



United States Department of the Interior
National Park Service

04001157

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 Robles Ranch House
other names/site number _____

2. Location

street & number 16130 W. Ajo Highway
city or town Robles Junction
state Arizona code AZ county Pima code 019 zip code 85735

	not for publication
X	vicinity

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 W. Gamain AZSHPO 22 JULY 2010
Signature of certifying official/Title Date
ARIZONA STATE PARKS
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___meets ___does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

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): _____
Kuda McEllland 9-3-2010
Signature of the Keeper Date of Action

Robles Ranch House
Name of Property

Pima County, Arizona
County and State

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
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

N/A

Number of contributing resources previously listed in the National Register

none

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Agriculture (Agricultural field, animal facility)

Domestic (Single dwelling)

Current Functions
(Enter categories from instructions.)

Social (Meeting hall)

7. Description

Architectural Classification
(Enter categories from instructions.)

Late 19th and 20th Century Revivals

Materials
(Enter categories from instructions.)

foundation: Earth, concrete

walls: Stucco, brick

roof: Asphalt, other

other: _____

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Robles Ranch House, currently a thriving community center for Pima County residents, was once the main headquarters residence of a prestigious southern Arizona cattle ranch. The building is located approximately 25 miles west of Tucson, Arizona, on State Highway 86 (the Ajo Highway), just east of Robles Junction where the road intersects with Route 286, the connector to the Mexican border community of Sasabe. The 11-acre property on which the building stands today is a tiny fragment of the ranch's former expanse.

The ranch itself has roots going back to the Bernabé Robles family in the 1880s, and the current building incorporates adobe walls from the Robles era. However, the building seen today is largely the result of expansion work undertaken in 1950 to join separate earlier dwellings. Recent modifications from 2001 to 2002 to rehabilitate the building for its current use were undertaken with sensitivity to the historic fabric under the guidance of preservation architects. Likewise, recent site modifications and the addition of a new county building to the east have been done to minimize impacts to the ranch house.

Within the property boundaries are three buildings, including the historic ranch house, a block horse barn outbuilding built around 1989, and a small, stuccoed block building built in 2001 that serves as a Pima County Sheriff's Substation. The ranch house, a rambling Spanish Colonial Revival-style dwelling with a wide, south-facing entry facade, is the most imposing building on the site. The small sheriff's substation was designed to be compatible with and subordinate to the ranch house. The 1989 horse barn is located to the southwest in a livestock-related zone where it does not compete with the main building. The substation and horse barn were not present during the period of significance and were not evaluated as part of this nomination. Within the 11-acre property is a 0.59-acre parcel that primarily encompasses the former ranch residence; this smaller parcel constitutes the boundary of the ranch house.

Location and Setting

The Robles Ranch House is situated at an elevation of approximately 2,530 feet on an 11-acre site that slopes down slightly toward the northwest. The subject property, which was purchased by Pima County in 1997, comprises two parcels (Tax Parcel Nos. 208-64-013D and 208-64-013B). Close to the western boundary of the property is the north-south-trending segment of a lengthy wash with dense, desert scrub vegetation lining its banks. Within a great expanse of relatively flat, gently sloping land, the site lies in the Sonoran Desert portion of what geographers call the Basin and Range Province, an area characterized by generally northwest-southeast-trending, linear mountain ranges that rise abruptly from broad basins and alluvial valleys. Panoramic views from the subject property incorporate several distant mountain ranges, buttes, and low foothills. To the southwest rise the Baboquivari Mountains, with Kitt Peak at an elevation of 6,875 feet and Baboquivari Peak at 7,730 feet. To the south are the Sierrita Mountains, and to the northeast are the Tucson Mountains, with the high Catalinas beyond. Dobbs Butte and low desert foothills rise to the northwest and north. On the adjacent lot to the east is an old gable-roofed dwelling that was once one of the ranch buildings.

Robles Ranch House
Name of Property

Pima County, Arizona
County and State

Narrative Description

From resources provided by Pima County Cultural Resources Manager Linda Mayro, useful information about the construction history of Robles Ranch House can be ascertained. In May 1999, Gerald A. Doyle and Associates, preservation architects from Phoenix, Arizona, prepared a historic-building assessment report prior to the design of the rehabilitation work for the now-completed adaptive reuse (Doyle and Associates 1999). Measurements and investigations undertaken for this report verified the location of adobe walls from the two early dwellings known to have been incorporated into the residence. Sketches of the separate dwellings, included in the report, were provided by prior residents Fernando Robles, son of the original ranch owner, Bernabé Robles, and Marianna Locke Laird, whose parents owned the ranch in the 1940s. Also included in the report were historical photographs of the separate dwellings. In addition, three aerial photographs were found by this team. Taken in 1936, 1953, and 1967, they were useful for determining changes to the site and ranch house. The aerial photograph taken in 1953 confirms that by that date the connection and the expansion of the house had been completed. A recent, fourth aerial photograph in a Pima County format shows the subject property in its parcel boundaries prior to the rehabilitation work. The site plan prepared by the Architecture Company in 2000 is used as the basis for the map in Figure 1. Architectural drawings prepared by Doyle and Associates (2000) provided information on the adaptive-reuse rehabilitation of the ranch house; specifically, the drawings indicated those elements or characteristics dating to the two early dwellings and the 1950 remodel that survived or were retained.

The Style: Spanish Colonial Revival (Sonoran Revival Variant)

The Robles Ranch House is an example of the Sonoran Revival variant of the Spanish Colonial Revival style. Interestingly, the building grew by the incorporation of two prototypical “Sonoran” vernacular adobe dwellings of the hybrid sort that developed regionally from a blend of Hispanic adobe and Native American roofing technology during the Spanish Colonial era. The original pair had rectilinear plans, flat facades, raw-adobe parapet walls, and dirt roofs. One of the dwellings consisted of three rooms surrounding an open porch in an arrangement where circulation occurred outdoors. This was a typical Hispanic trait. The incorporated vernacular dwellings are now modified beyond recognition, and the Sonoran Revival style detailing seen today appeared when the connection and expansion occurred in 1950.

The Spanish Colonial Revival style, also called Spanish Eclectic, was one of the southwestern revival styles in vogue in the United States primarily from 1915 through 1940. Especially popular in the Southwest, it was a very common style in Arizona in many settings, from urban neighborhoods to ranch landscapes. Spanish Colonial Revival was an eclectic style that employed decorative details borrowed from all periods of Spanish architecture. The style was unified by the use of arches, courtyards or patios, plain stuccoed wall surfaces, form as mass, and Spanish or Mission tile roofs, all of which were derived from the Mediterranean region. There was characteristically a low-pitched, tiled roof; however, the use of parapet walls and a flat roof was also employed (Easton and McCall 1980:87; McAlester and McAlester 1989:417, 418). The Sonoran Revival style variant, very common in Tucson, featured flat, simple parapet walls, usually capped, plus penetrating roof drains. Walls were frequently stuccoed, but burnt-adobe masonry was also common.

Evolution of the Headquarters Site

Fernando Robles’s site plan sketch (Figure 2), drawn around 1988, shows the headquarters complex as he remembered it, undoubtedly before 1917, when the family sold the ranch. The headquarters was divided into two zones: one on the east, where the family resided, and one on the west, for utility and livestock-related functions. In the residential zone, two separate buildings stood side by side in a rough east-west alignment. The west building was apparently used by the Robles family. It was a traditional Sonoran adobe structure with an open, recessed porch, as shown in a historical photograph taken around 1901 (Figure 3). (As Doyle’s investigation [Doyle and Associates 1999:6] of its foundation conditions indicate, this dwelling may well date from the 1880s. However, it may not have been the original building, because, according to a newspaper report, Bernabé Robles’s house and corral were destroyed by heavy rains in 1886 [*Arizona Daily Citizen*, 2 August 1886].) A dry ditch covered by a plank bridge ran between the two zones. In the west zone stood a building that housed a steam engine and steam boiler. In addition, there were water tanks, watering troughs, an open well, a vegetable garden, and traditional stacked-mesquite corrals (Doyle and Associates 1999:3).

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

An aerial photograph of the property, taken in 1936, shows a probable enlargement of the stacked-mesquite corrals since the Robles era (Figure 4). Other than the wash and the Ajo Highway, little else can be discerned in this difficult-to-interpret photograph. Marianna Locke Laird's 1942 site plan sketch depicts a circular driveway accessing the headquarters from Ajo Highway (Figure 5). She labeled what she called Brawley Wash to the west. Within the two zones were the separate residential buildings to the east and a barn on the northeastern edge of the corrals. By this time, the family residence was the east house, and the west house was used by employees. There were a windmill and well north of the dwellings (Doyle and Associates 1999:4). The 1953 aerial shows the rambling ranch house, now joined together; the probable older barn near the corrals; and a large garage building northwest of the house (Figure 6). There was also a walled or fenced back garden and residential landscaping. By 1967, an oval pool was visible in the garden north of the ranch house (Figure 7).

A 1999 aerial photograph of the site, taken prior to the rehabilitation work, shows the notable addition of the large block horse barn built around 1989 (Figure 8). Missing are most of the early mesquite corrals and former barn. When this aerial was taken, enclosures affiliated with the new barn included a circular arena, probably of stacked mesquite, near Ajo Highway. Documented in this aerial and in the report was the existence of a small, stuccoed house and a dilapidated garage, features since removed (Doyle and Associates 1999:2). Currently on the site are new pipe-rail equestrian arenas to the west, paved roads, and low-water-use landscaping directly in front of the ranch house. Parking areas are located away from the principal facade, south and north of the sheriff's substation, and northwest of the ranch house. A large zone of natural desert landscape remains between Ajo Highway and the building complex.

Construction History of the Ranch House

Typical of many early Arizona ranch houses, Robles Ranch House evolved into a sprawling, one-story structure as the result of several remodels and additions. As mentioned previously, today's compound-plan, Sonoran Revival-style building developed into its current form by the connection and incorporation of the two separate, earlier buildings and expansion thereon. As sketched by Fernando Robles (see Figure 2), the west dwelling consisted of three rectangular-plan blocks that formed the sides of an incorporated porch. This arrangement did not allow for internal circulation. Robles's sketch of the east building showed an L-plan of three rooms with a storeroom to the west.

Marianna Locke Laird's sketch of the east dwelling depicted the probable original three-room "L" (minus the storeroom) to which a block bedroom wing with bath was added by her father (Figure 9). Her notation of an "office" in the southwest living room corner may have been the projection incorporated beneath the west end of the tiled porch, as shown in the historical photographs (Figures 10 and 11). Rooms in the east building were connected to each other without hallways. Photographs from the Locke era show that both houses were stuccoed by that time. The east house had its new east bedroom wing, and the west house now had a screened porch.

The original buildings were joined in 1950, when John R. Stevens and his wife were making improvements to the ranch (Doyle and Associates 1999:5). A central space, angled in plan to accommodate the dissimilar orientations, joined a western group of rooms with an eastern group. This created a house with an enclosed area of about 4,700 square feet. From Doyle and Associates' Existing Conditions Floor Plan, the observer can approximate the location of the earlier buildings (Figure 12). For guidance, Rooms 8, 9, and 10 were probably the former incorporated porch of the west building, and Rooms 25, 26, 27, and 28 were the block bedroom wing of the Locke house.

The floor plan shows that adobe, concrete masonry, rubble masonry, and wood frame were used in the walls. The original adobe walls were unplastered but, perhaps in the 1940s, clad in lime or cement plaster on chicken-wire lath. Even later, the interior surfaces of the adobe walls were furred with wood studs and gypsum board panels. Most of the rooms had concrete slab floors, possibly installed in the 1940s or later, but Rooms 18, 19, 23, and 28 had wood floors. Roof framing in spaces such as Room 13 and the north porches was exposed beam with tongue-in-groove wood decking. There were four window types, including multilight steel casement, aluminum double-hung, wood double-hung, and wood casement. In addition, large picture windows were found in Rooms 12 and 13. (Doyle and Associates 1999:6, 10, 11, 12).

Robles Ranch House

Name of Property

Pima County, Arizona
County and State

Current Appearance

The Robles Ranch House is a one-story dwelling with Sonoran Revival variant, Spanish Colonial Revival–style features (Figure 13). The house is cubic in form, rather long and narrow, and measures approximately 160 by 35 feet, with a number of rectangular elements. A central entry joins two slightly angled wings that extend east and west. This arched entry is a Spanish Colonial Revival–style feature.

The facades are flat, stuccoed masonry and extend vertically to form parapets of varying heights (Figure 14). The parapets are topped by two projecting courses of concrete brick. Scuppers with metal conductor heads and downspouts drain the roofs and are located at intervals along the facades. There are irregularly spaced steel-casement windows painted a turquoise color. The facades are white with reddish brown or terra-cotta-colored parapet caps, conductor heads, and downspouts.

The projecting entry in the front facade is constructed of burnt-adobe brick with belt courses and an arched opening that frames a recessed, paneled-wood entrance door (Figure 15). The left, or west, corner of the front facade is supported by two angled masonry buttresses. Toward the east end is an open, framed porch with red-Mission-tile roofing. Six steel-casement windows on the south facade are original to the 1950 construction (Rooms 10, 13, and 20). The windows were repaired, reglazed, and repainted as part of the rehabilitation work.

At the far east end, separated from the original house by a breezeway, is a recently constructed rectangular element containing public toilets. The east facade of this building is a blank wall with two conductor heads and downspouts (Figure 16).

The north facade contains a few periodically spaced, irregularly sized windows. At the middle of the facade is a large, open porch (previously enclosed by concrete-block pony walls, wood trim and mullions, and small-mesh screen), approximately 50 by 13 feet, with a flat sloping roof with a smooth surface.

The west facade contains the rear entrance, a half-glazed, wood-paneled door within a small open porch. On the facade are two dissimilar windows, a conductor head, and downspout; the two large sloping buttresses at the right corner are also visible from the south (Figure 17).

Doyle and Associates' Rehabilitation Floor Plan (Figure 18) illustrates the following text. Inside the main entrance is the 11-foot-6-inch-by-12-foot-6-inch Museum Coordinator's Office (Room 11) (Figure 19). The floor is covered with a tan-colored 12-inch-square Saltillo clay tile with a tile base. The walls are plastered with a sand-colored, rough-troweled, knock-down finish. There is a 9-foot-6-inch-high exposed plank-and-beam ceiling that is original to the 1950 construction. The 4-by-8-inch beams at 2 feet on center are painted a reddish brown, and the plank decking is painted a cream color. The four-panel wood doors and full-width frames are stained a rich brown color. These colors and materials and ceiling heights are repeated throughout the building. There are ceiling-mounted light fixtures in this and other areas with exposed ceilings.

To the west is the 12-by-17-foot Museum Reading Room (Room 10). The floor is carpeted with a gray commercial nylon carpet, which is repeated in many other rooms. The ceiling height and other finishes and details are the same as in the Coordinator's Office. On the north wall there is a fireplace of burnt-adobe brick with a raised hearth of Saltillo tile (Figure 20). Above the wood mantel is a facing of brick pavers that extends to the ceiling. The fireplace dates to 1950, possibly earlier.

To the north of the Coordinator's Office is the 11-foot-5-inch-by-17-foot Adult Activities Room (Room 12) that also serves as a dining room. The finishes are similar to the Coordinator's Office, but here there is a noticeable slight ceiling slope to the north for drainage.

West of the Adult Activities Room is the Kitchen (Room 6), a 17-by-5-foot space with custodian, pantry, and storage areas along the south wall. The floor is quarry tile, and the plaster walls have a rough, knock-down finish. There is an 8-

Robles Ranch House

Name of Property

Pima County, Arizona
County and State

foot-2-inch-high smooth plaster ceiling with surface-mounted fluorescent fixtures. The natural-finish wood kitchen cabinets have a laminated plastic countertop.

The 9-foot-by-11-foot-6-inch rear Foyer (Room 2) to the west of the Kitchen has the Social Services Entrance. Finishes and ceiling height are similar, but there are recessed down lights. There is an adjacent restroom to the west, and to the south are two social services offices (Rooms 4 and 5). The larger office is 11 by 15 feet and has typical doors and finishes. The floor is carpeted, and the 7-foot-8-inch-high ceiling has recessed fluorescent lighting. The second office is smaller, with similar finishes.

The largest room in the building is the irregularly shaped Meeting Room (Room 13), east of the Coordinator's Office. Its east and west walls measure 33 feet, its north wall measures 15 feet, and its south wall measures 22 feet. The finishes and ceiling height are similar to the Reading Room. An 8-by-19-inch wood girder spans across the middle of the room and receives and supports the cross beams. The floor is carpeted, and passage between the Meeting Room and Rooms 11 and 12, which are at a slightly lower elevation, is by two two-step flights of stairs with handrails. On the east wall is a large fireplace similar in the use of materials to the smaller one in the Reading Room (Figure 21). This fireplace has two openings: one 6 by 3 feet and another, used for storage, 3 feet 3 inches by 2 feet 4 inches. Burnt-adobe pavers, 8 by 11 inches in size, face the fireplace with a row of projecting headers that support a high, 53-by-11-inch pine mantel. Above is a triangular panel of burnt-adobe brick. On the floor in front is a large Saltillo-tile hearth. The fireplace dates to the 1950 remodeling. However, the associated chimney likely dates to the design of the east dwelling that served as the Locke residence. In Marianna Locke Laird's 1942 sketch of the east dwelling (see Figure 9), there is a fireplace in the living room that corresponds to the west interior wall of the Museum/Sitting Room (Room 18) (see Figure 18). Presumably, the fireplace throat was closed when the east and west buildings were joined and the new fireplace built. The exposed plank-and-beam ceilings in the Coordinator's Office, Museum Reading Room, Adult Activities Room, and Meeting Room are original to the 1950 construction. As is typical of exposed ceiling areas, there are ceiling lights.

North of the Meeting Room is a porch that measures approximately 50 by 13 feet. New floor slabs and a divider wall are used to provide a grade-level access from the Adult Activities Room and Meeting Room. The exposed plank-and-beam ceiling, which dates to the joining of the two vernacular residences in 1950, is painted brown. There is an added header beam to support the 4-by-6-inch cross beams at 2 feet on center plus decking. There are surface down lights.

To the east of the Meeting Room is the program area. Directly adjacent to the Meeting Room is the 29-by-12-foot Museum/Sitting Room (Room 18). The finishes and colors are typical except that the two long walls are painted a contrasting adobe brown color. On the west wall is a dummy projection and simulated fireplace (in the location of the former fireplace that was in place when the Locke family occupied the east dwelling [see Figure 9]) with a small opening nearby, possibly for a display. The ceiling is furred down 9 feet high with 7-foot-6-inch ceiling drops at each end to accommodate ductwork. There are down lights in the drops and track lights in the higher area.

South of the Sitting Room is an 8-by-10-foot Foyer (Room 19) leading to an exit. The floor is Saltillo tile, and the rough plaster walls are adobe brown. The gypsum-board ceiling is 7 feet 7 inches high. There is a recessed light. To the north, accessed from the Sitting Room, are the 9-by-14-foot Computer Room (Room 17) and the 13-by-18-foot Teen Room (Room 22). These also have lower ceilings and recessed fluorescent lights.

Behind the Foyer to the east and south of the Sitting Room is the 15-foot-by-17-foot-6-inch Small Meeting Room (Room 20). It has typical office finishes. The 7-foot-8-inch ceiling contains recessed fluorescent lights.

East of the Sitting Room is a 12-by-6-foot Foyer (Room 25) leading to the Breezeway. The finishes, ceiling, and lighting are the same as in the west Program Entrance Foyer. North of this Foyer is the 12-foot-by-14-foot-6-inch Tots Room (Room 23), and south of the Foyer is the Program Office (Room 26). Both rooms have typical office finishes, ceiling heights, and lighting.

Robles Ranch House

Name of Property

Pima County, Arizona
County and State

The 5-foot-8-inch-wide Breezeway connects the 40-foot-6-inch-by-19-foot accessible Restroom Addition to the ranch house. It contains a Men's Toilet Room, Women's Toilet Room, and Storage Room. The restrooms have typical finishes and accessible fixtures.

Integrity and Condition

The rehabilitated community center is currently in excellent condition, but when Pima County acquired the Robles Ranch House, it was in urgent need of repair. Stabilization and preservation-conscious, comprehensive rehabilitation work were undertaken to allow for an efficient contemporary use while retaining significant portions and features. Repairs, alterations, and additions were made so that the form and integrity of the building were not compromised. The work was performed in 2001 and 2002.

In preserving the Robles Ranch House and converting it to a community center, the design consultants made few changes to the exterior; the changes made were sensitive to the historical character of the building. The parapet heights and cap details remain unchanged, and the walls remain stuccoed. The original metal canales that drained the roof have been replaced by metal conductor heads and downspouts to better control flow from roof drainage. The burnt-adobe entrance feature has been repaired. The formerly screened west and north porches have been replaced by similar open porches; however, the porch coverings, consisting of beams and decking, are original to the 1950s construction. Similarly, the porch covering and two of the four support columns on the south facade were retained. For accessibility compliance, a restroom block has been added to the east end of the building. This addition, demarcated by a breezeway, has the same design features as the ranch house and appears as a separate, compatible extension (Doyle and Associates 2000:A-1, A-2, A-5).

The window opening locations remain, although, in a few cases, the sizes have been modified. Before rehabilitation, there were steel-casement, aluminum double-hung-, wood double-hung-, and wood-casement windows in place. Windows were in poor condition and many have been replaced by new multilight steel casements similar in appearance to the previous ones. On the south facade, six steel-casement windows dating to the 1950 remodel were repaired and reglazed (one three-light steel-casement window and one 15-light steel-casement window in the Reading Room, two 15-light steel-casement windows in the Meeting Room, and one four-light steel-casement window and one 20-light window in the Small Meeting Room). Four windows on the north facade are original to the 1950 construction (two 15-light steel-casement windows in the Teen Room and two three-light steel-casement windows in the Computer Room). Most exterior doors were missing, and new paneled doors of a historically compatible type have been installed on all facades. Door openings have been enlarged where needed to meet the requirements of the Americans with Disabilities Act.

(Note: The 1950 remodel that joined the two vernacular dwellings retained some of the adobe walls, window openings, and wood floors of the original buildings. The interior and exterior adobe walls depicted in the floor plan for the 2001–2002 rehabilitation [see Figure 18] correspond to the three rectangular-plan blocks that formed the west building and the L-shaped plan of the east building. During the 2001–2002 rehabilitation, a 1/2-inch layer of plywood was placed over the existing wood floors in Rooms 18, 19, and 28, and carpet was installed on top of the plywood. With the exception of the window openings, these character-defining features are no longer visible.)

As before, the stucco is painted white, but the accent colors are new. The parapet caps, the conductor heads and downspouts, the doors, and porch framing are painted a reddish brown. The casement windows are painted a turquoise blue-green.

During the conversion, the design consultants made relatively minor changes to the interior as well. The adobe and other masonry walls have been repaired and otherwise augmented or modified only slightly. Only minor changes have been made to the original plan. Wood partitions have been removed from the former kitchen and toilet and storage rooms to provide larger spaces. The roof structure and ceilings have been repaired and otherwise remain essentially unchanged, with some rooms having exposed plank and beams and others having flat contact or suspended gypsum-board ceilings. Existing gypsum-board surfaces have been replaced to allow for the installation of new mechanical and electrical systems and new undamaged wall surfaces. Existing Saltillo tile remains in some spaces and has been added in others. Existing

Robles Ranch House
Name of Property

Pima County, Arizona
County and State

fireplaces have been cleaned and restored. The Kitchen has been completely remodeled into an appropriate facility for accommodating the public.

In sum, the preservation of the exterior of the Robles Ranch House has been done carefully, so that the essential form and integrity of the building have been maintained. The new, compatible restroom addition constitutes much less than 50 percent of the facade width. Inside, the old ranch house accommodates the new functions very well and retains its essential historic character.

Robles Ranch House
Name of Property

Pima County, Arizona
County and State

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.)

- 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.
- 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.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1950-1959

Significant Dates

1950

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Hispanic
Euro-American

Architect/Builder

Unknown

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

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

Period of Significance (justification)

The period of significance begins in 1950, the year that then-owner John R. Stevens joined the two vernacular adobe dwellings to form a sprawling ranch house that embodies the Spanish Colonial Revival architectural style. The closing date for the period of significance is 1959. Although the house remained the focal point for the larger ranch property until 1986, there is no evidence of the dwelling's exceptional importance during the less-than-50-year period.

Criteria Considerations (explanation, if necessary)

Robles Ranch House

Name of Property

Pima County, Arizona
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria)

The Robles Ranch house is historically significant under National Register of Historic Places (NRHP) Criterion c because it exemplifies the traditions common to southern Arizona ranch houses, namely, the use of adobe and additive construction. The architecture embodies characteristics of two distinct styles: the prototypical Sonoran vernacular adobe style developed during the Spanish Colonial era, represented by the two original dwellings, and the Spanish Colonial Revival style that incorporated the two vernacular adobe dwellings when the house was expanded and modified in 1950.

The period of significance begins in 1950, the year that the two adobe vernacular buildings were joined to form one expansive ranch house that served as the headquarters for ranching operations during the Stevens occupation. Ranching activities continued until 1986, when the larger ranch property was broken into parcels and sold. However, the NRHP criteria for evaluation do not consider properties that have achieved significance within the last 50 years unless they are of exceptional importance (National Park Service 1997:41). Because sufficient historical perspective is lacking to support eligibility for exceptional importance, the period of significance for the Robles Ranch House ends in 1958.

During its period of significance (1950–1958), the Robles Ranch house served two important functions: ranch headquarters and family home. In the mid-1880s, Bernabé Robles established a large ranching operation at the crossroads now known as Robles Junction and grazed cattle on the rich grasslands of the Altar Valley. Although Robles sold the ranch in 1917, successive owners retained the appellation “Robles Ranch,” and the ranch house continued to serve as the headquarters for cattle-raising operations until the mid-1980s, when the ranch was subdivided and sold. Following several transfers of ownership, Pima County purchased the ranch house in 1997. Today, after extensive renovations, the historic Robles Ranch headquarters serves as a community center for Pima County.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Historical Background

The historic Robles Ranch house is located in the Altar Valley, approximately 25 miles west of Tucson. The Altar Valley in southern Arizona extends from the Mexican border at Sasabe north to the portion of the Tohono O’odham Reservation known as the “Garcia Strip” and is defined by the San Luis, Las Guijas, Cerro Colorado, and Sierrita Mountains on the east, and the Pozo Verde, Baboquivari, and Coyote Mountains on the west. The Altar Wash flows north through the valley past the Robles Ranch and into the Avra Valley, where it becomes the Brawley Wash.

Beginning in the 1690s, Spanish missionaries explored much of the Altar Valley; however, no permanent missions or settlements were established, in large part because of the absence of a reliable water source. Following the Gadsden Purchase of 1854, Euro-American prospectors entered the region in search of gold and silver. In 1868, the Aguirre family, prominent Mexicans with business and ranching ties on both sides of the border, established a freight and stage line between Altar, Mexico, and Tucson, Arizona Territory. The route extended north through the Altar Valley and opened the region to exploration and settlement. In the late 1870s, successful mining claims at Gunsight and Quijotoa brought settlers to the Altar Valley and led to the creation of an east-west route to connect the mining settlements to Tucson. It was in 1881, at the junction of the roads to Altar and Quijotoa, that Bernabé Robles built a way station along the stage line he operated between Tucson and Quijotoa.

Born in Baviacora, Sonora, in 1857, Bernabé Robles moved to Tucson with his family at the age of seven. He established himself as an entrepreneur and, by the 1880s, owned a saloon, general merchandise store, and dairy (Sheridan 1986:97). In addition to these businesses, Robles ran a stage line between Tucson and the mining camps at Quijotoa, 70 miles to the west. In 1881, he built a three-room adobe house northeast of the point where the Quijotoa road intersected the road to

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

Altar and sank a well nearby, hitting water at 150 feet (Robles 1979). The Robles stage stop opened for business on January 1, 1882, providing travelers and their draft animals with food, water, and austere overnight accommodations at reasonable prices (*El Fronterizo*, 20 January 1882). In addition to operating the stage line, Robles had a contract to carry the U.S. Mail between Tucson and the mining camps at Quijotoa (Figure 22). Robles lived in Tucson while his brother, Jesús, managed the stage stop and took care of chickens and a few head of cattle (Robles 1979). In the spring of 1884, Pedro Aguirre, who ran a competing stage line, bought out Robles for \$6,000. The transfer included three stage coaches, 60 horses, and the contract for carrying the U.S. Mail (*Arizona Daily Star* [ADS], 27 April 1884).

After selling the stage line in 1884, Bernabé Robles turned his attention to raising cattle. Cattle ranching in southern Arizona can be traced back to the 1690s, when Spanish missionaries such as Father Francisco Eusebio Kino brought cattle in large numbers to the native Pima and Tohono O'odham in the region. During the Spanish Colonial period, cattle raising in southern Arizona was generally confined to the Santa Cruz River valley. Following Mexican independence in 1821 was the era of large land grants, when Hispanic settlers received vast tracts of land from the Mexican government. Large herds of cattle grazed in the fertile grasslands of the Santa Cruz and San Pedro River valleys, but by the 1830s, repeated attacks by the Apache had killed or driven away most of the ranch owners and run off their cattle. Both Apache raids and a limited market for beef kept the industry from expanding. After the Gadsden Purchase of 1854, Euro-Americans made some initial attempts to raise cattle in the region, but, as for the Hispanic ranchers before them, Apache predations and distance from markets limited their success. Most relied on government contracts to supply meat to military installations and the Indian reservations (Wagoner 1952:24–36). The arrival of the Southern Pacific Railroad in 1880 was a major boost for the cattle industry. Grazing lands in southern Arizona were opened to cattlemen from other western states, and Arizona ranchers now had the wherewithal to transport their herds to national markets. It was during this boom period that Bernabé Robles embarked on a ranching career.

It is difficult to pinpoint with certainty the year Bernabé Robles started raising cattle in the Altar Valley, but there is documentary evidence that by 1887, he and Jesús were running a large-scale cattle-ranching operation, with the adobe house at the crossroads serving as headquarters. George J. Roskruege of the Surveyor General's Office surveyed the subdivisions of Township 14 South, Range 10 East, in February 1887 (Figure 23). In his field journal, Roskruege described the township in general terms, writing that it consisted of "a large body of level land covered with nutritious grasses, on which herds of cattle and horses are pastured," and noted that "Robles has a ranch house, corrals and outbuildings in sec. 34 and is engaged in stock raising and is the only settler in the Township" (Roskruege 1887:14–15).

Bernabé Robles generally stayed at his home in Tucson, attending to his many business concerns, while his brother Jesús lived at the ranch and took care of the day-to-day operations (Robles 1979). On January 12, 1889, Jesús Robles filed a homestead entry for the northeast one-quarter of Section 34, Township 15 South, Range 10 East, encompassing 160 acres and including the ranch house at the crossroads (General Land Office [GLO] 1889). This indicates that neither he nor his brother held legal title to the land they had occupied and developed since 1881. According to signed affidavits proving his claim, Jesús Robles settled on the land in 1881 and lived in an adobe house built that same year. A lifelong bachelor, he shared the house with his mother and sister. This was his permanent residence, and he left the ranch only on business. Jesús used the land for grazing cattle and kept a small garden near the house. The built environment consisted of a three-room adobe house, corrals, well, steam pump, and watering troughs valued at \$1,000. Robles fulfilled the homestead requirements and received a patent for the land on November 22 1894 (GLO 1894a, 1894b). Jesús Robles may have held legal title to the land where the ranch was headquartered, but the money behind the ranching enterprise belonged to Bernabé, who also owned other land in the Altar Valley where his cattle grazed (Robles 1979). The Robles brothers added a second adobe building directly east of the ranch house, although its date of construction is unknown. Fernando Robles, Bernabé's son, spent summers at the ranch during the early 1900s. He recalled the ranch house as having an open porch in the center, where the cowboys would have their meals, and referred to the adobe building east of the house as a "store" (Robles 1979). In a sketch of the property, drafted by Fernando around 1988 (see Figure 2), the easternmost building is partitioned into five areas, three of which are labeled as "store," "LR" (possibly for "Living Room"), and "porch," res-

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

pectively (Doyle and Associates 1999:3). This building may have served as a storeroom with additional living quarters for the ranch hands.

Bernabé Robles named the spread “Rancho Viejo,” although it was commonly referred to as “Robles Ranch” and appeared on maps of the era as such (Figure 24). The cattle-ranching community that grew at the intersection of the roads to Altar and Quijotoa became known as Robles Junction, or Three Points. Over the years, Bernabé Robles amassed a cattle-ranching empire with ranches by the names of San Joaquin, Las Tortugas, and Avra in the Altar Valley, as well as operations in the Rincon and Santa Catalina Mountains and along the Santa Cruz River south of Tucson. Collectively, his holdings totaled more than 1 million acres and stretched from Pinal County to the Mexican border, making him one of the largest ranchers in southern Arizona (Robles 1979; Sheridan 1986:97).

Chronology of Ownership

In July 1916, Jesús Robles deeded the northeast one-quarter of Section 34, Township 15 South, Range 10 East, containing the ranch house and comprising about 160 acres, to his brother Bernabé for the sum of \$1 (Pima County Recorder’s Office [PCRO] 1916). In March 1917, Bernabé Robles sold Rancho Viejo and the nearby Las Tortugas Ranch, comprising approximately 2,000 acres of deeded land and a grazing range of about 20,000 acres, to the West Coast Cattle Company for \$250,000. Included in the sale was “a herd of between eight and ten thousand cattle” (PCRO 1917; *Tucson Citizen*, 29 March 1917). According to a newspaper account, the sale was “the result of the recently defined new Papago Indian Reservation [Tohono O’odham Reservation], which cut the Robles ranch in half and interfered with the grazing of stock” (*Tucson Citizen*, 29 March 1917). That same year, Bernabé Robles retired from ranching altogether and returned to Tucson to focus his efforts on real estate (*ADS*, 8 August 1951). Less than 2 years after acquiring Robles Ranch, the West Coast Cattle Company sold the property to John McCabe of Lordsburg, New Mexico (PCRO 1918). In September 1919, Tucson cattleman William M. Marteny purchased the ranch from McCabe (PCRO 1919). For reasons unknown, Marteny deeded the ranch to his daughter, Elizabeth, in October 1929, although he continued to run the ranch operation until his untimely death in February of the following year (PCRO 1929; *Tucson Daily Citizen*, 15 February 1930). Several months after her father’s passing, Elizabeth Marteny sold the property to Cyrus Marsteller (PCRO 1930). On July 1, 1933, Marsteller sold 1,280 acres in Sections 26, 27, 28, and 34—known collectively as the “Robles Home Ranch”—to Cecil E. Ferguson (PCRO 1933). Cecil E. Ferguson changed her last name to Williams and sold the ranch to Robinson C. Locke in June 1942 (PCRO 1942). At the time of purchase, the Robles Ranch consisted of 60 sections, totaling 38,400 acres of deeded, state, and federal land. Locke was a well-known horseman who helped start quarter-horse racing in Tucson. He raised both cattle and pinto horses on the ranch, constructed windmills and fences, and reseeded portions of the badly overgrazed range (*ADS*, 23 June 1942, 13 September 1982). John R. Stevens, a cattleman from southern California, bought the ranch operation in December 1949 (PCRO 1949). Stevens made extensive improvements to the property that included the joining of the two adobe buildings into one expansive ranch house around 1950. Ralph A. Wingfield, an established cattleman with extensive holdings in the Santa Cruz River valley, acquired the ranch in May 1967 and continued to raise cattle in the grasslands of the Altar Valley (PCRO 1967). In 1981, Wingfield, doing business as the Wingfield Cattle Company, was running about 300 head of cattle on 34,000 acres (*ADS*, 26 February 1981). Documentary sources indicate the Wingfield Cattle Company conveyed the parcel containing the Robles Ranch house to Stewart Title and Trust of Tucson in January 1986 (PCRO 1986). Over the ensuing years, the ranch house property changed hands numerous times before Pima County acquired it in December 1997.

Architectural Significance

The Robles Ranch House is a rambling, Sonoran Revival-style building with a wide principal facade. This spread-out residence exemplifies an additive construction process on considerable land area—a common ranch house tradition. With little formal planning, a typical rambling ranch house responds to changing family needs in an open, large-acreage setting where property boundaries do not restrict such growth.

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

Southern Arizona Ranch Houses and the Additive Tradition

Historically, the southern Arizona ranch house served as both the ranch owner's primary residence and the headquarters for cattle-raising operations. It was the focal point of the operation not only for its function, but also its size, workmanship, and style. Early Sonoran-style ranch houses in southern Arizona were rectilinear in plan, with flat facades and roofs. They were built of adobe and wood, and made larger by the linear addition of rooms. Early Anglo-American ranchers in southern Arizona adopted many of the features of the Spanish-Mexican building tradition, often out of simple expediency. Adobe was the most readily available building material, and the limited resources of most early ranchers prevented a departure from simple forms. The arrival of the railroad in Arizona in 1880 changed this pattern significantly as the availability of brick and dimensional lumber allowed the construction of "American-style" buildings. The availability of building materials resulted in a cultural blend of building styles that combined Anglo-American wood-frame, pitched roofs with Sonoran adobe walls. The Faraway Ranch in Cochise County, is an example of a ranch house that retained Sonoran elements, particularly in the use of adobe, but abandoned the flat roof (Collins 2002:E73, 2007:F90; Strittmatter 1998:1.8).

More than any other characteristic, the Arizona ranch houses exhibit a strong additive tradition, one that continued well into the 1950s. Present in both Hispanic- and Anglo-American-style architecture, the additive tradition means either the expansion of an existing house by room additions over time, or the incorporation of an earlier core room, often of adobe or stone, into a larger, newly constructed house. Hispanic residential planning was a modular, additive process in which unspecialized, single rooms are strung together in a linear arrangement. Anglo-Americans were inclined to build a complete house all at once, but were often inspired to expand and were typically limited only by economic constraints (Strittmatter 1998:7.17-7.19).

The Robles Ranch House is an excellent example of a southern Arizona ranch house that began as an expression of the Hispanic idiom but developed into a hybrid, reflecting the physical needs and affluence of successive owners (Stewart 1987:92). The two adobe dwellings that form the core of the current ranch house are examples of Arizona vernacular architecture rooted in Hispanic traditions. The original east and west adobe buildings—constructed in L- and U-shaped compound plan, respectively—likely began as one- or two-room dwellings based on a linear plan before being enlarged (Figures 25 and 26).

When John R. Stevens purchased the ranch in 1949, it included the two adobe dwellings that would form the core of the expansive house he would build. According to Marian Whitfield (personal communication 2008), a longtime resident of Robles Junction, Stevens, like most ranchers in the region, designed and constructed his ranch headquarters without the aid of an architect and relied mostly on local materials and labor. The remodeling added additional living spaces, changed the profile, and covered many of the design features of the Sonoran vernacular adobe dwellings. At the same time, the enlarged ranch house retained such elements as the form and adobe wall materials that are characteristic of the regional building traditions of southern Arizona.

At the ranch house's core are vestiges of the two prototypical Sonoran vernacular adobe buildings. The 1950 remodel bowed to the expediency of the additive tradition by incorporating the two earlier dwellings into a sprawling ranch house in the Spanish Colonial Revival style, one that was common in Arizona in a range of settings, from urban neighborhoods to ranch landscapes (Strittmatter 1998:10.18).

Spanish Colonial Revival Style

Spanish Colonial Revival was one of the late-nineteenth- and early-twentieth-century revival styles, including the Mission Revival and the Pueblo Revival, that were very much in vogue in the United States, especially during the first three decades of the twentieth century. Southwestern revivals reflected a trend toward regional consciousness among professional architects as well as a growing desire to promote the Southwest, especially for tourism, as an exotic region with strong Hispanic and Native American cultural roots. The Spanish Colonial Revival style was most popular in states where a sig-

Robles Ranch House
Name of Property

Pima County, Arizona
County and State

nificant Hispanic tradition already existed: California, New Mexico, southern Arizona, Florida, and Texas. The Spanish Colonial Revival style became prominent after the 1915 Panama-California Exposition, which publicized elaborate Spanish Colonial prototypes found throughout Latin America; it reached its apex during the 1920s and 1930s. Of course, as in the case of the Robles Ranch House, buildings in the style continue to be built (McAlester and McAlester 1989:417-418).

Spanish Colonial Revival designers were inspired by a number of sources, including Spanish Colonial buildings of adobe (especially those found in California and the Southwest), late forms of Moorish architecture, medieval Spanish and Italian religious architecture, Spanish and Portuguese Baroque, rural Andalusian forms, Italian Romanesque, and Renaissance Revival architecture. Molded by this variety of sources, Spanish Colonial Revival was considered to be an appropriate representation of a region's Hispanic past. In southern Arizona, Spanish Colonial Revival took root in the same desert environment where, in earlier times, Spanish colonists and Mexicans had constructed Baroque mission sanctuaries, modest adobe dwellings, and walled fortresses (Easton and McCall 1980:87).

The Robles Ranch House features noteworthy elements characteristic of the Sonoran Revival variant of the Spanish Colonial Revival style. These traits include its flat, white, plain-stuccoed parapet walls, brick coping, flat roofs, penetrating canales, and arched entry feature of burnt adobe. Red-Mission-tile roofing on the open framed porch, the interior use of exposed ceiling beams, and Saltillo floor tiles are also typical stylistic elements. The Sonoran Revival variant of the Spanish Colonial Revival style was found along the entire continuum of architectural production, from the academic designs of architects for elite owners to the popular vernacular creations of contractors and builders.

Robles Ranch House
Name of Property

Pima County, Arizona
County and State

Developmental history/additional historic context information (if appropriate)

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Robles Ranch House

Pima County, Arizona
County and State

Name of Property

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Robles Ranch House
Name of Property

Pima County, Arizona
County and State

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Robles Ranch House
Name of Property

Pima County, Arizona
County and State

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 # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Name of repository: University of Arizona Library, Special Collections, Tucson; Arizona Historical Society, Tucson

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.59

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 12 470805.97 3549074.87
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
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4 _____
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The approximately 0.59-acre footprint of the Robles Ranch House—which includes the walkways, curbs, and landscaping immediately surrounding the house—is situated on a 5.19-acre, irregular-shaped parcel (Tax Parcel No. 208-64-013B) that also encompasses the barn and Pima County Sheriff’s Substation. Adjoining the parcel to the north, east, and south-west is a 5.81-acre, irregular-shaped parcel (Tax Parcel No. 208-64-013D), also owned by Pima County. The Ajo Highway bounds the two Pima County–owned parcels to the south, and privately owned land surrounds the parcels to the north, east, and west.

The boundary of the Robles Ranch House property, defined as the approximately 0.59-acre footprint, is depicted on the map in Figure 27.

Boundary Justification (Explain why the boundaries were selected.)

The current boundary constitutes 0.59 acres, more or less, and includes the Robles Ranch House. The Pima County Sheriff’s Substation, horse barn, and pipe-rail equestrian arenas are of relatively recent construction and are not part of this nomination. Historically, the ranch house was situated on a 160-acre homestead encompassing the northeast one-quarter of Section 34, Township 15 South, Range 10 East. Jesús Robles patented the homestead and later sold the property to his brother, Bernabé Robles. The original homestead constituted a portion of deeded and leased lands known collectively as Robles Ranch. In 1986, the Robles Ranch was divided into parcels and sold by its then owner, Ralph A. Wingate. Pima County acquired the 11-acre parcel (consisting of the 5.19- and 5.81-acre parcels described above) containing the Robles Ranch House in December 1997.

Robles Ranch House
Name of Property

Pima County, Arizona
County and State

11. Form Prepared By

name/title Janet Parkhurst, architect; Scott Thompson, architectural historian; Ralph Comey, architect
organization Statistical Research, Inc. date June 25, 2010 (originally prepared November 30, 2003)
street & number 6099 E. Speedway Boulevard telephone (520) 721-4309
city or town Tucson state Arizona zip code 85712
e-mail sthompson@sricrm.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Current photographs of the Robles Ranch House are keyed to Maps 1 and 2 (see Continuation Sheets). A photograph log follows the maps.

Property Owner:

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

Name of multiple listing (if applicable)

Additional Documentation: Page 21

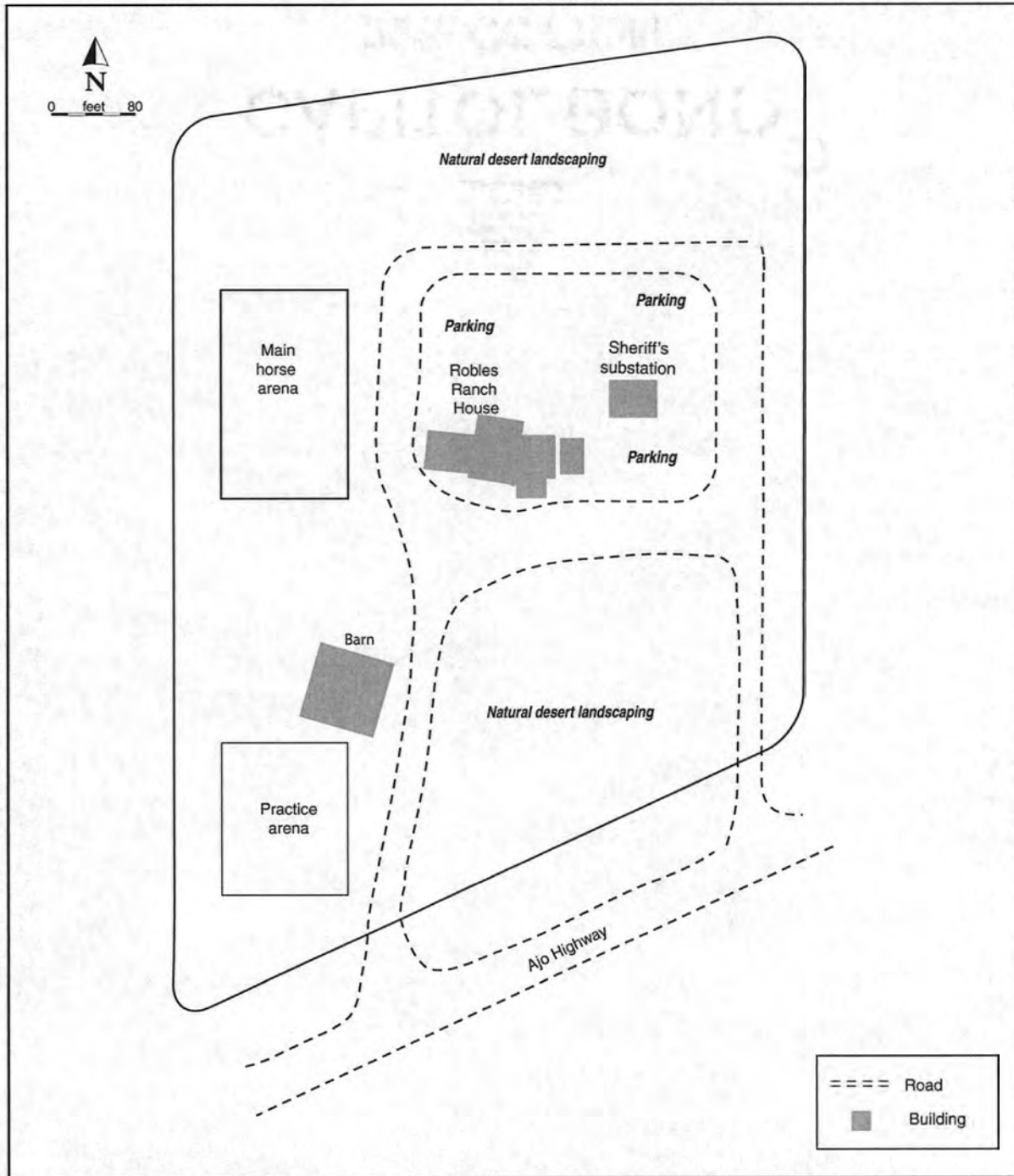


Figure 1. Map of Robles Ranch House (after The Architecture Company 2000:site plan).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

Name of multiple listing (if applicable)

Additional Documentation: Page 22

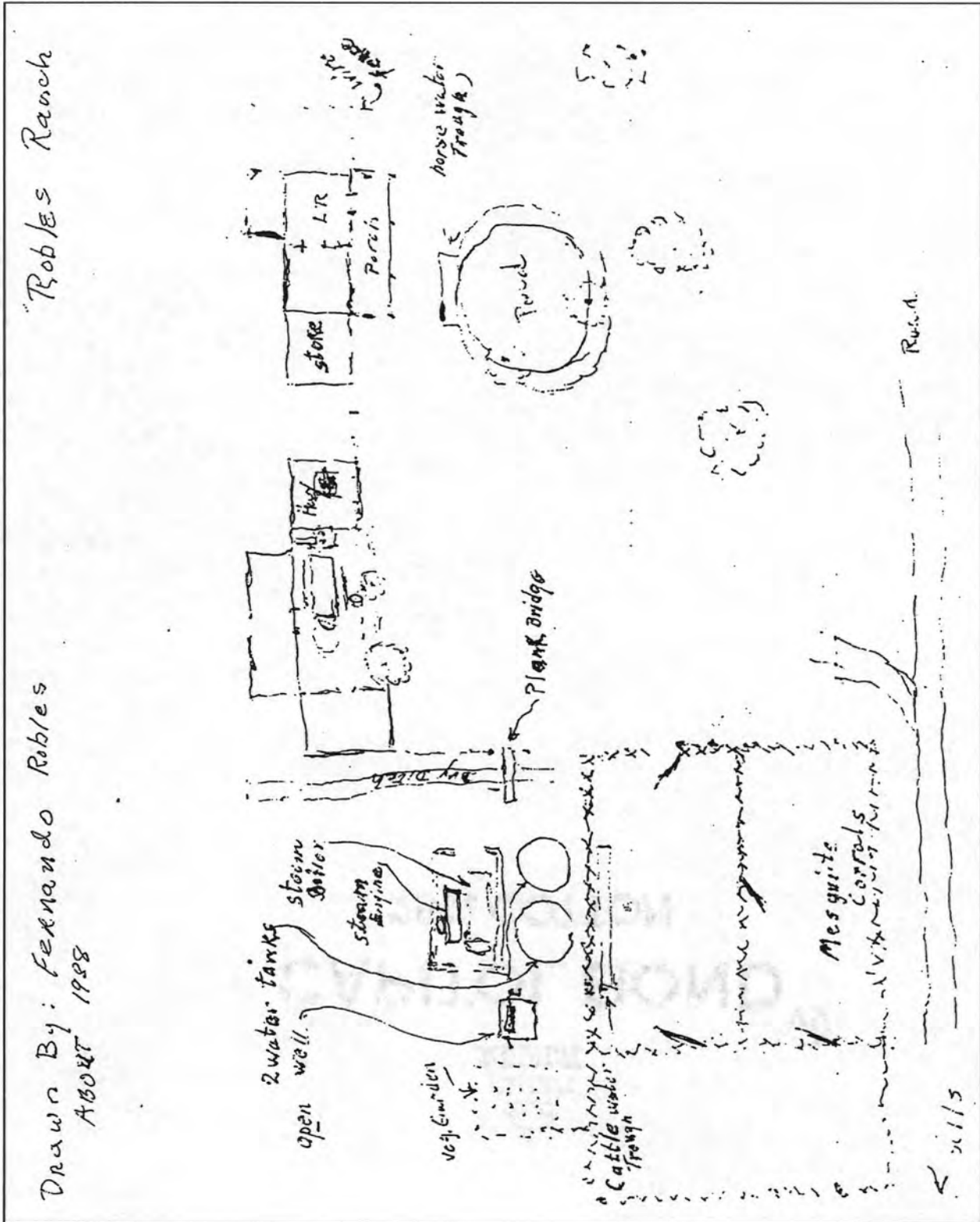


Figure 2. Site plan sketch of Robles Ranch headquarters, drawn by Fernando Robles, ca. 1988 (Doyle and Associates 1999:Figure 2).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Robles Ranch House
Name of Property
Pima County, Arizona
County and State
Name of multiple listing (if applicable)

Additional Documentation: Page 23

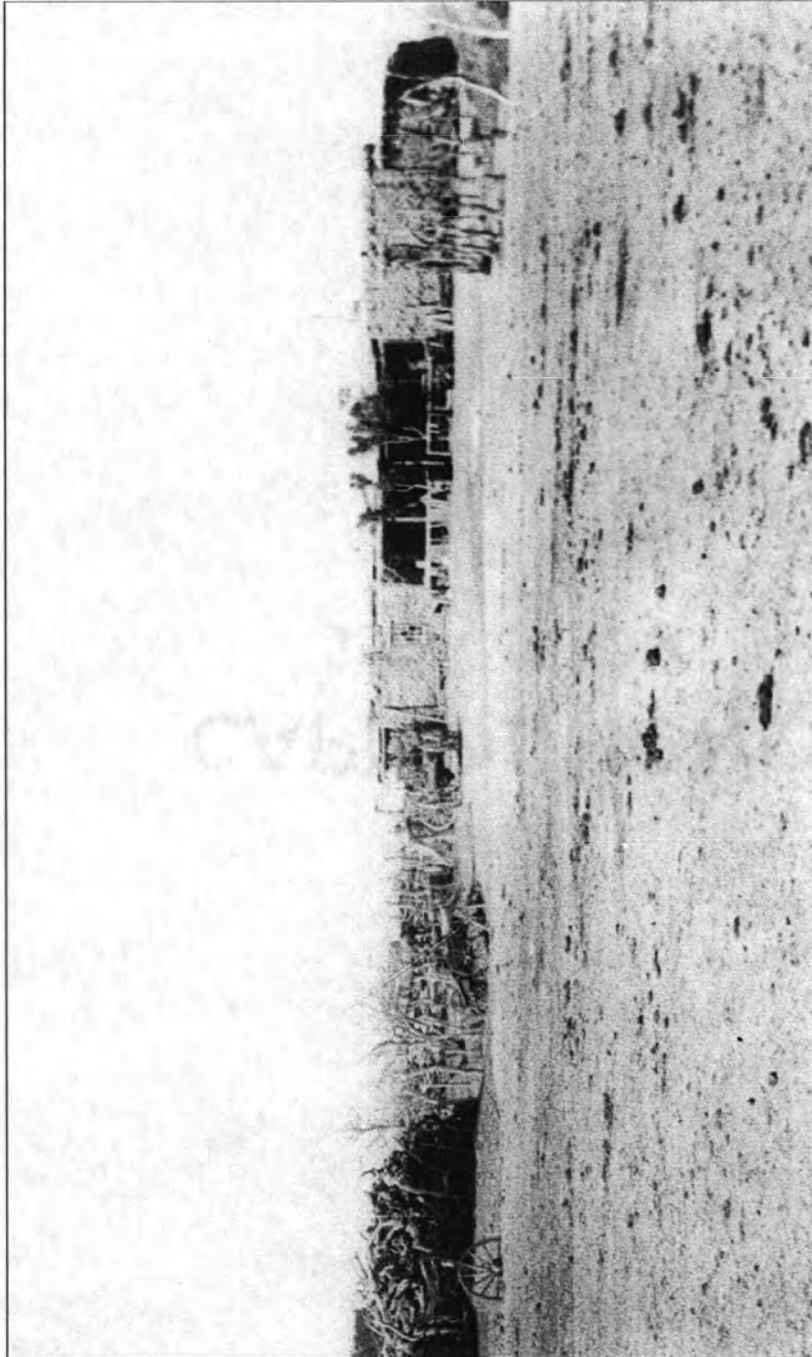


Figure 3. Robles Ranch House and corral, ca. 1901, view to north (courtesy of the Arizona Historical Society, Tucson; Accession No. 49348-F).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

Name of multiple listing (if applicable)

Additional Documentation: Page 24



**Figure 4. Aerial photograph of Robles Ranch headquarters,
1936 (U.S. Department of Agriculture [USDA] 1936).**

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Robles Ranch House
Name of Property
Pima County, Arizona
County and State
Name of multiple listing (if applicable)

Additional Documentation: Page 25

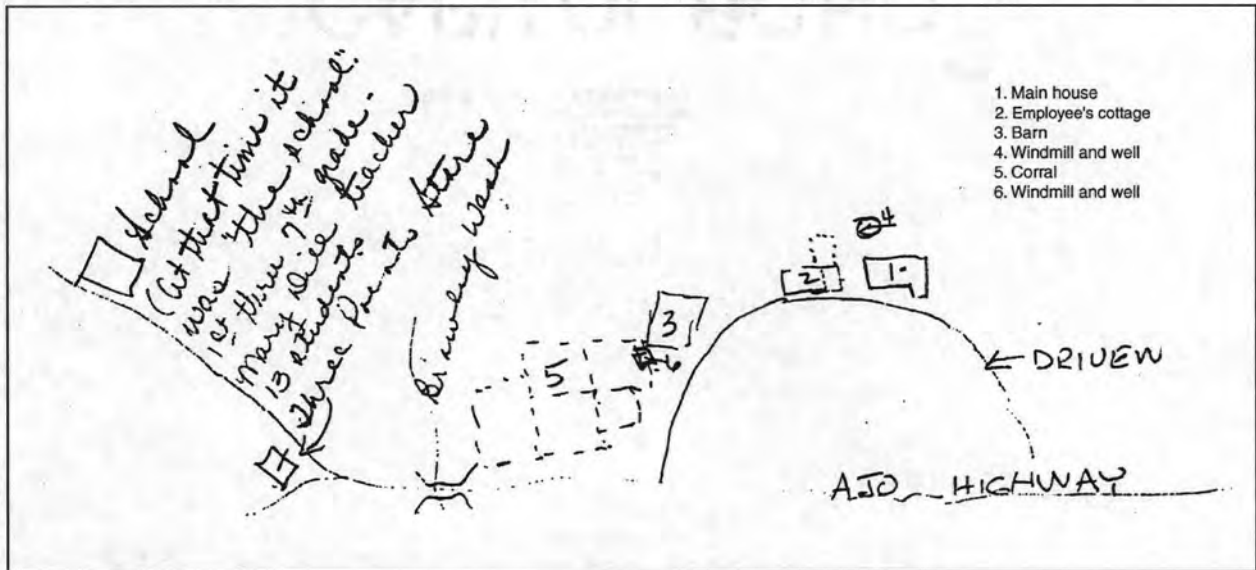


Figure 5. Site plan sketch of Robles Ranch headquarters, drawn by Marianna Locke Laird, n.d. (Doyle and Associates 1999:Figure 3).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Robles Ranch House
Name of Property
Pima County, Arizona
County and State
Name of multiple listing (if applicable)

Additional Documentation: Page 26



Figure 6. Aerial photograph of Robles Ranch headquarters with ranch house in inset, 1953 (USDA 1953).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

Name of multiple listing (if applicable)

Additional Documentation: Page 27



Figure 7. Aerial photograph of Robles Ranch headquarters with ranch house in inset, 1967 (USDA 1967).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Additional Documentation: Page 28

Robles Ranch House
Name of Property
Pima County, Arizona
County and State
Name of multiple listing (if applicable)

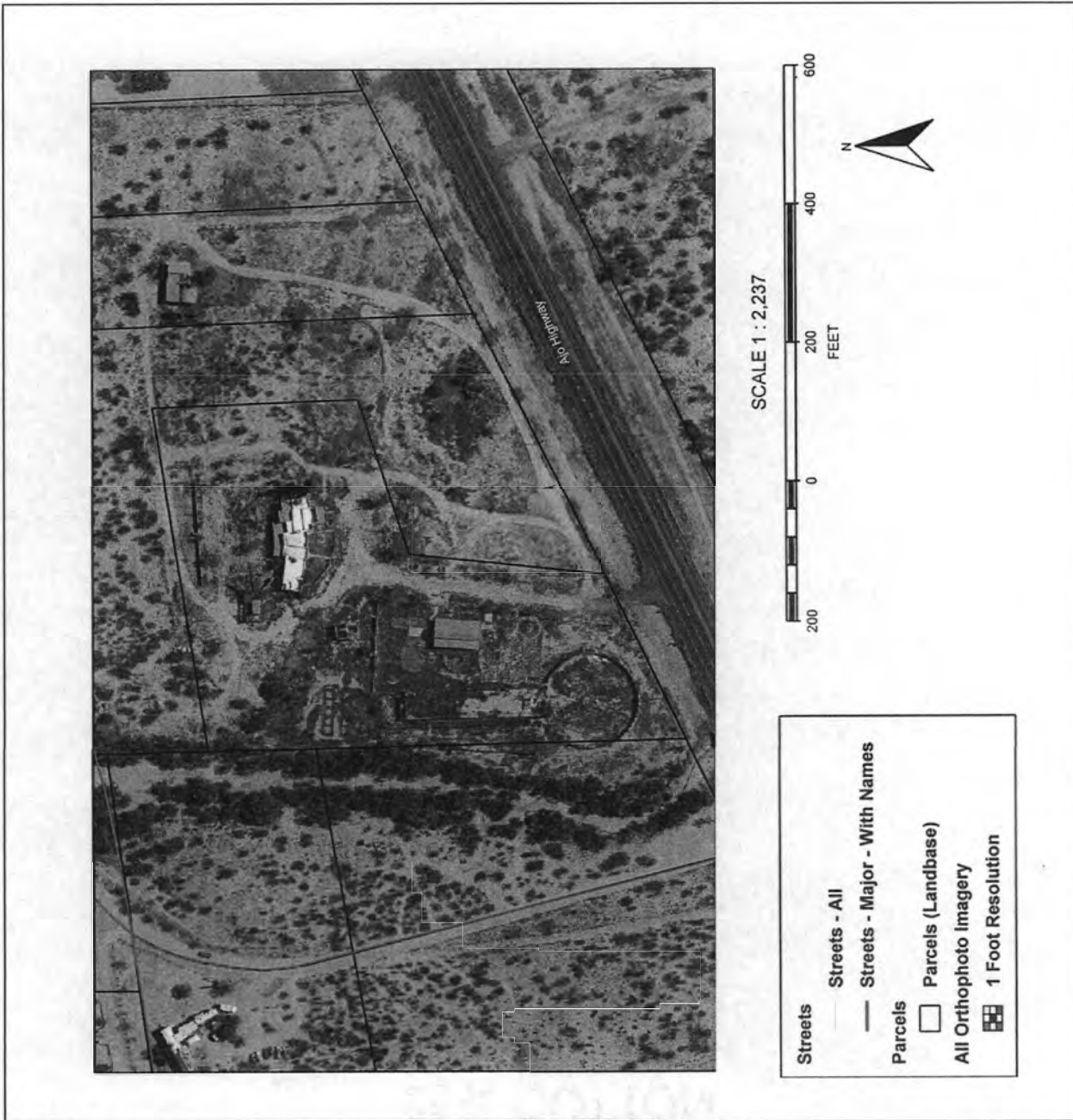


Figure 8. Aerial photograph of Robles Ranch house and outbuildings, 1999 (Pima County Transportation and Flood Control 1999).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Robles Ranch House
Name of Property
Pima County, Arizona
County and State
Name of multiple listing (if applicable)

Additional Documentation: Page 29

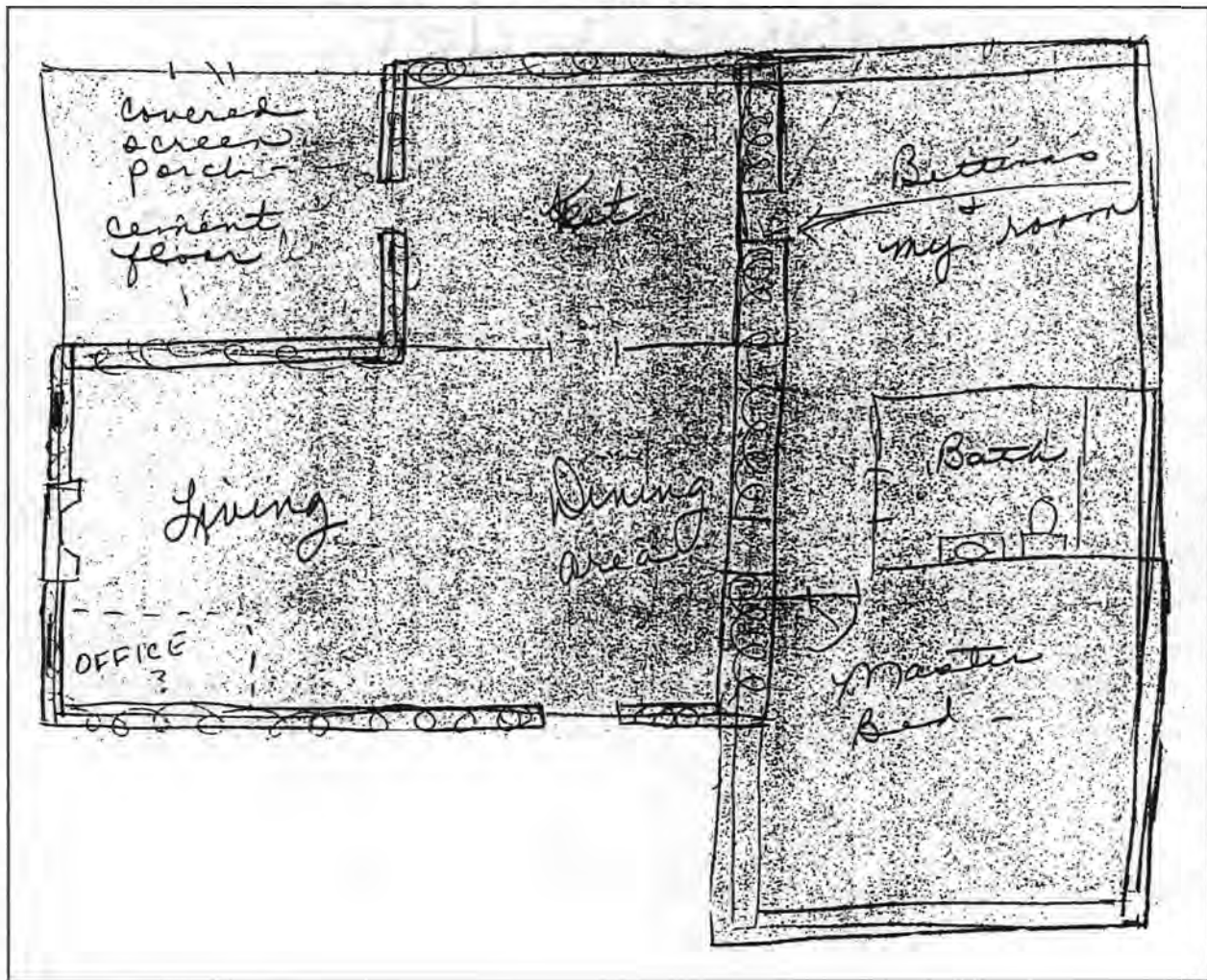


Figure 9. Floor plan of east dwelling, sketched by Marianna Locke Laird, n.d. (Doyle and Associates 1999:Appendix A).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Robles Ranch House
Name of Property
Pima County, Arizona
County and State
Name of multiple listing (if applicable)

Additional Documentation: Page 30

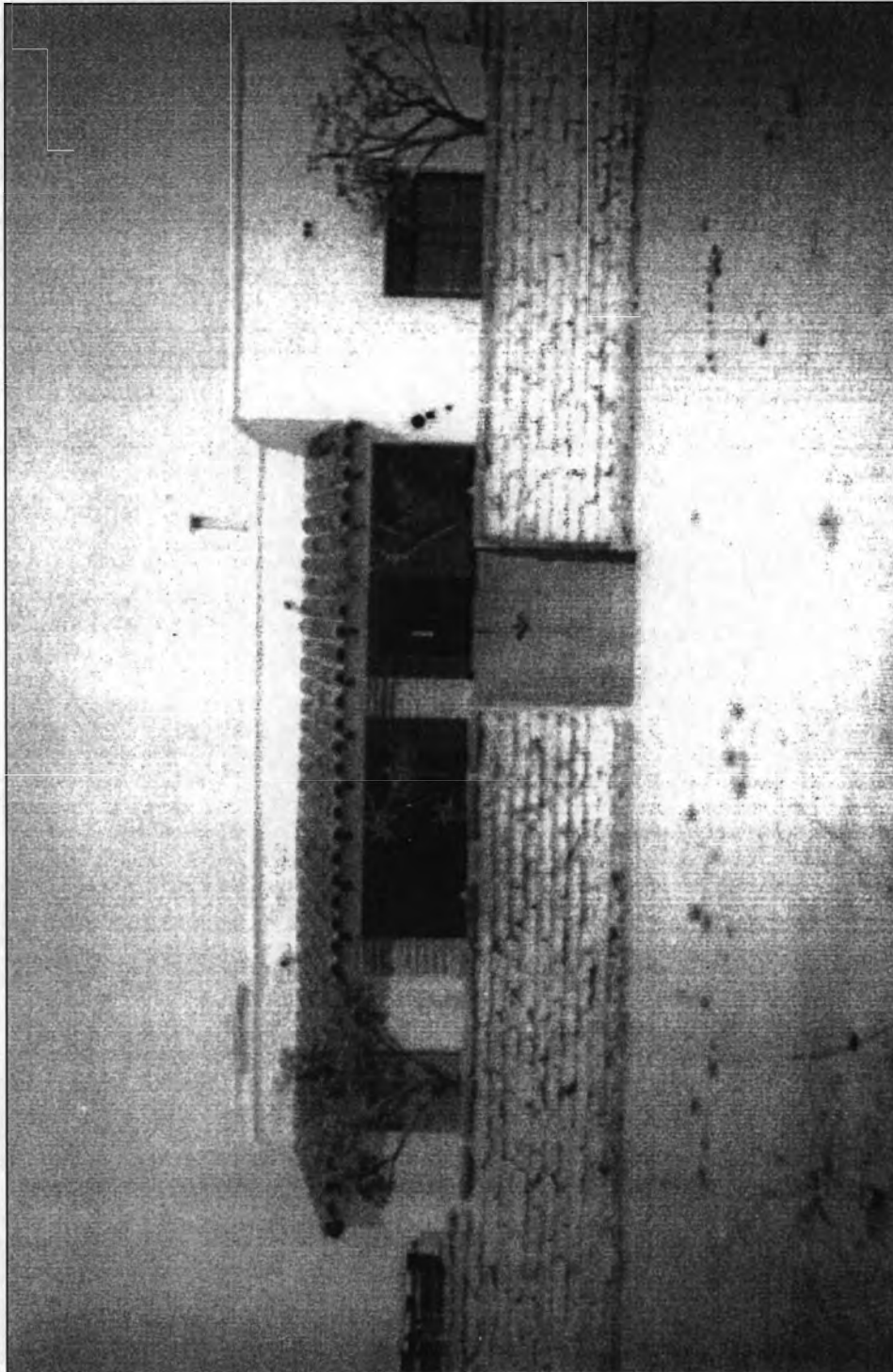


Figure 10. East house, view to north, ca. 1943 (Doyle and Associates 1999:Figure 5).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

Name of multiple listing (if applicable)

Additional Documentation: Page 31



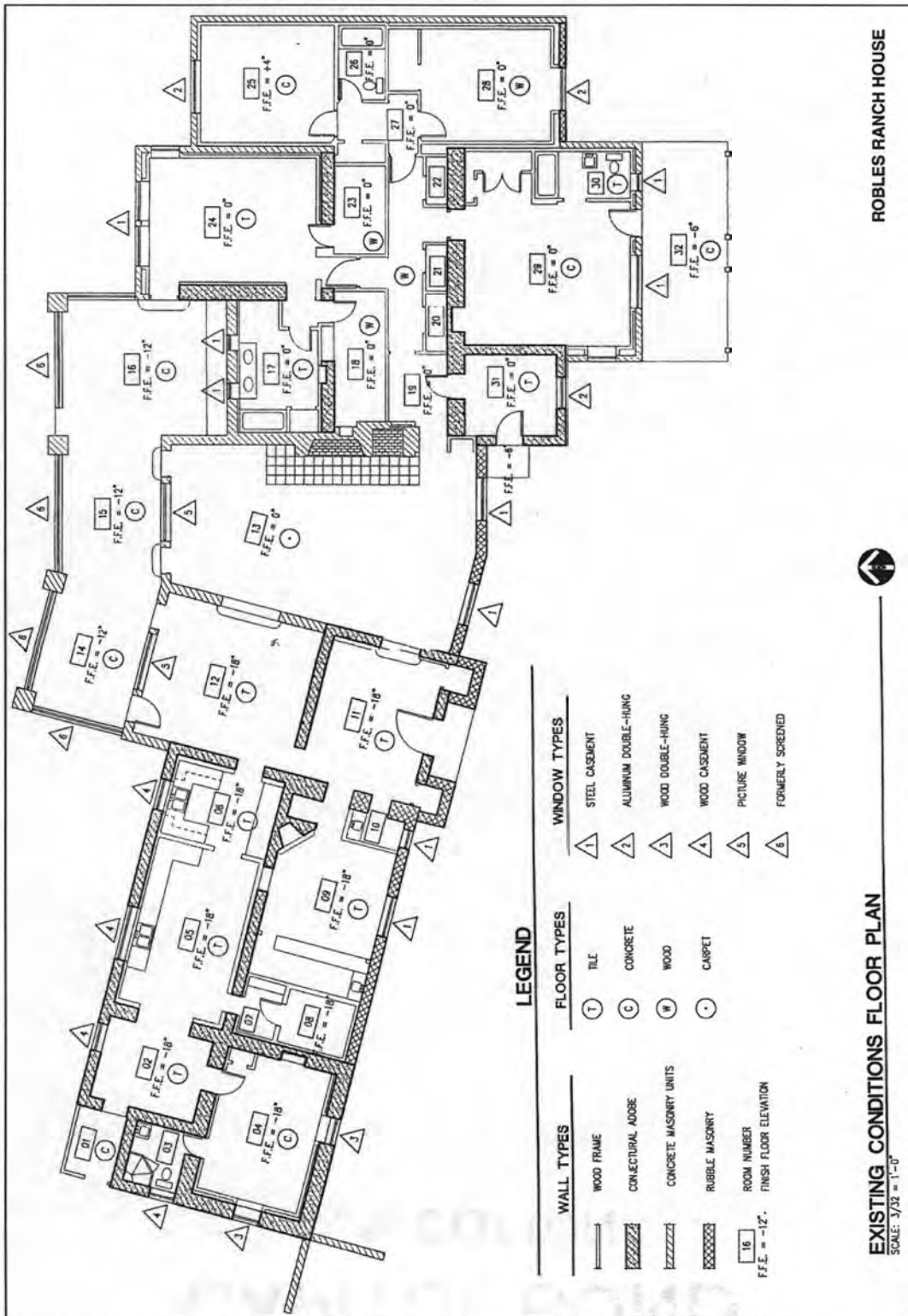
Figure 11. West house, view to northwest, ca. 1943 (Doyle and Associates 1999:Figure 3).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Robles Ranch House
Name of Property
Pima County, Arizona
County and State
Name of multiple listing (if applicable)

Additional Documentation: Page 32



ROBLES RANCH HOUSE



EXISTING CONDITIONS FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

WALL TYPES	FLOOR TYPES	WINDOW TYPES
WOOD FRAME	TILE	STEEL CASMENT
CONCRETOURAL ADGGE	CONCRETE	ALUMINUM DOUBLE-HUNG
CONCRETE MASONRY UNITS	WOOD	WOOD DOUBLE-HUNG
RUBBLE MASONRY	CARPET	WOOD CASMENT
ROOM NUMBER		PICTURE WINDOW
FINISH FLOOR ELEVATION		FORMERLY SCREENED

Figure 12. Existing conditions floor plan, Robles Ranch House (Doyle and Associates 1999:Figure 6).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

Name of multiple listing (if applicable)

Additional Documentation: Page 33



Figure 13. Robles Ranch House, south facade, view to north, June 9, 2010.



Figure 14. Robles Ranch House, north facade, view to south, June 9, 2010.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Robles Ranch House
Name of Property
Pima County, Arizona
County and State
Name of multiple listing (if applicable)

Additional Documentation: Page 34



Figure 15. Detail of entry, south facade, view to north-northwest, June 9, 2010.



Figure 16. Robles Ranch House, east facade, view to west, June 9, 2010.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Robles Ranch House

Name of Property
Pima County, Arizona

County and State

Name of multiple listing (if applicable)

Additional Documentation: Page 35



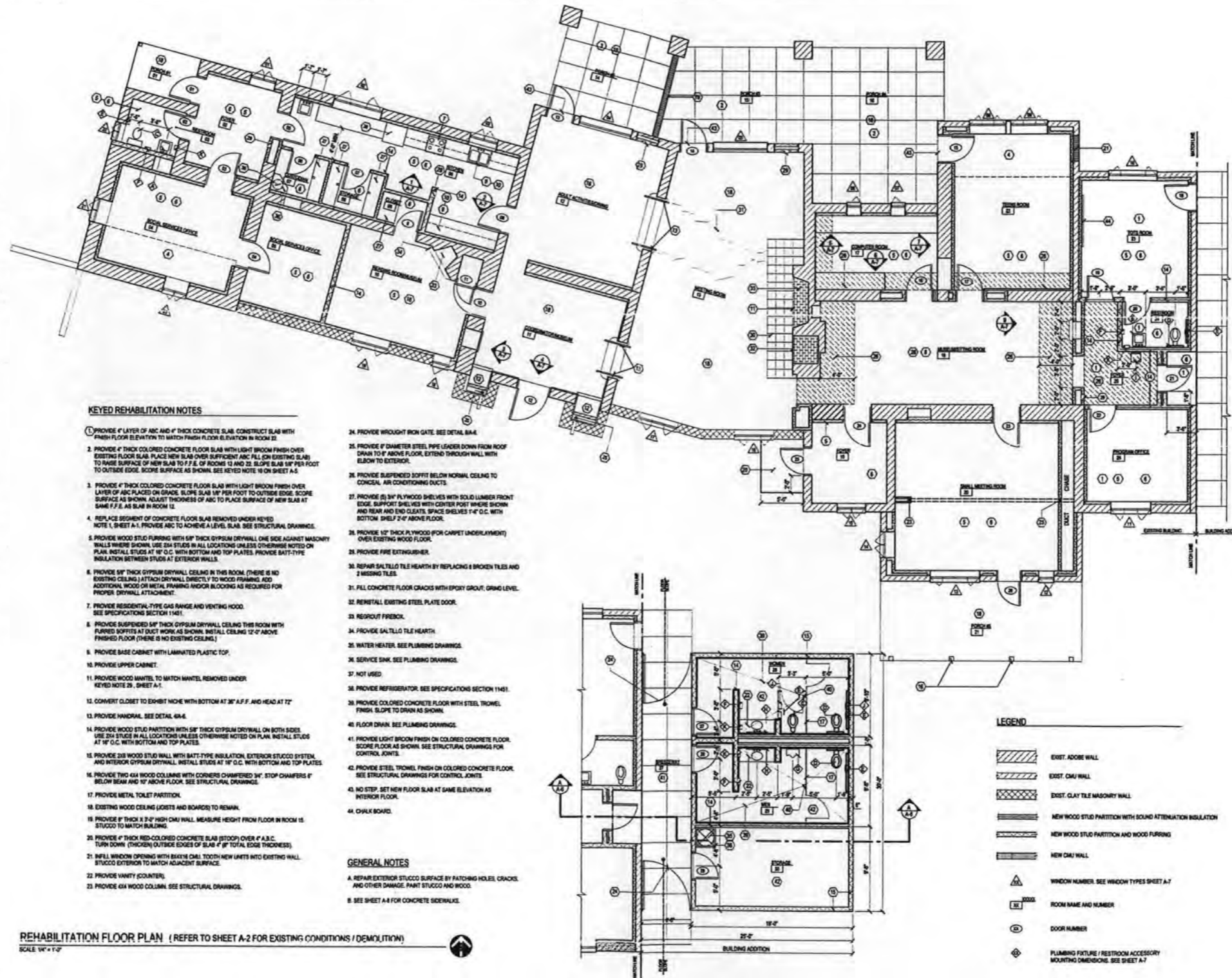
Figure 17. Robles Ranch House, west facade showing corner buttresses, view to east, June 9, 2010.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Additional Documentation: Page 36

Robles Ranch House
Name of Property
Pima County, Arizona
County and State
Name of multiple listing (if applicable)



KEYED REHABILITATION NOTES

1. PROVIDE 4" LAYER OF ARC AND 4" THICK CONCRETE SLAB. CONSTRUCT SLAB WITH FINISH FLOOR ELEVATION TO MATCH FINISH FLOOR ELEVATION IN ROOM 12.
2. PROVIDE 4" THICK COLORED CONCRETE FLOOR SLAB WITH LIGHT BROOM FINISH OVER EXISTING FLOOR SLAB. PLACE NEW SLAB OVER SUFFICIENT ARC FILL (ON EXISTING SLAB) TO RISE SURFACE OF NEW SLAB TO F.F.E. OF ROOMS 13 AND 21. SLOPE SLAB 1/8" PER FOOT TO OUTSIDE EDGE. SCORE SURFACE AS SHOWN. SEE KEYED NOTE 18 ON SHEET A-5.
3. PROVIDE 4" THICK COLORED CONCRETE FLOOR SLAB WITH LIGHT BROOM FINISH OVER LAYER OF ARC PLACED ON GRADE. SLOPE SLAB 1/8" PER FOOT TO OUTSIDE EDGE. SCORE SURFACE AS SHOWN. ADJUST THICKNESS OF ARC TO PLACE SURFACE OF NEW SLAB AT SAME F.F.E. AS SLAB IN ROOM 12.
4. REPLACE SEGMENT OF CONCRETE FLOOR SLAB REMOVED UNDER KEYED NOTE 1, SHEET A-1. PROVIDE ARC TO ACHIEVE A LEVEL SLAB. SEE STRUCTURAL DRAWINGS.
5. PROVIDE WOOD STUD PARTITION WITH 5/8" THICK GYPSUM DRYWALL ONE SIDE AGAINST MASONRY WALLS WHERE SHOWN. USE 2x4 STUDS IN ALL LOCATIONS UNLESS OTHERWISE NOTED ON PLAN. INSTALL STUDS AT 16" O.C. WITH BOTTOM AND TOP PLATES. PROVIDE BATT-TYPE INSULATION BETWEEN STUDS AT EXTERIOR WALLS.
6. PROVIDE 5/8" THICK GYPSUM DRYWALL CEILING IN THIS ROOM. (THERE IS NO EXISTING CEILING.) ATTACH DRYWALL DIRECTLY TO WOOD FRAMING. ADD ADDITIONAL WOOD OR METAL FRAMING AND/OR BLOCKING AS REQUIRED FOR PROPER DRYWALL ATTACHMENT.
7. PROVIDE RESIDENTIAL-TYPE GAS RANGE AND VENTING HOOD. SEE SPECIFICATIONS SECTION 11451.
8. PROVIDE SUSPENDED 5/8" THICK GYPSUM DRYWALL CEILING THIS ROOM WITH PLUMBED SOFFITS AT DUCT WORK AS SHOWN. INSTALL CEILING 12" ABOVE FINISHED FLOOR. (THERE IS NO EXISTING CEILING.)
9. PROVIDE BASE CABINET WITH LAMINATED PLASTIC TOP.
10. PROVIDE UPPER CABINET.
11. PROVIDE WOOD MANTEL TO MATCH MANTEL REMOVED UNDER KEYED NOTE 28, SHEET A-1.
12. CONVERT CLOSET TO EXHIBIT NICHE WITH BOTTOM AT 36" A.F.F. AND HEAD AT 72"
13. PROVIDE HANDRAIL. SEE DETAIL 61A.
14. PROVIDE WOOD STUD PARTITION WITH 5/8" THICK GYPSUM DRYWALL ON BOTH SIDES. USE 2x4 STUDS IN ALL LOCATIONS UNLESS OTHERWISE NOTED ON PLAN. INSTALL STUDS AT 16" O.C. WITH BOTTOM AND TOP PLATES.
15. PROVIDE 2x8 WOOD STUD WALL WITH BATT-TYPE INSULATION, EXTERIOR STUCCO SYSTEM, AND INTERIOR GYPSUM DRYWALL. INSTALL STUDS AT 16" O.C. WITH BOTTOM AND TOP PLATES.
16. PROVIDE TWO 4x4 WOOD COLUMNS WITH CORNERS CHAMFERED 3/4". STOP CHAMFERS 6" BELOW BEAM AND 12" ABOVE FLOOR. SEE STRUCTURAL DRAWINGS.
17. PROVIDE METAL TOILET PARTITION.
18. EXISTING WOOD CEILING (JOISTS AND BOARDS) TO REMAIN.
19. PROVIDE 1" THICK X 3-1/2" HIGH CHU WALL. MEASURE HEIGHT FROM FLOOR IN ROOM 15. STUCCO TO MATCH BUILDING.
20. PROVIDE 4" THICK RED-COLORED CONCRETE SLAB (STOOD) OVER 4" A.B.C. TURN DOWN THICKNESS AT THREE EDGES OF SLAB 4" TOTAL EDGE THICKNESS.
21. INFILL WINDOW OPENING WITH BEAMS CHALK TOOTH NEW UNITS INTO EXISTING WALL. STUCCO EXTERIOR TO MATCH ADJACENT SURFACE.
22. PROVIDE VANITY COUNTERTOP.
23. PROVIDE 4x4 WOOD COLUMN. SEE STRUCTURAL DRAWINGS.
24. PROVIDE WROUGHT IRON GATE. SEE DETAIL 61A.
25. PROVIDE 1/2" DIAMETER STEEL PIPE LEADER DOWN FROM ROOF DRAIN TO 4" ABOVE FLOOR. EXTEND THROUGH WALL WITH ELBOW TO EXTERIOR.
26. PROVIDE SUSPENDED SOFFIT BELOW NORMAL CEILING TO CONCEAL AIR CONDITIONING DUCTS.
27. PROVIDE (2) 3/4" PLYWOOD SHELVES WITH SOLID LUMBER FRONT EDGE. SUPPORT SHELVES WITH CENTER POST WHERE SHOWN AND REAR AND END CLEATS. SPACE SHELVES 7'-4" O.C. WITH BOTTOM SHELF 2'-4" ABOVE FLOOR.
28. PROVIDE 1/2" THICK PLYWOOD (FOR CARPET UNDERLAYMENT) OVER EXISTING WOOD FLOOR.
29. PROVIDE FIRE EXTINGUISHER.
30. REPAIR SALTILO TILE HEARTH BY REPLACING 8 BROKEN TILES AND 2 MISSING TILES.
31. FILL CONCRETE FLOOR CRACKS WITH EPOXY GROUT. DRAG LEVEL.
32. REINSTALL EXISTING STEEL PLATE DOOR.
33. REGROUT FIREBOX.
34. PROVIDE SALTILO TILE HEARTH.
35. WATER HEATER. SEE PLUMBING DRAWINGS.
36. SERVICE SINK. SEE PLUMBING DRAWINGS.
37. NOT USED.
38. PROVIDE REFRIGERATOR. SEE SPECIFICATIONS SECTION 11451.
39. PROVIDE COLORED CONCRETE FLOOR WITH STEEL TROMEL FINISH. SLOPE TO DRAIN AS SHOWN.
40. FLOOR DRAIN. SEE PLUMBING DRAWINGS.
41. PROVIDE LIGHT BROOM FINISH ON COLORED CONCRETE FLOOR. SCORE FLOOR AS SHOWN. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINTS.
42. PROVIDE STEEL TROMEL FINISH ON COLORED CONCRETE FLOOR. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINTS.
43. NO STEP. SET NEW FLOOR SLAB AT SAME ELEVATION AS INTERIOR FLOOR.
44. CHALK BOARD.

GENERAL NOTES

- A. REPAIR EXTERIOR STUCCO SURFACE BY PATCHING HOLES, CRACKS AND OTHER DAMAGE. PAINT STUCCO AND WOOD.
- B. SEE SHEET A-4 FOR CONCRETE SIDEWALK.

REHABILITATION FLOOR PLAN (REFER TO SHEET A-2 FOR EXISTING CONDITIONS / DEMOLITION)
SCALE: 1/4" = 1'-0"

Figure 18. Rehabilitation floor plan, Robles Ranch House (Doyle and Associates 2000:A-3).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Robles Ranch House
Name of Property
Pima County, Arizona
County and State
Name of multiple listing (if applicable)

Additional Documentation: Page 37



Figure 19. Detail, main building entrance, Coordinator's Room, June 9, 2010.

TRIP COLLUM
CYBIL OF BOND
©

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Robles Ranch House
Name of Property
Pima County, Arizona
County and State
Name of multiple listing (if applicable)

Additional Documentation: Page 38

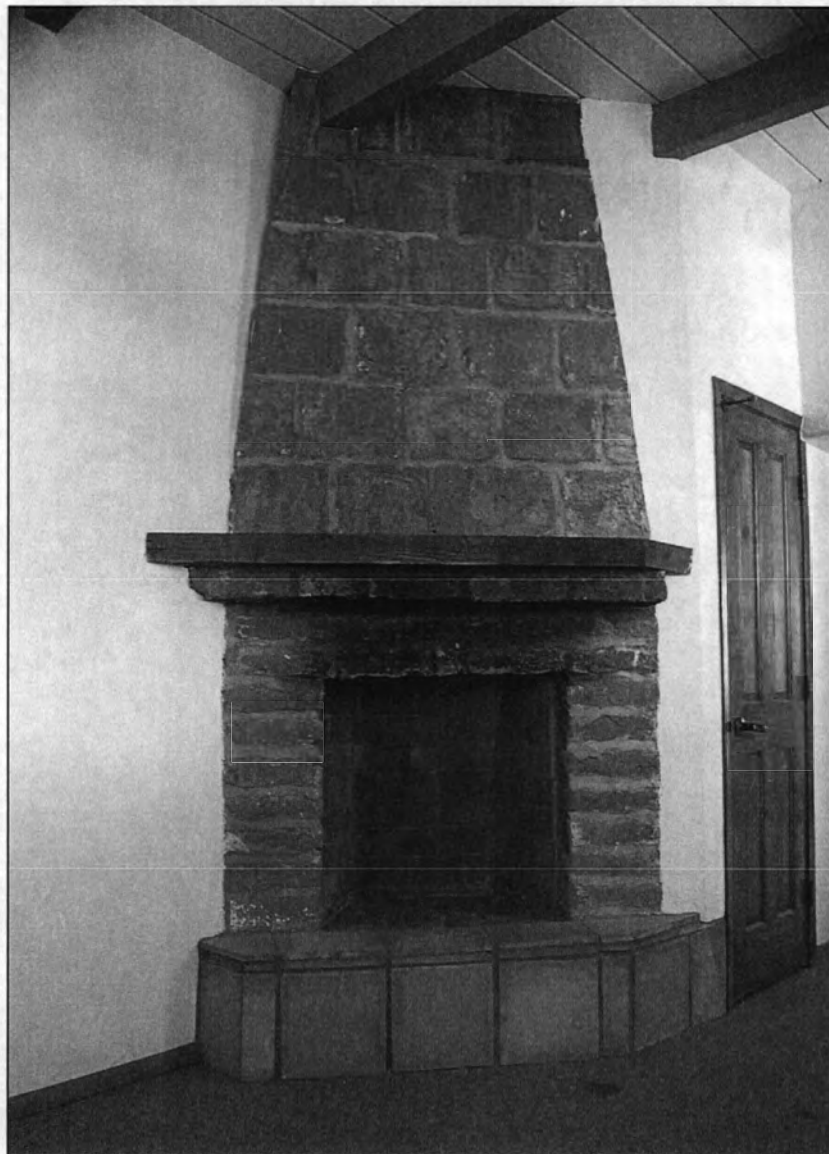


Figure 20. Detail, Reading Room fireplace, June 9, 2010.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

Name of multiple listing (if applicable)

Additional Documentation: Page 39



Figure 21. Detail, east wall, Meeting Room, showing fireplace, June 9, 2010.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

Name of multiple listing (if applicable)

Additional Documentation: Page 40

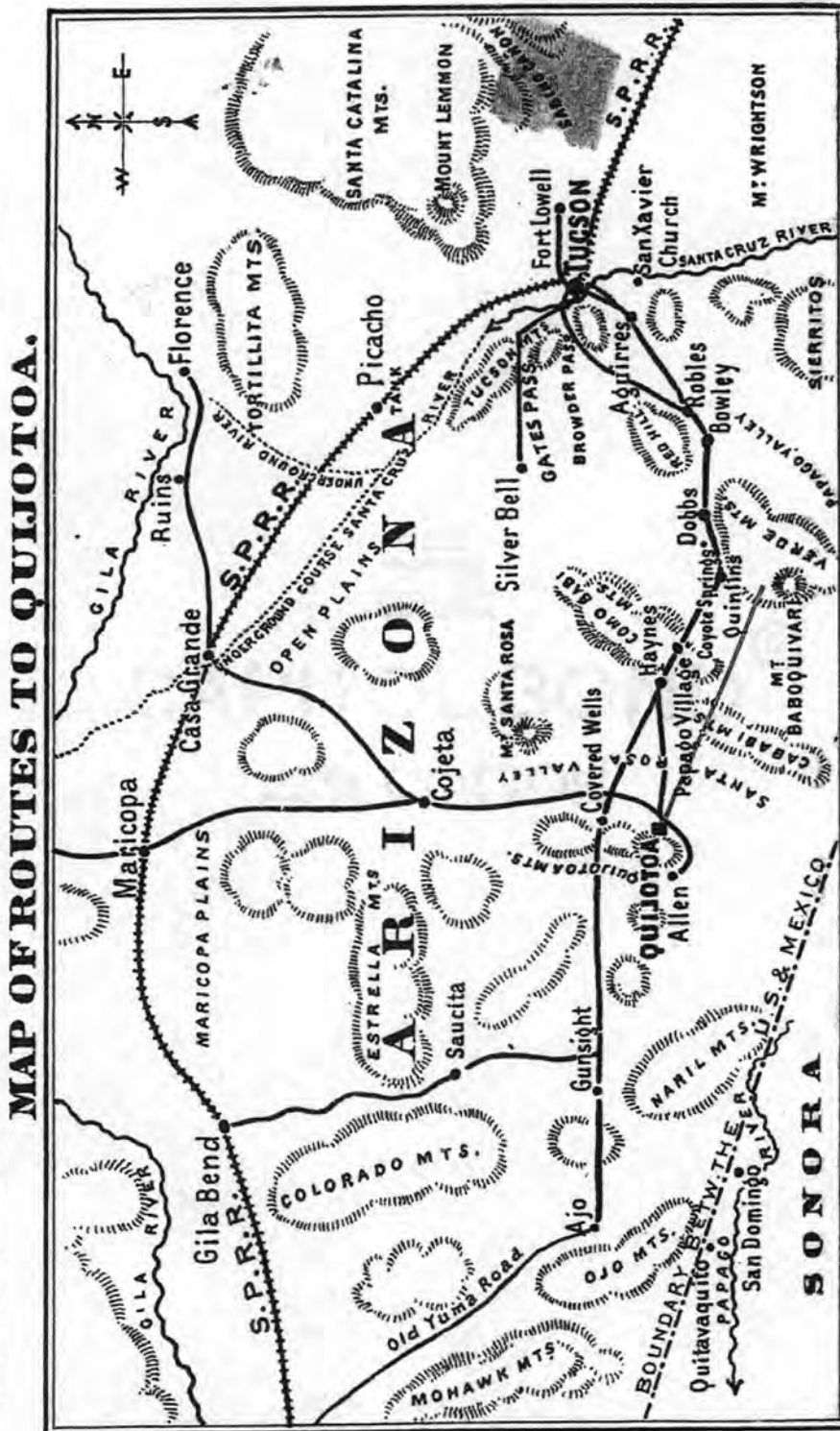


Figure 22. Map indicating routes to the mining camps at Quijotoa (Stephens 1884:v).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Robles Ranch House
Name of Property
Pima County, Arizona
County and State
Name of multiple listing (if applicable)

Additional Documentation: Page 41

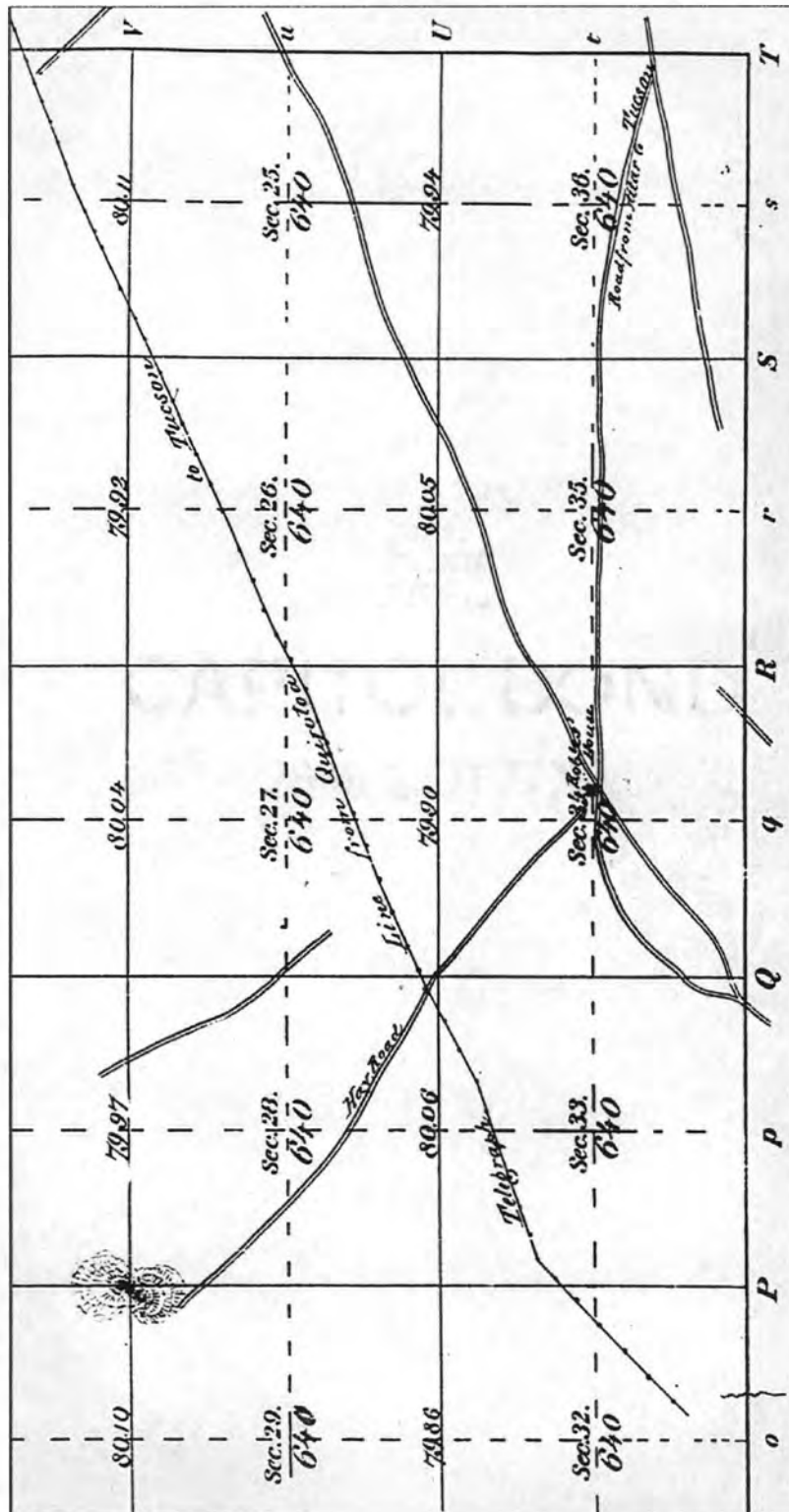


Figure 23. 1887 GLO survey plat of Township 15 South, Range 10 East (Roskrige 1887).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Robles Ranch House
Name of Property
Pima County, Arizona
County and State
Name of multiple listing (if applicable)

Additional Documentation: Page 42

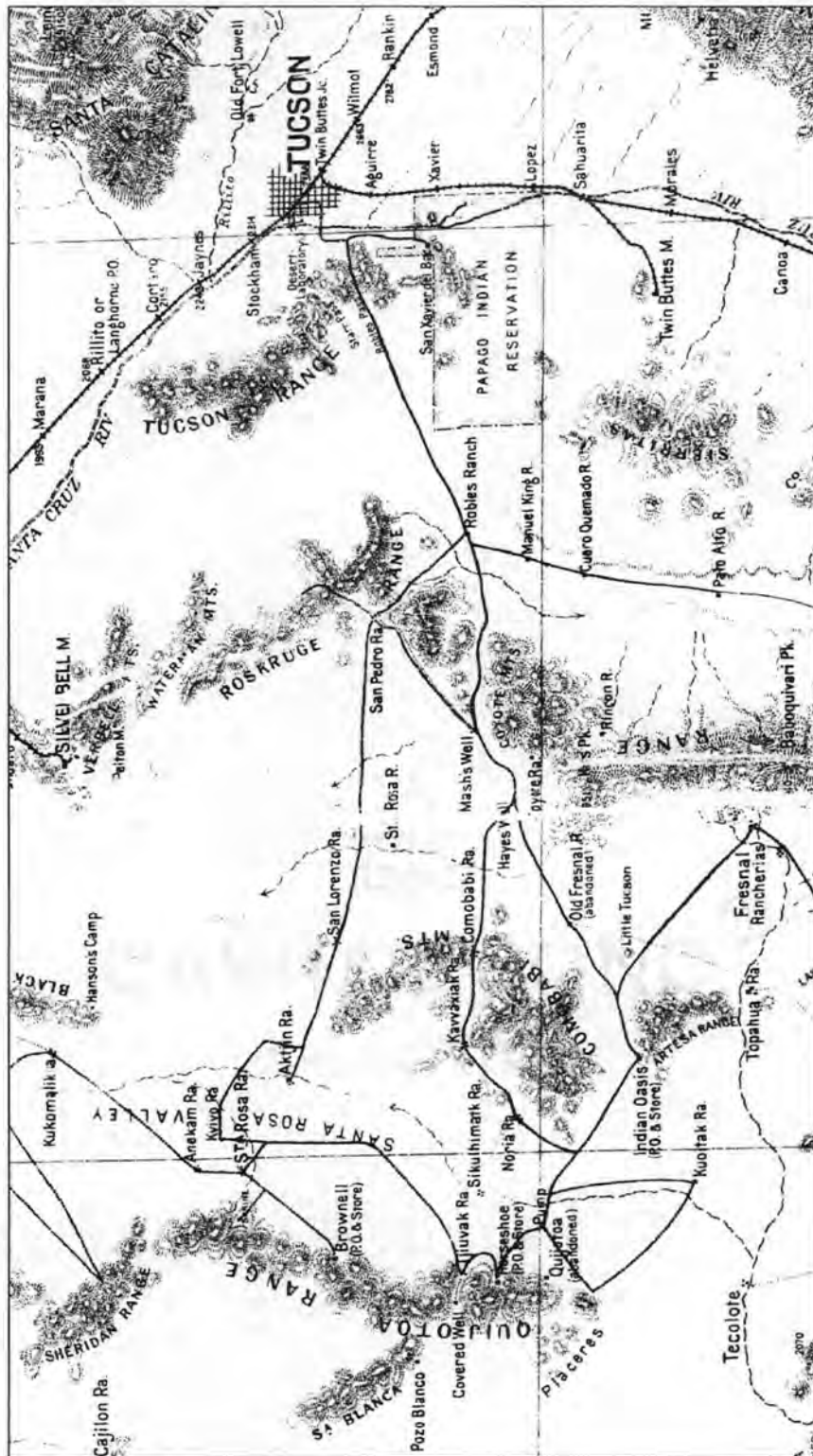


Figure 24. Map depicting Robles Ranch at the junction of the roads to Altar and Quijotoa (Lumholtz 1912).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

Name of multiple listing (if applicable)

Additional Documentation: Page 43

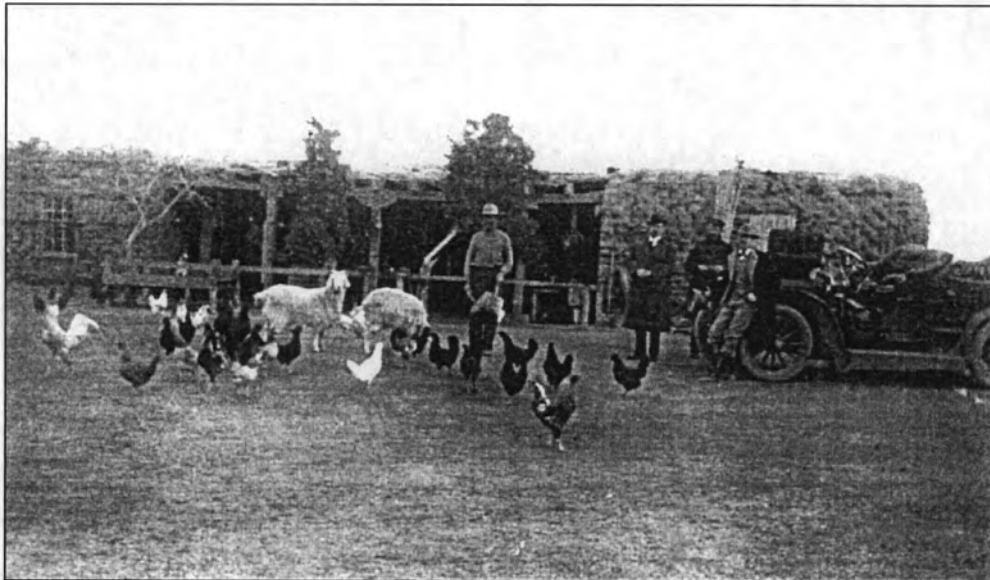


Figure 25. Travelers on the road between Tucson and Quijotoa rest at Robles Ranch, ca. 1912. Jesús Robles is standing in the center of the photograph (Doyle and Associates 1999:Figure 4).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

Name of multiple listing (if applicable)

Additional Documentation: Page 44



**Figure 26. Unidentified woman on steps of Robles Ranch house, ca. 1901
(courtesy of the Arizona Historical Society, Tucson; Accession No. 49348-C).**

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Robles Ranch House

Name of Property

Pima County, Arizona

County and State

Name of multiple listing (if applicable)

Additional Documentation: Page 45

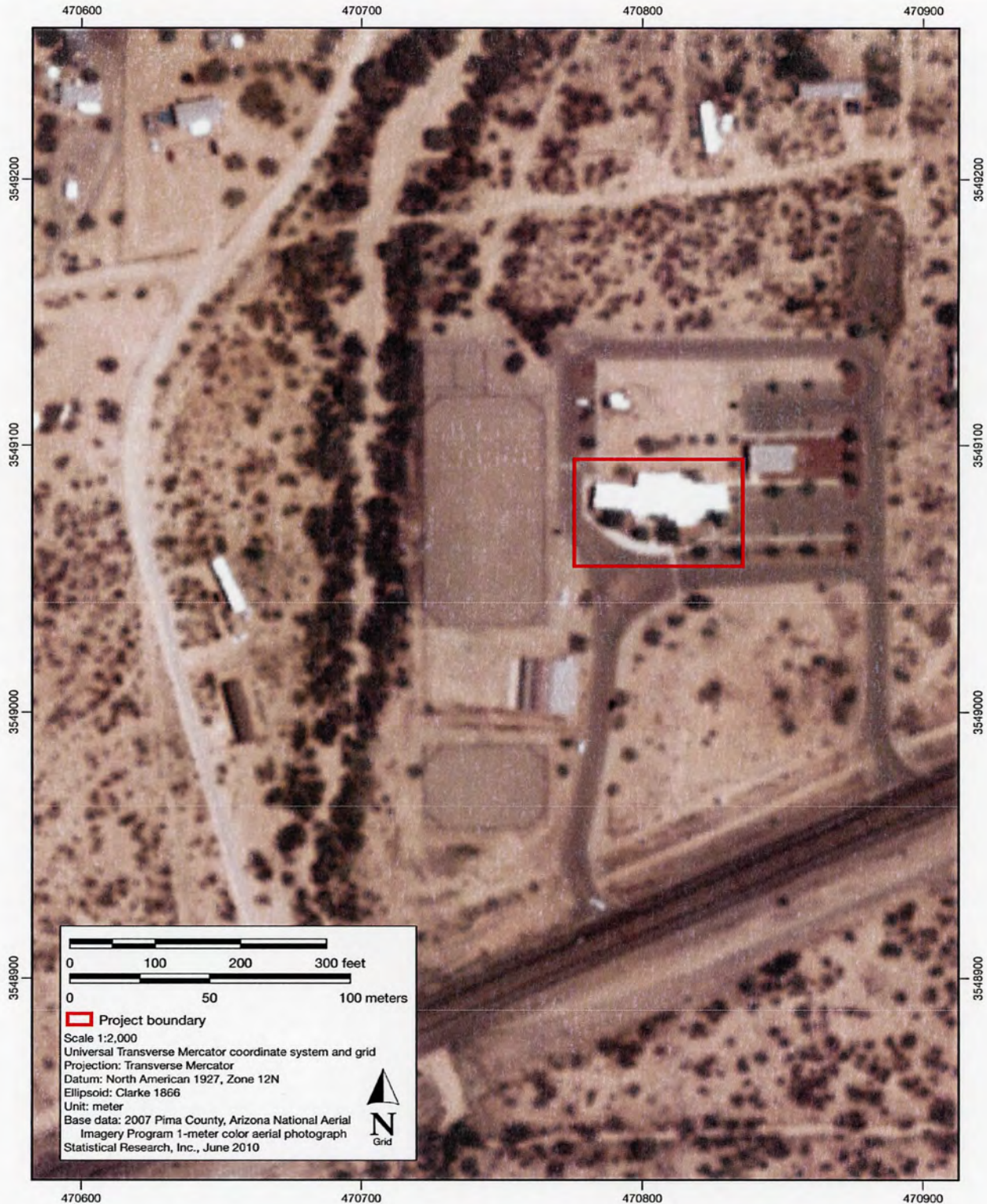


Figure 27. Aerial photograph of Robles Ranch House depicting project boundary.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Robles Ranch House

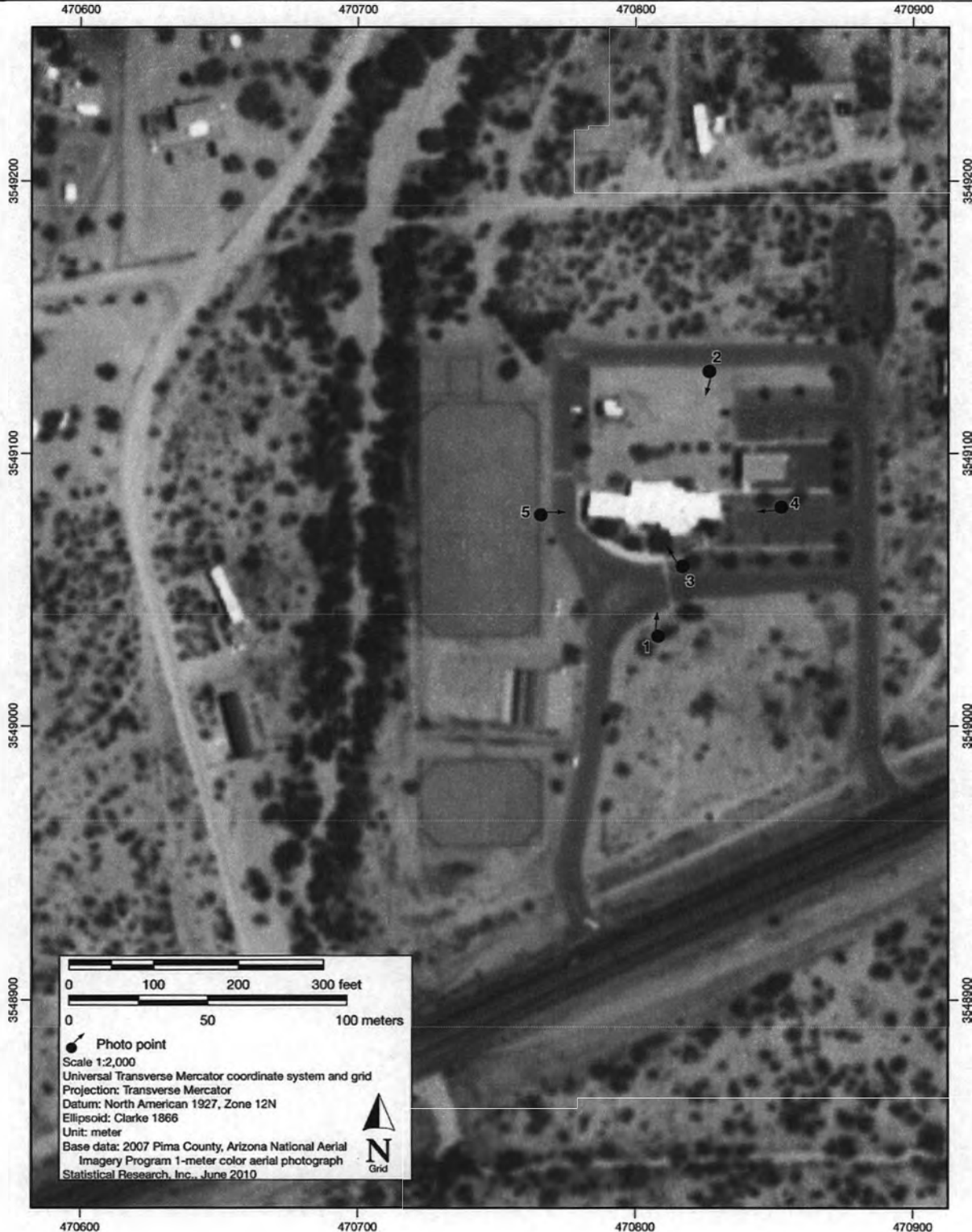
Name of Property

Pima County, Arizona

County and State

Name of multiple listing (if applicable)

Additional Documentation: Page 46



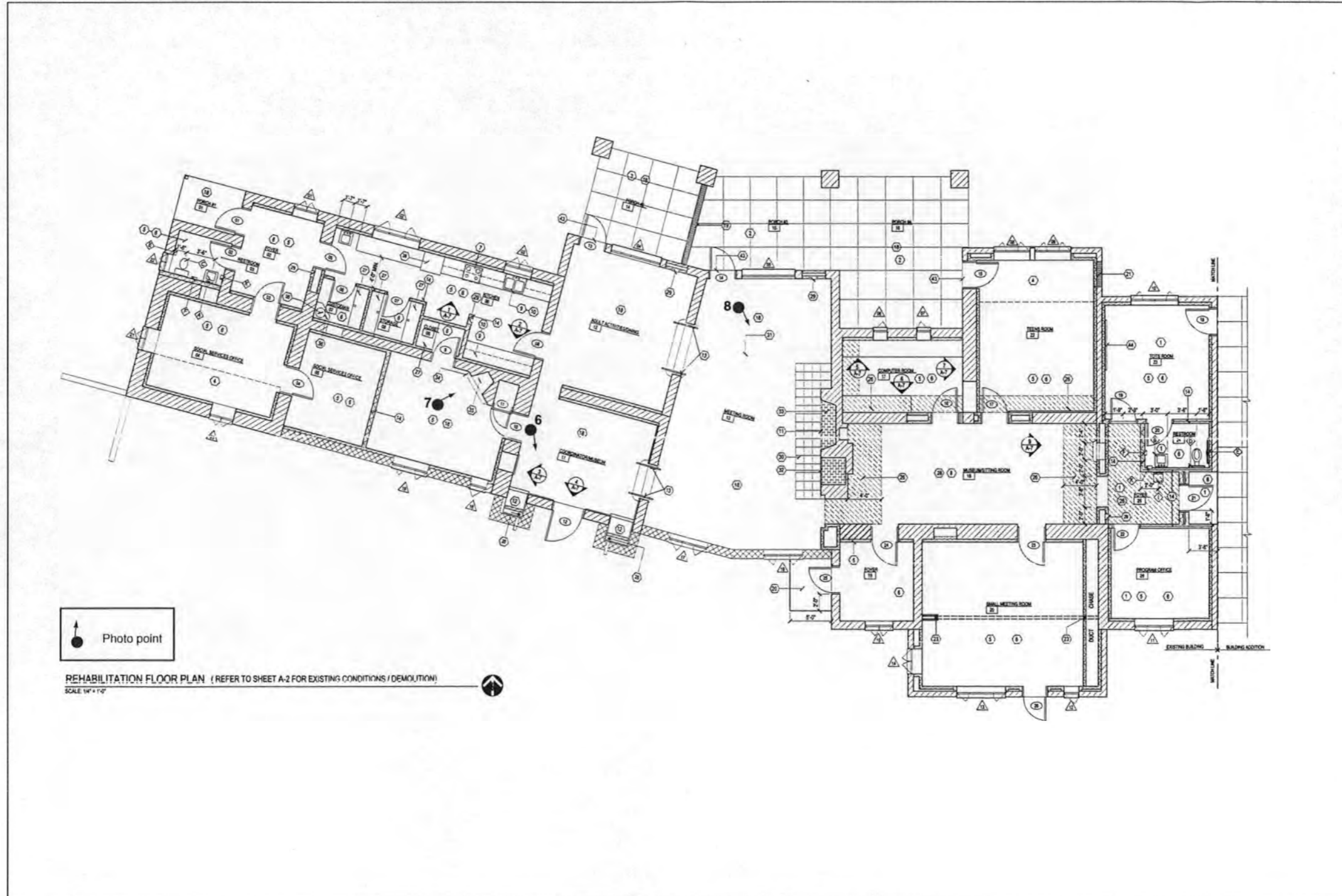
Map 1. Photograph location map for images taken of the exterior of Robles Ranch House on June 9, 2010.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Additional Documentation: Page 47

Robles Ranch House
Name of Property
Pima County, Arizona
County and State
Name of multiple listing (if applicable)



Map 2. Photograph location map for images taken of the interior of Robles Ranch House on June 9, 2010 (after Doyle and Associates 1999:Appendix C).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Robles Ranch House

Name of Property
Pima County, Arizona
County and State

Name of multiple listing (if applicable)

Additional Documentation: Page 48

PHOTOGRAPH LOG

Name of Property: Robles Ranch House

City or Vicinity: Robles Junction

County: Pima County

State: Arizona

Photographer: Scott Thompson

Date Photographed: June 9, 2010

Location of Original Digital Files: 6099 E. Speedway, Tucson, AZ 85712

Photo 1 of 8 (AZ_Pima County_Robles Ranch House_0001)

Robles Ranch House, south facade, view to north

Name of Property: Robles Ranch House

City or Vicinity: Robles Junction

County: Pima County

State: Arizona

Photographer: Scott Thompson

Date Photographed: June 9, 2010

Location of Original Digital Files: 6099 E. Speedway, Tucson, AZ 85712

Photo 2 of 8 (AZ_Pima County_Robles Ranch House_0002)

Robles Ranch House, north facade, view to south

Name of Property: Robles Ranch House

City or Vicinity: Robles Junction

County: Pima County

State: Arizona

Photographer: Scott Thompson

Date Photographed: June 9, 2010

Location of Original Digital Files: 6099 E. Speedway, Tucson, AZ 85712

Photo 3 of 8 (AZ_Pima County_Robles Ranch House_0003)

Detail of entry, south facade, view to north-northwest

Name of Property: Robles Ranch House

City or Vicinity: Robles Junction

County: Pima County

State: Arizona

Photographer: Scott Thompson

Date Photographed: June 9, 2010

Location of Original Digital Files: 6099 E. Speedway, Tucson, AZ 85712

Photo 4 of 8 (AZ_Pima County_Robles Ranch House_0004)

Robles Ranch House, east facade, view to west

Name of Property: Robles Ranch House

City or Vicinity: Robles Junction

County: Pima County

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Robles Ranch House
Name of Property
Pima County, Arizona
County and State
Name of multiple listing (if applicable)

Additional Documentation: Page 49

State: Arizona

Photographer: Scott Thompson

Date Photographed: June 9, 2010

Location of Original Digital Files: 6099 E. Speedway, Tucson, AZ 85712

Photo 5 of 8 (AZ_Pima County_Robles Ranch House_0005)

Robles Ranch House, west facade showing corner buttresses, view to east

Name of Property: Robles Ranch House

City or Vicinity: Robles Junction

County: Pima County

State: Arizona

Photographer: Scott Thompson

Date Photographed: June 9, 2010

Location of Original Digital Files: 6099 E. Speedway, Tucson, AZ 85712

Photo 6 of 8 (AZ_Pima County_Robles Ranch House_0006)

Detail, main building entrance, Coordinator's Room

Name of Property: Robles Ranch House

City or Vicinity: Robles Junction

County: Pima County

State: Arizona

Photographer: Scott Thompson

Date Photographed: June 9, 2010

Location of Original Digital Files: 6099 E. Speedway, Tucson, AZ 85712

Photo 7 of 8 (AZ_Pima County_Robles Ranch House_0007)

Detail, Reading Room fireplace

Name of Property: Robles Ranch House

City or Vicinity: Robles Junction

County: Pima County

State: Arizona

Photographer: Scott Thompson

Date Photographed: June 9, 2010

Location of Original Digital Files: 6099 E. Speedway, Tucson, AZ 85712

Photo 8 of 8 (AZ_Pima County_Robles Ranch House_0008)

Detail, east wall, Meeting Room, showing fireplace

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Robles Ranch House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Pima

DATE RECEIVED: 9/09/04 DATE OF PENDING LIST: 10/12/04
DATE OF 16TH DAY: 10/27/04 DATE OF 45TH DAY: 10/23/04
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 04001157

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

See attached comments.

RECOM./CRITERIA Return
REVIEWER J McClelland DISCIPLINE History
TELEPHONE 702-354-2258 DATE 10/22/04
DOCUMENTATION see attached comments (Y) N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Comments

Robles Ranch House

Pima County, Arizona

(Cattle Ranching in Arizona MPS)

A.

General: This nomination presents a number of technical and substantive problems. It is being returned for substantial revision, which will require closer examination of the property's significance in agriculture in the early 1950s and the regional context of post-World War II architecture. Revision of the geographical information may also be necessary.

1. Currently being nominated is an 11-acre parcel said to represent the "main headquarters residence of a prestigious southern Arizona cattle ranch" and is described as "a tiny fragment of the ranch's former expanse." All that remains is the dwelling, which assumed its current character and configuration in 1950 when two earlier dwellings were interconnected and expanded to form a single large, sprawling residence in a Sonoran Revival variation of the Spanish Colonial Revival style. A number of changes, including the removal of several interior walls and the construction of a rest room addition (46 x 19 feet), were introduced in its recent conversion (c. 2000) for use as a public community center. The site also contains a 1989 horse barn and a recently constructed county sheriff's substation, which are described as noncontributing resources.
2. The property's importance under Criterion A is based on its association with the development of transportation routes in the Southwest and the rise of cattle ranching in Arizona. Altered substantially in 1950, the property, however, fails to convey its association with the region's early transportation routes. It no longer retains the historic character of an early 20th century ranch, as described by the Cattle Ranching in Arizona MPS (1540-1950) and documented as important in the property's statement of significance. The property instead reflects the evolution of the ranch in the decade following World War Two. In 1986 the extensive acreage that had been associated with the historical operation of the ranch was subdivided and sold. Only 11 acres of land is currently associated with the former ranching headquarters; the historic integrity of the area immediately surrounding the dwelling has been impaired by recent construction and landscape improvements that include a police substation; a new barn, corrals, and arena; and a new drive and parking areas.
3. There is no justification for the period of significance's end date in 1986. Although Criterion Consideration G is checked, there is no statement of the ranch's exceptional importance during the less-than-50-year period. Although ranching activities continued and the larger ranch property remained intact until this date, it seems unlikely that such activities were of exceptional importance. Context is lacking to support the architectural importance of this residence, which is an unusual building for its date having evolved from the joining of two early vernacular residences and being a late example of the Spanish Colonial Revival style, which is said to have reached the peak of popularity in Arizona in the 1920s and 1930s. Although the discussion of methodology explains how

the evolution of the house was established, the nomination does not integrate these findings in a well-reasoned case for architectural importance.

B. 7. Description:

1. Although the nomination provides a room by room description of the house in its current configuration and condition, it fails to point out which characteristics date to the 1950 remodelling (or to the design of the two early dwellings that are contained within it). It is unclear to what extent features, such as the fireplaces, derive from the design of the original vernacular structures or to generally common regional prototypes. Please insert dates in the description of the building's current condition to identify the distinctive features that survived from the original vernacular structures or that date to the 1950 remodelling (e.g. plank ceilings, fireplaces, tile hearths, etc.).
2. The nomination states the house to be in "excellent condition," and the rehabilitation work to have followed the Secretary of the Interior's, the description, however, lists a substantial number of alterations throughout the house, including the enlargement of window openings and replacement of windows. Please drop the references to the Secretary of the Interior's standards unless this project has been certified or evaluated as actually meeting the standards (for example, due to a tax act application or 106 mitigation).

C. 8. Significance

1. Criterion Considerations: Please remove the check mark for Criterion Consideration G. (see Period of Significance discussion below).
2. Areas of significance: Please drop Transportation as an area of significance since the property. Due to the mid-20th century changes the property no longer conveys its early history and the association with historic travel along the Ajo Highway and the region's early transportation routes. The arguments for significance in Architecture and Agriculture will need to be strengthened and refocused to emphasis the property's role in ranching in the early 1950s and its importance as an example of post-war domestic design (see comments below).
3. Period of Significance: Please revise the beginning and closing dates for the period of significance to correspond to the dates when the property in its current configuration contributed to significant ranching activities. Because of the major alterations that occurred to the house in 1950 and the loss of other resources that historically made up the ranching operation, the period of significance can not begin in 1881. Based on the existing character of the property, the most appropriate beginning date seems to be "1950" to correspond with the remodeling of the house. The narrative statement, therefore, needs to focus on the ways the ranch continued to be locally or regionally significant during the early 1950s (see narrative below). Although ranching continued here until 1986, when the ranch was subdivided, exceptional importance for the activities

1950-1954

between 1954 and 1986 has not been established. For this reason, "1954" is probably the most appropriate date for ending the period of significance.

4. Architect/Builder: Please identify the architect responsible for the 1950 renovation.
5. Narrative: Please expand the statement of architectural importance based on the property's transformation to a large, sprawling residence in 1950. The narrative describes the early houses as reflecting the "protoypical Sonoran vernacular adobe style developed during the Spanish Colonial era," and establishes the house as reflecting the Sonoran variation of the Spanish Colonial Revival style. 1950 seems pretty late for Spanish Colonial Revival domestic architecture in Arizona and it may be appropriate to examine the relationship of this property to changing domestic style and taste in the American Southwest in the mid-20th century. This might help determine the extent to which "historicism" and/or "modernism" guided the homeowner's taste and the architect's vision. You might answer questions such as the following:
6. To what extent was the design of the original vernacular houses incorporated in the design of the 1950s residence? Is any regional importance attached to the incorporation of the earlier dwellings into the new residence? Was this a common practice in early twentieth century revivals in the Southwest?
7. Were "historical features" such as plank ceilings or simple plastered walls intentionally retained or replicated? Or, was the interior of the original structures remodelled to suit the tastes of a prosperous ranch family of the mid-20th century?
8. What was the source of design for the several fireplaces or the unusual burnt adobe entrance?
9. How did the redesign reflect an emerging interest in modernism versus what was by 1950 a rapidly fading interest in historical details and design?
10. To what extent did the redesigned house reflect the availability of pre-fabricated and mass-produced building materials after World War Two?
11. To what extent did the redesigned house reflect an emerging interest in the Ranch House as a popular housing style and this house type's transition from the traditional Spanish Colonial Revival prototypes?
12. What importance is attached to the persistence of the Spanish Colonial Revival style in domestic architecture of the post World War II period?
13. Is any regional importance attached to the incorporation of the earlier dwellings into the new residence? Was this a common practice in early twentieth century revivals in the Southwest?

14. What other local examples of revival residences exist locally or regionally from the postwar period? How is this one similar to or distinctive from other local examples of postwar residences in the Spanish Colonial Revival style?

15. Who was the architect responsible for the redesign? What is known about his career and other examples of his work? How does this project fit into his body of work?

16. Narrative for Agricultural Importance: Most of the discussion of significance focuses on earlier events and activities that are no longer reflected by what remains of the historic ranch. This includes its early role as a watering place along the route from Tucson to the western Papaguera and the early ranching activities by the Robles family. Additional information is needed to trace the importance of the ranch into the mid-20th century, specifically those events and activities surrounding the period of ownership by John R. Stevens after 1949. Please focus the discussion of significance on the role of the ranch in the decade following World War Two. You may answer questions such as:

17. What events during the 1950s establish the ranch house as an important center of the ranch's cattle raising operations?

18. To what extent did the expansion and remodeling of the headquarters in 1950 reflect renewed prosperity and continued dominance of cattle ranching in the region in the post war period (note the MPS context extends only to 1950.)

D. **10. Geographical Data:** The 11 acres being nominated correspond to the two parcels of the original ranch that are now owned by Pima County. Apart from the dwelling, the proposed boundaries include new ranch facilities (barn, corrals, and practice arena), a police substation, new parking areas, and a loop drive-- none of which were present during the period of historic significance. If this nomination is resubmitted, please propose boundaries for a smaller parcel that primarily encompasses the residence and eliminates as much of the non-contributing resources and altered land area as possible. Please revise the acreage, verbal boundary description and boundary justification accordingly.

If you have any questions concerning this nomination, please call me at 202-354-2258.

Linda McClelland
Historian
National Register of Historic Places

Responses to Ms. Linda McClelland's comments (attached) on the National Register of Historic Places nomination for Robles Ranch House, Pima County, Arizona

**Scott Thompson
Statistical Research, Inc.
June 29, 2010**

- A. 1. This paragraph is the reviewer's précis of the original nomination. No response required.
- A. 2. Per the reviewer's recommendation, we have removed Criterion A as a qualifier for listing in the National Register and limited the area of significance to architecture (see page 10).
- A. 3. Per the reviewer's recommendation, we have removed Criterion Consideration G (see page 10). Additionally, we revised the statement of significance to strengthen the argument for architectural importance by demonstrating that the Robles Ranch House is an excellent example of the additive tradition that was characteristic of southern Arizona ranch houses in the nineteenth and twentieth centuries (see page 14).
- B. 1. We revised the text in Section 7 to include discussions of the design elements of the original vernacular houses and how these elements (e.g., stuccoed walls, parapets, flat roof) were incorporated in the design of the 1950 residence, and described the character defining features of the current building that date to the original vernacular dwellings and the 1950 remodel. These changes are found on the following pages: page 5, paragraph 4; page 6, paragraphs 3, 7, and 8; page 7, paragraphs 3 and 4; page 8, paragraphs 3, 4, and 5;
- B. 2. We dropped the reference to the Secretary of the Interior's standards (previously found on page 8).
- C. 1. We removed the check mark for Criterion Consideration G (see page 10).
- C. 2. Per the reviewer's recommendation, we dropped transportation as an area of significance. Because there is a paucity of information on cattle-ranching activities during the Stevens occupation from 1949 to 1967, we could not build a strong argument for significance in agriculture by relating it to the Arizona Cattle Ranching in the Modern Era MPDF. Therefore, we dropped agriculture as an area of significance (see page 10).
- C. 3. We changed the period of significance from 1881–1986 to 1950–1959. 1950 is the year the two adobe vernacular buildings were joined to form one large ranch house. Because sufficient historical perspective is lacking to support eligibility for exceptional importance, the period of significance ends in 1959 (see page 10).
- C. 4. There is no evidence that Stevens hired an architect. Oral testimony from a longtime neighbor indicates that Stevens likely designed the remodel and hired local labor to execute the plan (see page 14).
- C. 5. See our response to comment A. 3.
- C. 6. See our responses to comments A. 3. and B. 1., which adequately addresses the reviewer's questions.
- C. 7. Again, see our response to B. 1.

C. 8. There is no evidence to indicate the source of design of the fireplaces. The use of burnt adobe as a building material was common at that time (1950).

C. 9. We did not address the reviewer's question regarding the redesign of the residence in light of an emerging interest in modernism because the remodel clearly reflects an architectural style (Spanish Colonial Revival) that was popular and common in Arizona at that time.

C. 10. The use of dimensional lumber, burnt-adobe bricks, and manufactured steel-casement windows are indicators of the readily available pre-fabricated and mass-produced building materials.

C. 11. The redesigned house is an example of the additive tradition, which is discussed on page 14 of the nomination.

C. 12. We did not answer this question in the revised nomination because of the strengthened argument for architectural importance (i.e., the southern Arizona ranch house and the additive tradition).

C. 13. See our response to comment A. 3.

C. 14. Again, we argue that the property is architecturally important because it exhibits the strong additive tradition characteristic of many southern Arizona ranch houses.

C. 15. There is no evidence that Stevens hired an architect (see our response to C. 4.).

C. 16. We dropped agriculture as an area of significance.

C. 17. See above.

C. 18. Again, the house is being nominated under Criterion C with an emphasis on the distinctive characteristics of a style—the additive tradition.

D. SRI reduced the acreage from 11 acres to 0.59 acres (the approximate footprint of the house including walkways and landscaping) and revised the verbal boundary description and boundary justification (Section 10, page 19).

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Robles Ranch House

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Pima

DATE RECEIVED: 7/23/10
DATE OF 16TH DAY:
DATE OF WEEKLY LIST:

DATE OF PENDING LIST:
DATE OF 45TH DAY: 9/06/10

REFERENCE NUMBER: 04001157

DETAILED EVALUATION:

___ ACCEPT ___ RETURN ___ REJECT ___ DATE

ABSTRACT/SUMMARY COMMENTS:

The Robles Ranch House dates to the period 1950-1958 when it was substantially redesigned in Spanish Colonial Revival (Sonoran Revival) style by connecting + remodeling two earlier homes that had served the large ranch for many years. ^{and adding a new structure stylistically} This property has been rehabilitated for use as a community center after being vacant and deteriorated in several years, including 2004 when it was nominated originally. The property is limited to footprint of building within a .59 acre parcel (see p. 45). A non-contributing restroom block has been added to the east end of the building; it is distinct but compatible. The nomination makes a case for the "additive" tradition of building in adobe on area ranches.

RECOM./CRITERIA Accept

REVIEWER R McClelland

TELEPHONE _____

DISCIPLINE History

DATE 9/3/10

DOCUMENTATION see attached comments Y N see attached SLR Y N



Robles Ranch House
Pima County, AZ

Photo 1 of 8

<IMG00029.tif> 016 @HD
968 019 N 441-2---Z101.3/100.0



Robles Ranch House
Pima County, AZ

Photo 2 of 8

<IMG00012.tif> 005 @ HD
1968 019 N N+1-4---21013/1000



Robles Ranch House
Pima County, AZ

Photo 3 of 8

<IMG00005.tif> 001 © HD
1968 019 N N+1 N--- Z191.3/1000

Fujicolor Crystal
Paper





Robles Ranch House
Pima County, AZ

Photo 5 of 8

<IMG00010.417> 003 @ HD
968 019 N N+1-3--- 2101.3/100.0



EXIT

Robles Ranch House
Pima County, AZ

Photo 6 of 8

<JMGP0022.41 f > 011 © HD
1968 019 N N N-3---2101.3/10000



<IMG0024.tif> 013 © HD
1968 019 N N N-1--- Z101.3/100.0

Robles Ranch House
Pima County, AZ

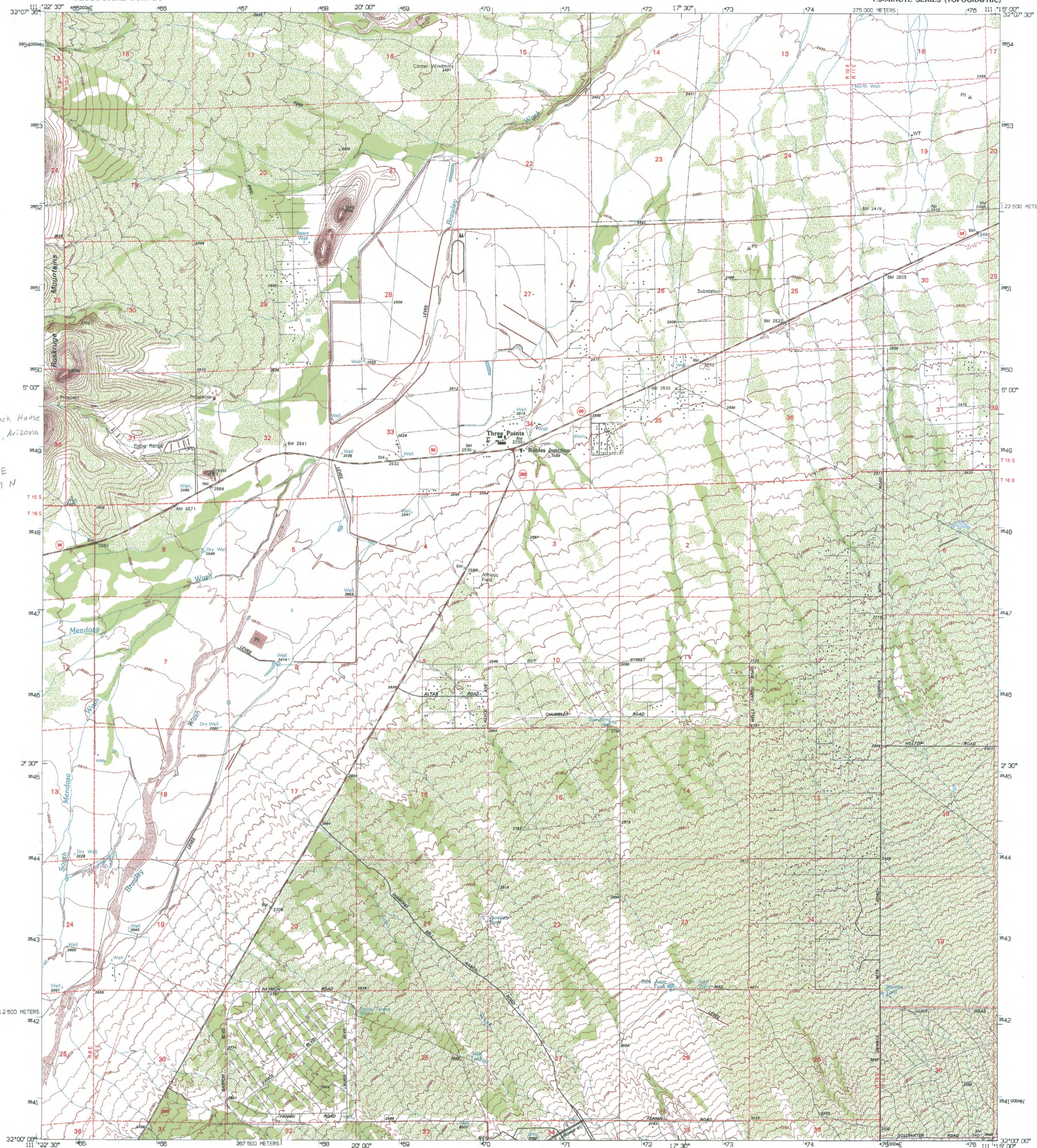
Photo 7 of 8

<IMG0013a.tif> 007 @ HD
1968 019 N N N-5 --- Z101.3/100.0

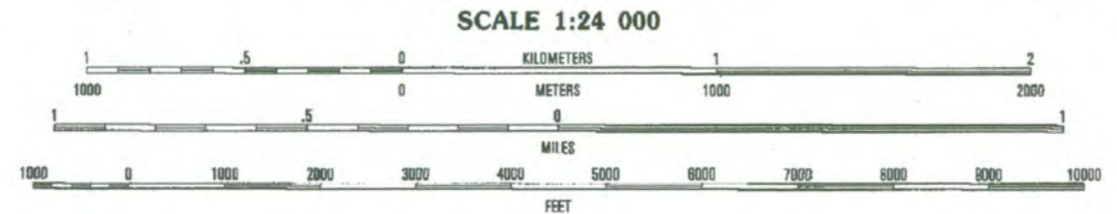
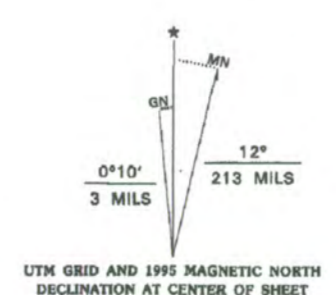
Robles Ranch House
Pima County, AZ

Photo 8 of 8

Robles Ranch House
Pima County, Arizona
zone 12
470805.97 E
3549074.87 N



Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Compiled from imagery dated 1974. Revised from imagery dated 1995. FLS and survey control current as of 1975. Map edited 1995. Contours and land elevations have not been revised and may conflict with other content.
North American Datum of 1983 (NAD 83). Projection and blue 1000-meter ticks: Universal Transverse Mercator, zone 12. 2500-meter ticks: Arizona Coordinate System of 1983 (Central zone).
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is uncheckered.



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FEET TO METERS MULTIPLY BY 0.3048
TO CONVERT METERS TO FEET MULTIPLY BY 3.2808

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

ROAD CLASSIFICATION

Primary highway hard surface	Light-duty road, hard or improved surface
Secondary highway hard surface	Unimproved road
Interstate Route	U.S. Route
	State Route

1	2	3
4	5	6
7	8	

- 1 La Tortuga Butte
- 2 Cocoraque Butte
- 3 Brown Mountain
- 4 San Pedro
- 5 San Xavier Mission SW
- 6 Palo Alto Ranch
- 7 Stevens Mountain
- 8 Samaniego Peak

THREE POINTS, AZ
32111-A3-TF-024
1992
DMA 3748 III SE-SERIES V898





September 7, 2004



Carol D. Shull
National Register Keeper
National Park Service
1201 Eye Street, NW 8th Floor
Washington, D.C. 20005

Janet Napolitano
Governor

Re: **Robles Ranch House, Pima County**

**State Parks
Board Members**

Dear Ms. Shull:

**Chair
John U. Hays**
Yarnell

It is my pleasure to submit the enclosed National Register of Historic Places nomination for the Robles Ranch House located in the vicinity of Robles Junction in Pima County, Arizona

Elizabeth Stewart
Tempe

The Robles Ranch House is recommended eligible for inclusion in the National Register of Historic Places at the local level of significance under criteria "a" and "c."

William C. Porter
Kingman

Please feel free to call me at (602) 542-7136 if you have any questions.

William Cordasco
Flagstaff

Sincerely,

Gabriel Bechum
Florence

Janice Chilton
Payson

Kathryn Leonard
National Register Coordinator
Arizona State Historic Preservation Office

Mark Winkleman
State Land
Commissioner

enclosure

Kenneth E. Travous
Executive Director

Arizona State Parks
1300 W. Washington
Phoenix, AZ 85007

Tel & TTY: 602.542.4174
www.azstateparks.com

800.285.3703 from
(520 & 928) area codes

General Fax:
602.542.4180

Director's Office Fax:
602.542.4188



July 22, 2010

Carol Shull
Keeper of the National Register
National Park Service
1201 Eye Street, NW 8th Floor (MS2280)
Washington, D.C. 2005-5905



**RE: Robles Ranch House
Robles Junction, Pima, AZ**

Janice K. Brewer
Governor

**State Parks
Board Members**

**Chair
Reese Woodling**
Tucson

Tracey Westerhausen
Phoenix

Larry Landry
Phoenix

Walter D. Armer, Jr.
Vail

Alan Everett
Sedona

William C. Scalzo
Phoenix

Maria Baier
State Land
Commissioner

Renée E. Bahl
Executive Director

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1300 W. Washington
Phoenix, AZ 85007

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AZStateParks.com

800.285.3703 from
(520 & 928) area codes

General Fax:
602.542.4180

Director's Office Fax:
602.542.4188

Dear Ms. Shull:

I am pleased to submit the National Register of Historic Places Registration Form for the property referenced above.

The Robles Ranch House National Register Nomination has 1 contributing building.

This is a resubmission of the Robles Ranch House property originally submitted and returned in 2004.

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at vstrang@azstateparks.gov

Sincerely,

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office

VS:vs

Enclosures

Arizona®
State Parks