square feet floor area). A common wall exists between the Saguaro Hotel and the adjacent former Chandler Post Office. Ceiling heights are fifteen feet at the first floor, eight feet six inches at the second floor and eight feet in the basement. The exterior walls are brick, twelve inches thick at the first floor and eight inches at the second floor, terminating in a two foot high parapet above the roof. Basement walls are concrete. The east and west walls are load bearing, north and south walls are non-load bearing. The first floor front (south) facade has plate glass store windows. The roof structure is composition roofing over 1X roof sheathing over wood rafters. Two eight foot by four foot wood frame plate glass, monitor-type skylights penetrate the roof over the second floor foyer. Most of the original lighting, plumbing and interior finishes are either damaged or have been removed. Heating or electrical systems are not operational. All of the electrical fixtures are either broken or missing along with most of the hot water radiators. Some of the piping remains. The leaking roof has caused substantial damage to the interior finishes and the wood structure of the building.

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STATEMENT OF SIGNIFICANCE

The Saguaro Hotel is historically significant for its role in the boarding, entertainment and recreation facilities of Chandler during the early 20th century. There was substantial evidence for the need for more hotel rooms in 1916, the year the Saguaro Hotel was completed. Many visitors were turned away from the only other hotel in Chandler at the time, the San Marcos, the previous winter season. The Saguaro Hotel mainly provided non-transient accommodations for Chandler visitors at a monthly boarding rate and was a lower cost alternative to the San Marcos Hotel. Originally, the first floor of the hotel provided recreation and dining facilities for Saguaro Hotel guests, Chandler residents and guests staying at the historic San Marcos Hotel across the street. The hotel also served as a boarding house for San Marcos Hotel employees in later years.

The building is also a fine example of the Mission Revival style architecture of the period in which it was built. Although the building is vacant and has fallen into disrepair, its location in relation to the San Marcos Hotel and downtown Chandler would allow new activities in this building to bring a piece of historic Chandler integrally back into the community fabric.

Historical Background And Significance

The town of Chandler was established in 1904 by Dr. Alexander John Chandler, the first veterinary surgeon in the Territory of Arizona. He acquired a total of eighteen thousand acres for the Chandler Ranch, but could not farm it due to a limitation on irrigation water imposed by the Salt River Project. In 1904 a townsite map was drawn up to subdivide the ranch for sale to create the town of Chandler. The town began with three wooden shacks - the land office, a dining hall, and the Morrison Grocery along with a billboard marking the site of the Hotel San Marcos, an elegant resort that had been designed for the town. The San Marcos was completed in 1913 and was an immediate success, attracting many wealthy visitors each winter. By 1920 Chandler had more than 1000 residents, and a vote was taken to incorporate to become the Town of Chandler.

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The Saguaro Hotel was built in 1916 as an inexpensive yet attractive hotel after purchase of land from the Mesa Improvement Company formed by Dr. Alexander Chandler. The building owners, Harry J. Collis and William H. Robinson, knew each other through Dr. Chandler and the San Marcos Hotel. Mr. Collis, a golf pro, designed the golf links of the San Marcos and Mr. Robinson, a writer and land speculator worked as the San Marcos Hotel's advertising agent in 1913.

The Saguaro Hotel was marketed to a different clientele than the San Marcos, broadening the scope of the budding resort industry in the Salt River Valley. This less expensive option helped to stimulate the growth of this new industry.

In October of 1916 the Chandler Arizonian newspaper announced "that several of the suites decidedly rival some of those in the San Marcos for light, airiness and simplicity in furnishings. Steam heat, hot and cold water, baths and other requisites are among some of the modern conveniences." On the west side of the building one could dine in a modern cafe. Bowling alleys provided recreation for city residents and San Marcos Hotel guests as well as those of the Saguaro Hotel. The Hotel was occasionally used by tourists, but most guests were longer term residents, often for the winter season. The hotel was also used as election headquarters on November 7, 1916.

From 1917 to 1924 business was determined by the seasons. The Hotel either closed or rented only a few rooms during the summer months but was usually full during fall and winter. To accommodate more guests, the downstairs amusement center was disassembled and turned into more sleeping rooms in 1919. A portion of the first floor was retained, however, as a Native American Basket Room which was purported to have the "largest and best selection of baskets in the state." At various times the hotel also had a barber shop, soda fountain and a tire shop.

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Section number 8 Page 4

After problems with help and guests between 1917-1924, Mr. Robinson leased the hotel to the San Marcos Hotel Company in October of 1924. The company utilized the Saguaro as a boarding house for their own employees until 1930 when the Saguaro Hotel was sold in a sheriff's sale. Mr. Collis' half ownership was surrendered to the Arizona Bank. In 1933 Arizona Bank sold it to the Northern Securities Company who sold the Saguaro Hotel to the Chandler Improvement Company that same year. They also obtained Mr. Robinson's half as well.

On May 1, 1937 the Chandler Improvement Company headed by A.J. Chandler sold the property to the San Marcos Hotel Co. G.W. Edward bought the San Marcos and later sold it to former San Marcos Manager, John Quarty. It was owned by him until his death in the 1970s. His widow, Angela, became the sole proprietor of the Saguaro Hotel on August 17, 1982. Five years later the property was put into a trust with the Northern Trust Bank of Arizona. The Hotel was purchased by former Chandler Mayor Jerry Brooks in July 1993. His hope is to restore the building to its original historic character and find appropriate businesses to lease the space.

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Section number 9,10 Page 2

BIBLIOGRAPHY

Chandler Arizonan, March 10, 1916 and October 27, 1916.

Deutsch Associates, Evaluation for Rehabilitation of Saguaro Hotel and Post Office Building, March 15, 1993.

Fire Insurance Survey, San Marcos Hotel Company, 1940.

Solliday, Scott, Curator of Chandler Historical Museum, "The Story of Chandler," Chandler, Arizona, Chandler Chamber of Commerce Community Book and Membership Referral, 1987.

Zion, Candi, History of the Suhuaro (Suhwaro) Hotel, Part I: Written History, 1988.

VERBAL BOUNDARY DESCRIPTION

Lots 146 through 151 inclusive, CHANDLER, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 5 of Maps, Page 34.

In addition, the subject property is also identified as Maricopa County Tax Assessor Parcel Number 303-08-030, 031, 032, 033, 034 and 035. Based on the appraiser's calculations, the site contains a gross land area of 20,400 square feet, more or less.

BOUNDARY JUSTIFICATION

The boundary represents the historic and current property lines of the lots occupied by the Saguaro Hotel.

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Photograph Number One

3. William Otwell
4. October, 1993
5. Otwell Associates
121 East Goodwin Street
Prescott, Arizona 86303
6. View of front facade along Buffalo Street

Photograph Number Two

3. William Otwell
4. October, 1993
5. Otwell Associates
6. View of front facade along Buffalo Street looking northwest

Photograph Number Three

3. William Otwell
4. October, 1993
5. Otwell Associates
6. View of front (south) facade looking west

Photograph Number Four

3. William Otwell
4. October, 1993
5. Otwell Associates
6. View of south entry along Buffalo Street

Photograph Number Five

3. William Otwell
4. October, 1993
5. Otwell Associates
6. View of main entry to first floor at south facade

Photograph Number Six

3. William Otwell
4. October, 1993
5. Otwell Associates
6. View of door to stairway leading to second floor at the front (south side) of the building

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Photograph Number Seven

3. William Otwell
4. October, 1993
5. Otwell Associates
6. View of east facade looking southwest

Photograph Number Eight

3. William Otwell
4. October, 1993
5. Otwell Associates
6. View of interior looking north at first floor retail space

Photograph Number Nine

3. William Otwell
4. October, 1993
5. Otwell Associates
6. View of hotel room interior looking toward Arizona room

Photograph Number Ten

3. William Otwell
4. October, 1993
5. Otwell Associates
6. Interior view of hotel bath and entry

Photograph Number Eleven

3. William Otwell
4. October, 1993
5. Otwell Associates
6. Interior view of screen shutters at Arizona room window in hotel room, north side at second floor

Photograph Number Twelve

3. William Otwell
4. October, 1993
5. Otwell Associates
6. View looking up into clerestory window roof monitor

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Photograph Number Thirteen

3. William Otwell
4. October, 1993
5. Otwell Associates
6. View of clerestory roof monitor windows looking northwest

Photograph Number Fourteen

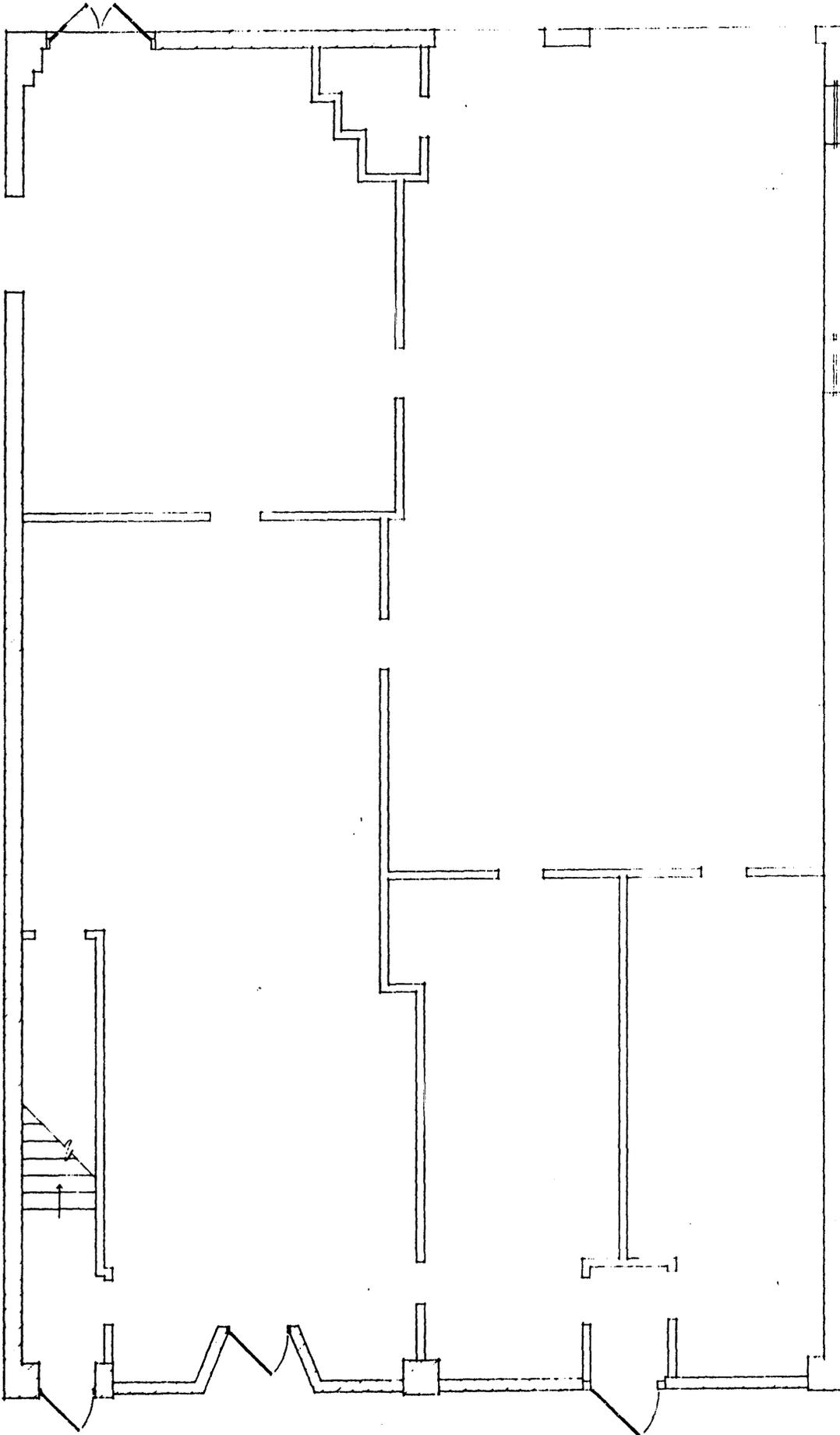
3. Unknown
4. Unknown
5. Arizona State University Archives
6. Historic view of the south facade looking north

Photograph Number Fifteen

3. Unknown
4. Unknown
5. Arizona State University Archives
6. Historic view of south facade looking northwest

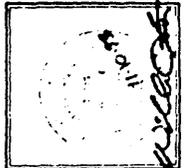
Photograph Number Sixteen

3. Unknown
4. Unknown
5. Arizona Historical Foundation - Arizona State University
6. Historic view of the front facade looking northeast



FIRST FLOOR PLAN

1/4" = 1'-0"

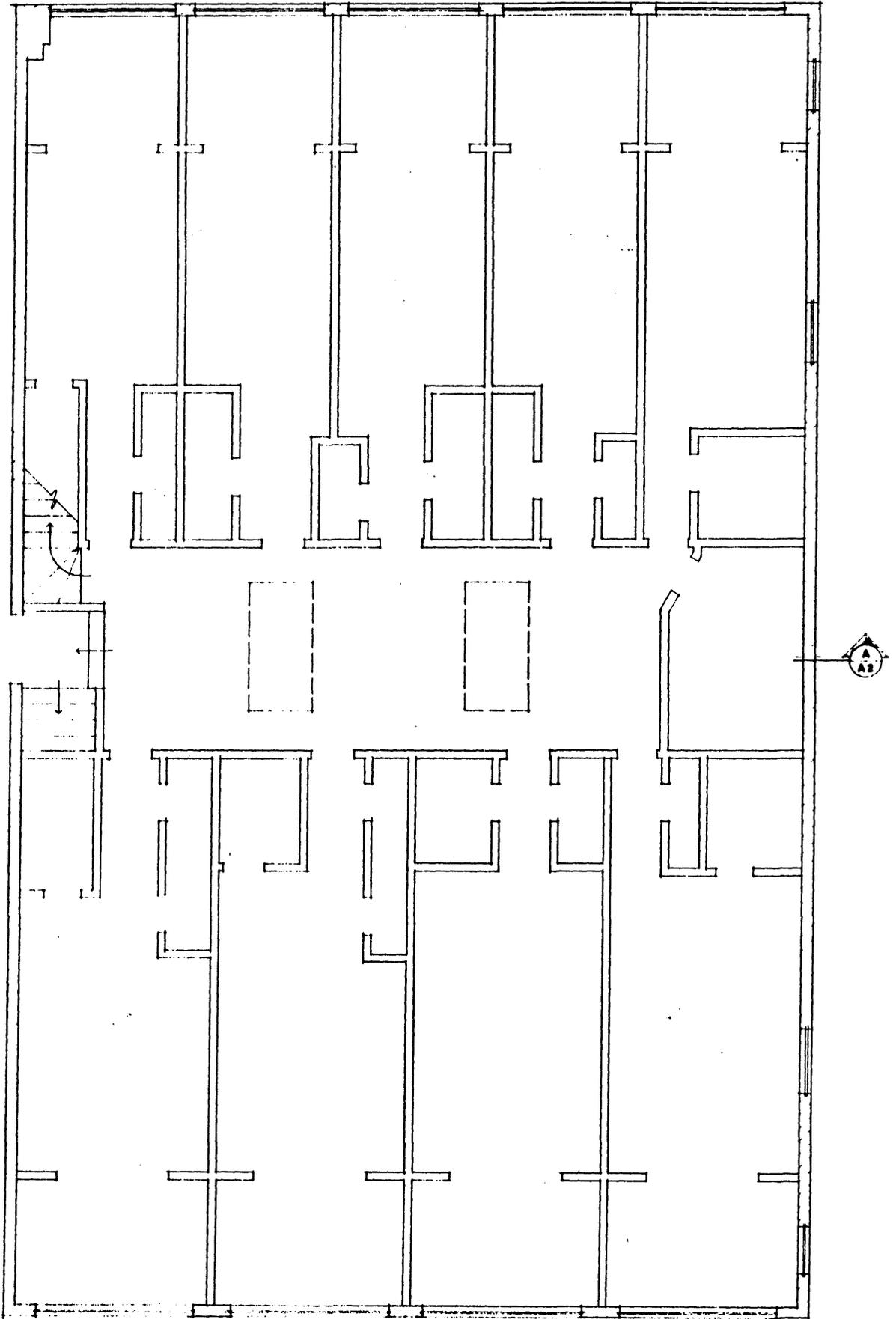


OTWELL
 121 East Greenway Street, Prescott, Arizona 86303 (602) 445-4951

**REHABILITATION OF THE
 SAGURO HOTEL
 CHANDLER ARIZONA**
 AS FOUND DRAWING

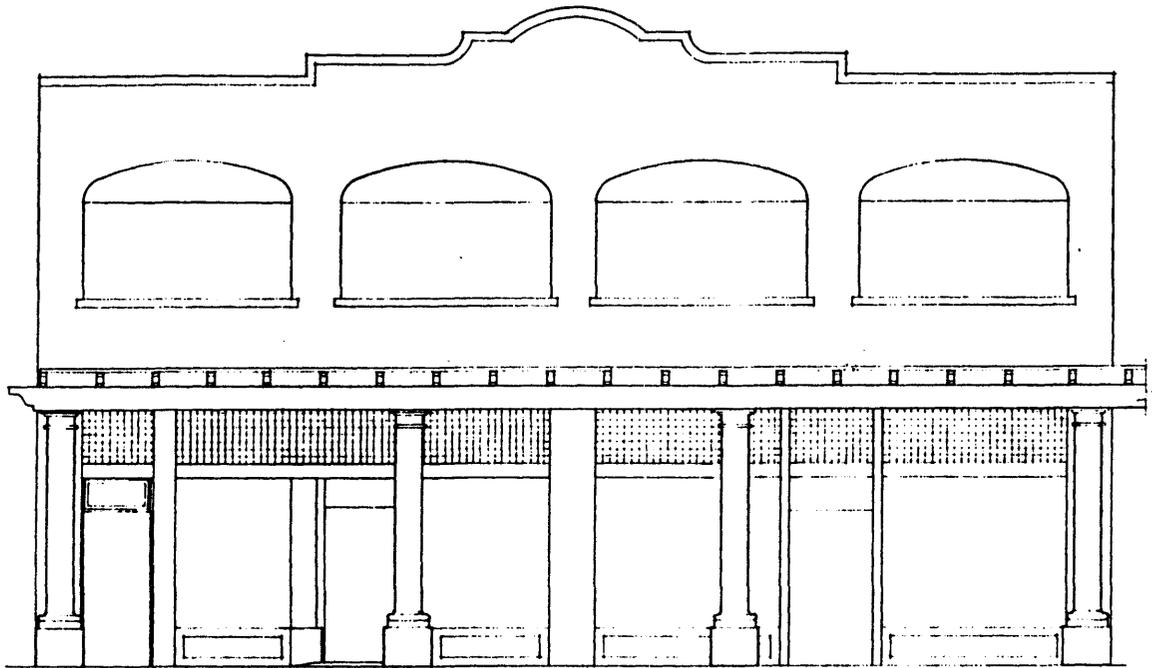
REVISIONS	
DATE	10.12.15
DRAWN BY	FD
CHECKED BY	
JOB NO.	

SHEET NO.
A 1
 OF 2



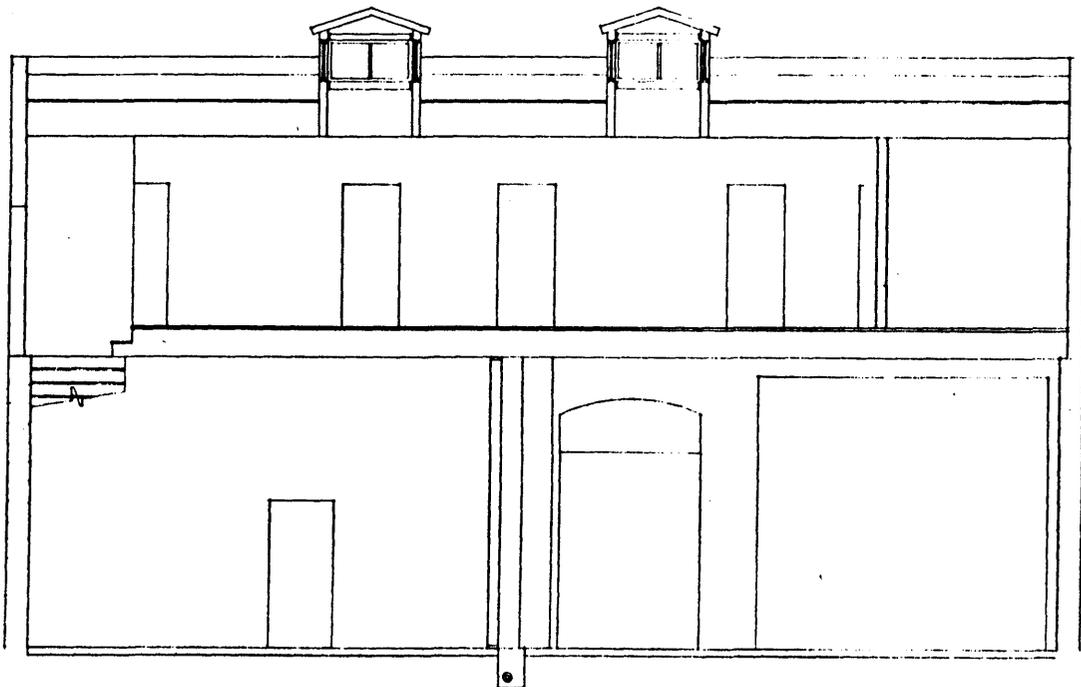
SECOND FLOOR PLAN

1/4" = 1'-0"



SOUTH ELEVATION

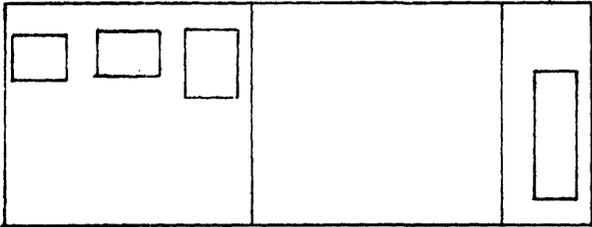
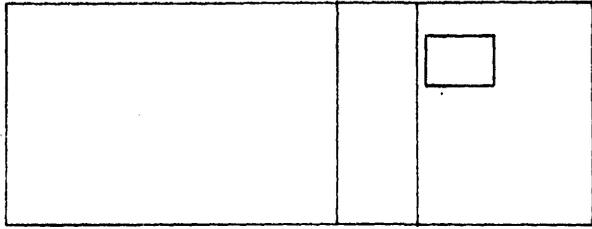
1/4" = 1'-0"



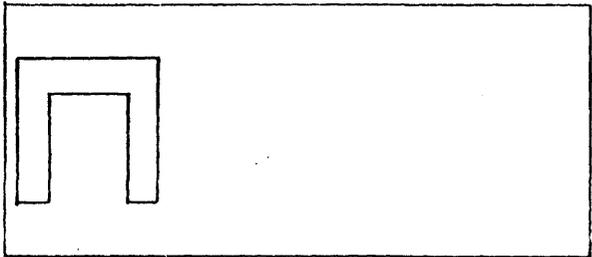
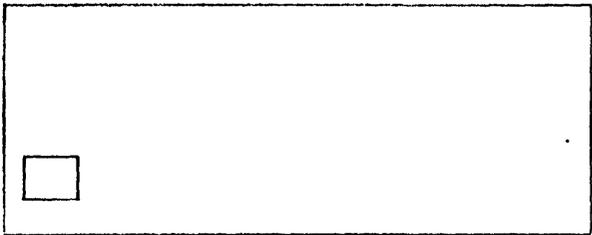
SECTION A

1/4" = 1'-0"

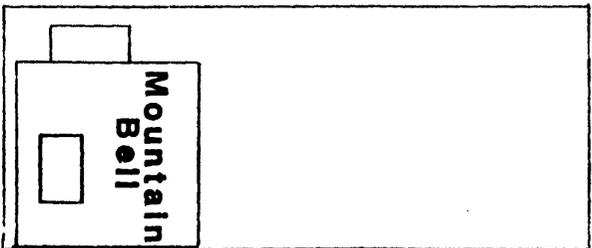
DAKOTA STREET



CALIFORNIA STREET

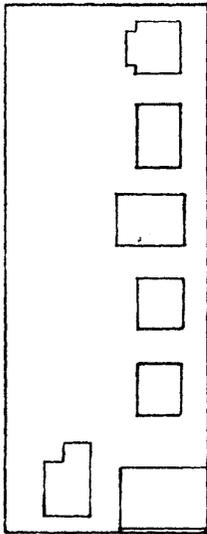
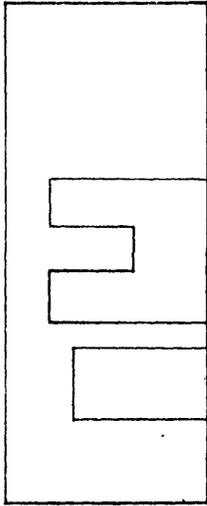


OREGON STREET

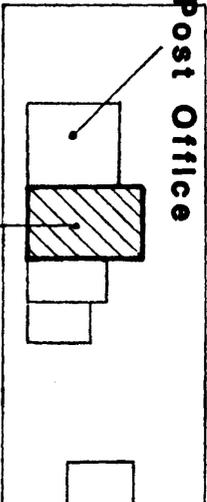


ARIZONA STREET

CHANDLER BOULEVARD



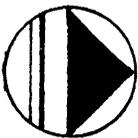
BUFFALO STREET



Old Post Office

SAGUARO HOTEL

SITE MAP



North

SHEET NO.

OF

DATE
DRAWN BY
CHECKED BY
JOB NO.

REVISIONS

SAGUARO HOTEL
CHANDLER ARIZONA

