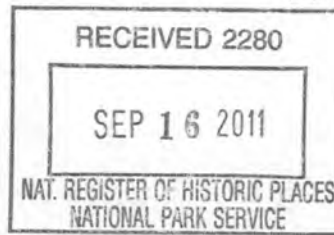


United States Department of the Interior  
National Park Service



760

# 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 Marist College Historic District  
other names/site number Marist College, Our Lady's Chapel and Cathedral Parish Hall

### 2. Location

street & number 72 West Ochoa Street  not for publication  
city or town Tucson  vicinity  
state Arizona code AZ county Pima code 019 zip code 85701

### 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 Garrison AZSHPO  
Signature of certifying official

7 SEPTEMBER 2011  
Date

STATE HISTORIC PRESERVATION OFFICER  
Title  
Government

AZ STATE PARKS / SHPO  
State or Federal agency/bureau or Tribal

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title  
Government

\_\_\_\_\_  
State or Federal agency/bureau or Tribal

Name of Property

County and State

**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) \_\_\_\_\_

*Jon Edson H. Beall*  
Signature of the Keeper

10-25-11  
Date of Action

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**  
(Check only **one** box)

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

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
3		buildings
		district
		site
1		structure
		object
4		<b>Total</b>

**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**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

RELIGION: religious facility

RELIGION: church school

**Current Functions**  
(Enter categories from instructions)

RELIGION: religious facility

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS

Italian Renaissance

Mission/Spanish Colonial Revival

**Materials**

(Enter categories from instructions)

foundation: Concrete

walls: Adobe, Brick and Concrete

roof: Wood and Asphalt

other: Brick and Stone

**Narrative Description**

**Summary Paragraph**

The Marist College Campus Historic District includes three buildings and one structure located along West Ochoa Street in Tucson, Arizona—Marist College (1915), Our Lady’s Chapel (1916), Cathedral Parish Hall (1916) and the Site Wall (ca. 1920)—and is a physical expression of the influential role the Catholic Church played in shaping the spiritual and educational lives of Tucson’s early population. Further, the district is also representative of regional architectural traditions related to adobe construction and eclectic architecture exhibiting both Italian and Spanish influences. At its inception, the school was built for four Marist Brothers from Mexico and Texas, members of a Catholic religious order founded in France to provide education for needy populations throughout the world. In 1915, few schools, public or parochial, existed in Tucson. With the support and architectural vision of Tucson’s third bishop, Henri Granjon, and local master builder, Manuel Flores, Marist College became the first parochial school for boys in Tucson. A year after Marist College was constructed, two additional buildings, Our Lady’s Chapel and Cathedral Parish Hall, were built to serve the expanding school and parish population. Even after the Marist Brothers were no longer running the school, the Catholic Church continued the Marian tradition of offering education and housing to southern Arizona’s minority populations. While Arizona’s public schools remained segregated until 1953 (Tucson desegregated schools in 1951), the Marist College’s doors were open to needy students from Mexican American, African American, and Anglo American households. The school, chapel, and hall continued to serve the spiritual and educational needs of St. Augustine’s parish and the Tucson community until 1968. The Marist College Campus Historic District is recommended eligible for listing in the National Register of Historic Places at the state level of significance under Criterion A, because Marist College, Our Lady’s Chapel, and Cathedral Parish Hall are physical expressions of the influential role the Catholic Church played in shaping the spiritual and educational lives of Tucson’s early population and under Criterion C, for its representation of regional architectural traditions related to adobe construction exhibiting both Italian and Spanish influences.

**Narrative Description**

The Marist College, Our Lady’s Chapel, and Cathedral Parish Hall represent the only remaining unmodified historic buildings of the original downtown headquarters precinct of the Roman Catholic Diocese (Arizona Preservation Foundation 2007). Three buildings—Marist College, Our Lady’s Chapel, and Cathedral Parish Hall—are located within the St. Augustine Cathedral

Complex along West Ochoa Street between South Stone Avenue and South Church Avenue in the heart of downtown Tucson, Arizona. The buildings were constructed between 1915 and 1916 by master builder Manuel Flores and designed by third bishop of the Diocese of Tucson, Henri Granjon.

### 1. Location:

The three buildings discussed in this nomination all stand along the south side of West Ochoa Street between South Stone Avenue and South Church Avenue in downtown Tucson. The Marist College, the largest of the three buildings, fronts West Ochoa Street and is situated at the southeast corner of West Ochoa Street and South Church Street. Our Lady's Chapel is adjacent to and west of the Marist College building and opens southward toward St. Augustine Cathedral, and the Cathedral Parish Hall stands at the west end of these buildings, facing toward West Ochoa Street (Figures 1 and 2 [continuation sheets; Section 12]).

### 2. Design:

The three buildings are reflective of eclectic architecture exhibiting both Spanish and Italian influences. The largest of the three buildings is the Marist College, a multistory adobe building exhibiting a rectangular plan. It is located at the far southeastern corner of the St. Augustine Cathedral Complex. The building has mud adobe walls supported by a concrete foundation and wooden trusses. The adobe walls were originally covered in a pale green lime plaster, with red-painted trim, but were later sheathed with a white concrete stucco. The low-pitched roof is supported by wood trusses and covered in wood planking and earth and is surrounded by a 6-foot-high parapet. The exterior of Marist College has belt coursing, an arcaded entry with *telamon* or Atlas figures, quoins, and a second-story porch. Entry to the front of the building is via a raised entry at the second floor. Access to the ground floor or basement is through the back of the building (Figure 3a [continuation sheets; section 12]).

Our Lady's Chapel and Cathedral Parish hall also exhibit flat roofs, arched entryways, and pilasters. Both are single-story buildings with high ceilings to accommodate interior balconies. At one time they were sheathed with a cream-colored lime plaster, but were later covered in concrete stucco. The chapel was modified in the 1980s, resulting in reorientation of the front entry along the north elevation fronting West Ochoa Street, now oriented toward the south elevation to face St. Augustine Cathedral (Garcia 1983). The original entry still remains, although it is no longer used to access the chapel. Marist College originally had an open porch on its east elevation, but was later enclosed at an unknown date. At one time, the Marist College also had a small sculpture of the Virgin Mary at its northwest corner and a crucifix on its parapet, but both were removed and or damaged some time later (Figures 20, 22, and 23 [continuation sheets; section 13]).

Because the Marist College has been unoccupied since 2002 (the building had formerly been used by the archdiocese for administrative purposes), the building has been rapidly deteriorating. The deterioration is largely the result of water damage and has resulted in the partial collapse of two corners of the building. Deteriorated solder connectors of the scuppers-and-downspout drainage system has also greatly compromised the structural integrity of the roof. In addition, the concrete stucco plaster (called *Tuff-Tex*) has cracked and spalled on all three buildings, allowing water to penetrate the adobe and prevent the bricks from drying properly. Our Lady's Chapel and Cathedral Parish Hall are the least threatened of the three buildings, as both have been occupied by the diocese intermittently and have been maintained on a more regular basis.

### 3. Setting:

The three buildings are located within a four-acre city block that also encompasses the St. Augustine Cathedral and rectory. In total, six buildings, including the three under review, make up the St. Augustine Cathedral Complex or Church campus. Prior to the construction of this complex which began in the 1890s with the second incarnation of St. Augustine Cathedral (moved from Plaza de la Mesilla), the building site was the location of the U.S. quartermaster's corral (Rosettie 1964). The first buildings in the complex were the rectory (1868[?]) and cathedral (1896), followed by the Marist College (1915), Our Lady's Chapel (1916), and Cathedral Parish Hall (1916). The church campus was built within a Mexican American enclave of barrios just south of the more affluent Anglo neighborhood of Armory Park.

The complex is surrounded by a high adobe wall with a concrete footer (circa 1920) at the southeast corner of West Ochoa Street and South Church Avenue, and continues the length of West Ochoa Street. A low masonry wall is located along the west side of South Stone Avenue terminating at a point adjacent to East Corral Street. The remaining corners of the building stand open, and small courtyards and gardens are scattered between and in front of the Cathedral. Today the view of all but the West Ochoa Street buildings remains unobstructed. Recently, a multi-story parking garage was constructed on the north side of West Ochoa Street, obscuring any view of these buildings except from directly on West Ochoa Street.

#### **4. Materials:**

The primary material used in the construction of these buildings was unfired adobe brick. The bricks were treated with lime plaster that was retreated in recent times with concrete stucco. From the 1930s on, concrete and cement plaster became the favored material used to prevent deterioration of adobe walls in the Southwest United States. However, cement is less porous than lime plaster, retains moisture, and does not allow the adobe to "breathe," resulting in cracking and spalling (Cornerstone Community Partnership 2006). This pattern of cracking and spalling is present on all three district buildings, although it is most apparent on Marist College.

The Marist College, the tallest of the three buildings, measures 44-feet by 95-feet and reaches a height of 52 feet. The building has concrete walls from the basement floor to the main level framing and adobe brick walls from the main level to the top of the parapet. The concrete basement walls are 21 inches thick, and the adobe walls measure 18 inches thick from the main floor to the underside of the roof framing (Cannon 2007). The parapet walls were built using both adobe and red brick, and the building's roof and structural framing consist of carpenter or job-built wood trusses. The roof framing also includes wood trusses, and the space between the bottom truss member and the wood planking of the roof consists of a 2-inch layer of earth.

#### **5. Workmanship:**

The three buildings are excellent representations of regional architectural traditions related to the Mexican American architectural tradition of masonry construction, known particularly for the use of unfired adobe bricks; a building material that was being supplanted in the 1890s by "modern" materials like fired brick and stone (Scoville 2004). Adobe construction on the monumental scale of the Marist College was rare, but was not uncommon in other buildings built by Manuel Flores during that time, such as Santa Cruz Church. Although Flores was not a trained architect, he was a skilled carpenter and was adept at making the architectural vision of Bishop Granjon a reality (Sheridan 1986). He was able to construct an impressive yet understated building in Marist College and the associated chapel and hall, by blending traditional Spanish elements like adobe and a flat roof with a parapet with architectural details reminiscent of Italian villas. The clearest expression of Italian Renaissance style at Marist College are the quoins, belt coursing, and concrete atlas figures flanking the archaded entry. These figures are unique in Arizona

architecture in that they are male figures rather than the typical female caryatids common to Italian and neoclassical architecture. Moreover, the figures appear to be symbolically holding up the building rather than the world, as more commonly portrayed in Greek mythology—a fitting representation for a school dedicated to helping needy students and focusing on physical education. The understated elegance of the Marist College is also apparent at the juncture between the windows and walls, whereby the walls curve into the building to join the windows. Overall, the decorative elements on the buildings such as the quoins and belt coursing are understated and blend seamlessly, creating quiet but elegant buildings.

## 6. Feeling:

The feeling one gets from the Marist College, Our Lady's Chapel, and Cathedral Parish Hall is twofold. At once they are large buildings reflective of the powerful influence of the Catholic Church, but they are also quiet buildings against the backdrop of St. Augustine Cathedral. They serve as architectural amalgamations of Catholic and Mexican American architectural ideals; the grandiosity of God and the Catholic Church mingled with the "humble" adobe representative of local culture and Marian religious traditions of helping the underprivileged.

## 7. Association:

The three buildings are associated with the Mexican American architectural tradition of adobe construction typical to southeastern Arizona during its early settlement. They are further associated with the influential role the Catholic Church played in shaping the spiritual and educational lives of Tucson's early and minority populations and its built environment.

## Contributing Historic Resources

The District consists of three contributing historic buildings and one contributing structure. All of the District's buildings are stable in fair to good condition, with the exception of Marist College whose condition is poor due to deterioration and loss at the corners.

### Buildings

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

### Structures

<b>Site Wall</b>	c. 1920
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### Marist College (1915).

Henri R. Granjon was appointed the second Bishop of Tucson in 1900. Granjon began a building program on the Cathedral block and throughout the diocese that reflected eclectic European architectural styles. The first addition to the property was the two-story Bishop's Residence in an Italianate style (demolished c. 1960). The building faced Corral Street near Church Avenue, a stylistic precursor to the more elaborate Marist College.

The largest of the buildings designed by Granjon and built by Flores is the Marist College, a multi-story mud adobe building constructed on a rectangular plan, located at the far northwestern corner of the Cathedral block. Concrete foundation and wooden trusses support the building's walls. The adobe walls were originally covered in a pale green lime plaster with red-painted trim, but were later sheathed with white concrete stucco. Surrounded by a 6-foot-high parapet, the low pitched roof is supported by wood trusses and is covered by wood planking and earth.

The Marist College, the tallest of the three buildings, measures 44 feet by 95 feet and reaches a height of 52 feet. The building has concrete walls from the basement floor to the main level framing, and adobe brick walls from the main level to the top of the parapet. This is considered to be the tallest mud adobe building in Arizona. The concrete basement walls are 21-inches thick; the adobe walls measure 18-inches thick from the main floor to the underside of the roof framing (Cannon 2007). The parapet walls were built using both adobe and red brick and the building's roof and structural framing consists of carpenter or job-built wood trusses. The roof framing also includes wood trusses, and the space between the bottom truss member and the wood planking of the roof consists of a 2-inch layer of earth.

The exterior of Marist College has belt coursing, quoins, and an arcaded entry with telamon Atlas figures supporting a second story balcony. Entry to the front of the building is accessible via a stairway from the street to the second floor. Access to the ground floor or basement is through the back of the building (Figure 3a [continuation sheets; section 12]). The original open porch of the Marist College east elevation was enclosed at a later, unknown date. It also had a small sculpture of Mary at its northwest corner and a crucifix on its parapet; both were removed and/or damaged at some later time. (Plate 20, 22, and 23 [continuation sheets; section 13]).

The Marist College (most recently the offices of Diocese), has been unoccupied since 2002 and the vacant building has rapidly deteriorated. The deterioration is largely the result of water damage, which has caused the partial collapse of two corners of the building. Eroded solder joints of the scuppers-and-downspout drainage system have also compromised the structural integrity of the roof. In addition, the concrete stucco plaster ("Tuff-Tex™") has cracked and spalled, allowing water to penetrate the adobe and prevent the bricks from drying properly.

### **Our Lady's Chapel (1916)**

Constructed under Granjon's direction in 1916, facing West Ochoa Street, the rectangular one-story building was intended to serve the English-speaking parishioners. The white plastered façade with decorative dentil cornice is punctuated by rectangular stained glass windows along the east and west elevations.

Our Lady's Chapel exhibits a flat roof, arched entryway, and pilasters. The high ceiling accommodates an interior choir balcony. It was originally sheathed with a cream-colored lime plaster, later covered in concrete stucco. The chapel was modified in the 1980s; the front entry along the north elevation on West Ochoa Street was re-oriented towards the south elevation to face St. Augustine's Cathedral (Garcia 1983). The original entry still remains, although it is no longer used to access the chapel. Our Lady's Chapel has been intermittently occupied by the Diocese and maintained regularly.

### **Cathedral Parish Hall (1916),**

Cathedral Parish Hall is a rectangular building, the narrow side of which faces West Ochoa Street. The original main entrance on West Ochoa Street was relocated to the east façade; the original entrance survives intact. The overall exterior is a series of rectangular stepped masses. The modest building has a small ornamental cast shield over the original entrance and two cornices with pilasters which supported cast stone kraters which are no longer extant. The original clearstory windows between the cornices remain. The southern end of the building has a narrow pitched tower, which serves as the theatre fly system. The interior of the building is a grand two-story open space with a balcony mezzanine supported by a series of posts; this balcony wraps the east, north, and west sides of the interior. The focal point of the interior space is a

stage delineated by a proscenium. The stage, approximately four feet above the floor level is accessed by flanking stairs. The western portion of the building is a commercial kitchen and service space.

**Cathedral Block Wall (structure) (c.1920)**

Delineating the north property line is a site wall that defines the District boundary and creates a distinction between secular and religious space. From the southeast corner of West Ochoa Street and South Church Avenue, the District's high adobe wall with concrete footer continues the length of West Ochoa Street.

**Integrity**

The property has been owned by the Diocese of Tucson since the block was purchased in 1885, and was the religious center of Catholicism in Arizona until the 1969 creation of the Diocese of Phoenix. The leading bishops have been responsible for all construction, additions and alterations to the property throughout the 125 years of ownership. Single institutional ownership has guaranteed continuity of property management. Limited alterations to the exterior of the buildings include handicap access and HVAC. Stabilization and the changes to the plaza in 2009 have not adversely affected the historic character of the buildings. Maintenance and upkeep has preserved the property and its historic resources although the Marist College building has suffered accelerated deterioration and structural failing due to water damage. The overall result is that the sense of place is undiminished and the District retains all seven qualities of National Register integrity.



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

Education

Religion

Period of Significance

1885 - 1967

Significant Dates

Table with 2 columns: Year and Event. Rows include: 1885 property purchased, 1896/97 Cathedral constructed, 1915 Marist College constructed, 1916 Our Lady's Chapel and Cathedral Parish Hall constructed, 1968 Marist College closes as school.

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.

Architect/Builder

Bishop Henri Granjon and Manuel Flores

Summary

The three buildings encompassing the Marist College Campus Historic District include the Marist College (1915), Our Lady's Chapel (1916), and Cathedral Parish Hall (1916). The Marist College, the first parochial school for boys in Tucson and purportedly the tallest extant adobe building in the state of Arizona, was built in 1915 within the St. Augustine's Cathedral complex in downtown Tucson. The college was constructed by prominent local builder, Manuel Flores, and commissioned by Tucson's third Bishop, Henri Granjon. Originally the school was built to serve as a select day and boarding school for boys who were to be taught by four Marist Brothers. The Marist Brothers had come to

Tucson a year earlier upon Granjon's invitation, to escape anti-clerical persecution in Mexico and to open a school in Tucson. The school remained under the Marist Brothers until the death of Bishop Granjon in 1924, after which time the school was opened to both sexes and all races (despite school segregation in Arizona public schools) and was operated by the Sisters of St. Joseph and later the Daughters of the Immaculate Heart. A year after Marist College was constructed, two additional buildings, Our Lady's Chapel and Cathedral Parish Hall, were built to serve the expanding school and parish population. The school, chapel, and hall continued to serve the spiritual and educational needs of the St. Augustine's parish and Tucson community until 1968.

The district is representative of regional architectural traditions related to adobe construction and eclectic architecture exhibiting both Italian and Spanish influences. The Marist College District was constructed during a time when regional architectural expressions were falling out of favor throughout Arizona and Tucson in particular. Despite the Anglo prejudice against "primitive" adobe buildings, the Marist College Campus Historic District emerged as a testament to the endurance of Arizona's Mexican American culture and an architectural symbol expressing unity with and continuation of community traditions.

**Period of Significance (justification) 1915 to 1968:** The Marist College was built in 1915 by Manuel Flores on behalf of Tucson Bishop Henri Granjon. The college operated as a parochial school until 1968 after which time it became administrative offices for the Tucson Archdiocese until 2002. The adjacent buildings, Our Lady's Chapel and Cathedral Parish Hall, were built in 1916 by Manuel Flores and were occupied and used for their intended purpose intermittently until recent times. The period of significance extends from the earliest date of construction in 1915 to 1968, when the three buildings ceased to be used in support of the school and parish population.

### **Narrative Statement of Significance**

The Marist College Campus Historic District is recommended eligible for listing in the National Register of Historic Places under Criteria A and C.

**Criterion A:** The Marist College, Our Lady's Chapel, and Cathedral Parish Hall are physical expressions of the influential role the Catholic Church played in shaping the spiritual and educational lives of Tucson's early population. At its inception, the school was built for four Marist Brothers from Mexico and Texas, members of a Catholic religious order founded in France whose purpose was to provide education for needy populations throughout the world. In 1915, few schools, public or parochial, existed in Tucson, and until Marist College was built no parochial schools existed for boys. With the support and architectural vision of Tucson's third bishop, Henri Granjon, and local master builder, Manuel Flores, Marist College became the first parochial school for boys in Tucson. Even after the Marist Brothers left the school, the school continued the Marian tradition of offering education and housing to Tucson's minority populations. While Tucson's public schools remained segregated until 1951, the Marist College's doors remained open to needy students from Mexican American, African American, and Anglo American households.

**Criterion C:** The Marist College Campus Historic District is representative of regional architectural traditions related to adobe construction exhibiting both Italian and Spanish influences. All three buildings were constructed of adobe between 1915 and 1916, and exhibit the personal tastes and traditions of its Mexican builder, Manuel Flores, and French designer, Bishop Henri Granjon. The use

of adobe as the main building material and the flat roof and parapets on the cathedral hall, chapel, and college speak to the builder's Mexican heritage and the tradition of adobe architecture in Tucson, as well as Bishop Granjon's commitment to honoring that tradition while also serving the needy, and, as the belt coursing, arcaded entry, telamon figures, quoins, and second-story porch on the Marist College attest, incorporating his own aesthetic inclinations.

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## **Developmental History and Historical Significance (Criterion A)**

### *Early American Settlement of Tucson, Gadsden Purchase to Statehood*

With the Gadsden Purchase in 1854, the U.S. government acquired the region south of the Gila River, which included the area encompassing the present-day city of Tucson, from the Mexican government. Lands acquired as a result of the Gadsden Purchase became the southern portions of Arizona and New Mexico and were intended for the construction of a southern transcontinental railroad. Within a few years, Anglo settlers began moving to the area in anticipation of new business opportunities accompanying the construction of the railroad. In 1856, a small U.S. militia was established in Tucson and militia horses were corralled at what would become the final site of St. Augustine's Cathedral. Upon arrival in Tucson, Anglo settlers encountered a largely rural Mexican community settled in and around the remains of the former Tucson Presidio. At the time, Tucson had an agropastoral, subsistence-based economy whose social and political organization revolved around *water judges*, who saw to the equal distribution of a limited water supply to farmers and their fields (Sheridan 1986). During this time, most Anglo settlers were single men and as such often intermarried with prominent Mexican families. As historian James Officer (1960) has pointed out, between 1863 and 1880 the upper classes of both Anglo and Mexican families were indistinguishable. However, the arrival of the railroad in 1880 significantly altered the demographics of the historically Mexican frontier town (Parkhurst et al. 2002). The railroad brought with it an increase in the number of Anglo American women followed by a decrease in the number of Anglo-Mexican marriages. Over time this socioeconomic separation led to a further decrease in ethnic cooperation and the separation of ethnic populations into distinct neighborhoods. Tucson's Mexican American population tended to migrate to areas south of present-day Broadway Boulevard and west of Stone Avenue; the location of the current Marist College Campus Historic District, while Tucson's Anglo population expanded east and north of Broadway Boulevard (Parkhurst et al. 2002; Sheridan 1986).

### *Catholicism and Tucson's Mexican-American Community*

One response to the growing enclavement of the Mexican Community was a gradual turning inward, an instinctive as well as a conscious effort to preserve Mexican culture in the Tucson barrios. And no other aspect of that culture affected people as deeply or on as many different levels as religion.... Catholicism, of course, dominated most spheres of religious life (Sheridan 1986:151).

The majority of Tucson's Mexican American population was Catholic, and churches served as physical symbols of the dominance of Catholicism. At the onset of the Anglo Period, the local Mexican American population played a significant role in the development of orthodox Catholicism in southern Arizona (Sheridan 1986). One of their earliest efforts, the first St. Augustine's Cathedral

(1868) built in the Plaza de la Mesilla, became the focus of Mexican American religious and social life. Through their enterprising efforts, the local Mexican American community raised funds and provided labor for the construction of the cathedral, including hauling lumber from the Santa Rita and Huachuca Mountains. Years later, the Mexican American community again rallied around the church when the construction of the new St. Augustine Cathedral (1896) began on its present site along South Stone Avenue. By 1919, four Catholic parishes existed in Tucson—St. Augustine, Holy Family, Santa Cruz, and All Saints. In addition, the Catholic Church ran the Marist College for boys, St. Joseph's Academy for girls, St. Augustine's parochial school, St. Mary's Hospital, and St. Joseph's Orphanage. The Mexican American Catholic community also introduced a number of charitable organizations to Tucson, including the St. Vincent de Paul Society and the Sociedad Guadalupeana (Sheridan 1986).

Not only did Tucson's Mexican American community play an influential role in religious organizations, they also helped shape Tucson's built environment. The patronage of the Roman Catholic Diocese, especially by Tucson's third bishop, Henri Granjon, meant that Mexican American builders and architects were able to create some of Tucson's earliest public architecture (Sheridan 1986). One of these builders was Manuel Flores, a self-taught carpenter and immigrant from Guaymas Mexico. Through his talent and tireless work ethic he was able to acquire a job as a construction supervisor for the Southern Pacific Railroad in Mexico and later work as a private contractor. Upon his return from Mexico to Arizona, he received his first major commission to finish the construction of the Holy Family Church from Bishop Granjon. Granjon was so impressed with Flores' work that he commissioned him to construct the Diocese Marist College and Santa Cruz Church (Vint 1994). In 1915, Flores met with a group of Marist Brothers who along with Bishop Granjon wanted to build a school for boys. Through architectural plans crafted by Granjon, Flores was able to make Granjon's architectural ideas a reality. That same year Flores completed work on another adobe building, Teatro Carmen, considered Tucson's most elegant Spanish-language theater (Sheridan 1986). After construction of the Marist College, Flores was again commissioned by Granjon to complete Our Lady's Chapel and the Cathedral Parish Hall.

Henri Granjon was appointed Tucson's third bishop of the Diocese of Tucson in 1900. Granjon was born in 1863 and studied for the priesthood at the seminary of St. Sulpice in Paris, later graduating at the Pontifical Universities in Rome. Upon ordination as a priest, he volunteered for the American missions and came to Arizona in 1890 (*The Tucson Citizen*, 29 September 1917). The second bishop of Tucson, Peter Bourgade, assigned Granjon to the town of Tombstone as his first parish. In 1897, he was chosen to organize the Society for the Propagation of the Faith, a role he took seriously and later influenced his decision to build a school in Tucson. Upon Bourgade's transfer to and appointment as the Archbishop of Santa Fe, Granjon returned to Tucson to take up the duties of bishop. Granjon's travels through Europe and his personal interest in architecture led him to sponsor some of the largest building projects in downtown Tucson. Many of these plans for the Catholic Diocese were drawn up by Granjon himself. In addition to the sponsorship of religious architecture, Granjon took a personal interest in restoration of the San Xavier Mission, devoting most of his free time to the task (Vint 1994).

### *Marist College and Parochial Education in Tucson, Statehood to Marist College Closure*

As a native of France, Granjon was influenced by the works of the Marist Brothers, a Catholic religious order. The order was founded in France in 1817 by priest Marcellin Champagnat. In 1914,

Granjon invited four Marist Brothers from Mexico and Texas—Brothers Gosbertus, Brother Gregorius, Brother Louis Casimir, and Brother Henri Fumeaux—to Tucson to learn English and study the American educational system (Marist College 2004). As dictated by a Bull of Pope Benedict XIII in 1725, a precursor to the Marist Colleges, the Institute for the Brothers of the Christian Schools, was created and recognized by the Catholic Church as a society of lay religious men engaged exclusively in teaching. Further, the schools were required to be built in the immediate vicinity of the church (Institute for the Brothers of the Christian Schools n.d.), a tradition that carried over with the construction of the Marist College Campus Historic District along West Ochoa Street. At its inception, the purpose of the Brothers of the Christian Schools and later the Marist Brothers was to provide education for disadvantaged populations (Institute for the Brothers of the Christian Schools n.d.). In Tucson, the “disadvantaged” population the church most wanted to reach was the Mexican American community.

Prior to Granjon's invitation to start a Marist College, Tucson had few schools and those that did exist were largely parochial schools for girls or mission schools for the local Tohono O'odham (29 September 1917, *The Tucson Citizen*). When Marist College was built in 1915, it became Tucson's first boys' school. Boys' ages 5-12 years attended the grammar school and boys 13 years and older went to the high school. According to a 29 June 1917 article in *The Tucson Citizen*, Marist College was considered the most modern and well-equipped school in the city, and enrollment had increased substantially since its initial opening in 1915. Although the school largely supported a Tucson-based student population, low-income families throughout the state were eligible to send their sons to the school. Tucson's Marist College became one of 65 similar colleges built throughout the world conducted by the Marist order. The school offered day classes and boarding for students who were accepted based on need and availability. According to the 1917 *Tucson Citizen* article:

The Marist Brothers feel justified in tendering their services to those parents who desire for their sons a training in sound scholarship and in sturdy manliness based on Christian principles...The college aims to encourage such physical exercises as will conduce to the best development of the student's strength and energy indispensable to good school work and success in after life (29 June 1917).

Between 1916 and 1917, 120 students were enrolled at the Marist College. During that time and until Granjon's death in 1924, Marist Brother Louis Gosberts ran the college. In 1924, the Marist Brothers returned to Mexico to continue their work there, and the school was taken over by the Sisters of St. Joseph, who three years previously, had started the St. Augustine's Parish School. Under the directorship of the sisters, the two schools merged, and the school's doors were opened to both sexes. In 1936, the Daughters of the Immaculate Heart took over the school, offering a new kindergarten in addition to its regular grammar and high school programs. At the time that the Daughters of the Immaculate Heart took charge of the school over 300 pupils were enrolled (Rosettie 1964). In 1916, the growing student population and increasing numbers of Anglo Catholics living in Tucson led to the construction of Our Lady's Chapel and the Cathedral Parish Hall. Our Lady's Chapel was originally built to accommodate the English-speaking Catholic population of Tucson, who did not understand the services given in Spanish. Eventually All Saints Church was built to provide services to the English-speaking community (Garcia 1983).

Despite the fact that the public and private schools in Tucson were largely established by the efforts of the Mexican American community, when Arizona achieved statehood in 1912 public schools in the

city and Arizona in general were almost entirely run by the Anglo population. Further, the Anglo community never fully developed a public school system that provided equal education for Mexican Americans, African Americans, Native Americans, and Anglo Americans (Sheridan 1986). Part of the problem was related to poverty, but racial and ethnic disparities that played out on a daily basis outside of the school spilled over into the schools as well. Additionally, the public school board, its administrators, and teachers were rarely Latino, and few had any cultural understanding of Tucson's minority populations. Clear ethnic and racial barriers were drawn in the local schools. While discrimination against African Americans was codified in state law, discrimination against Mexican Americans, Chinese Americans, and others was based on individual school board policies (Sheridan 1986).

By and large, the Marist College student population was made up of Mexican American students from surrounding barrios. However, these were not the only students in attendance at the school. In fact, the student body was relatively diverse for Tucson during the early 20<sup>th</sup> century. Because the school sought to provide education to the children of the poor, all students, regardless of race or ethnicity or location were allowed to attend. This differed markedly from Tucson's public schools, where after 1909 all schools were segregated by race. Although segregation of Mexican American populations was not legally sanctioned, public schools were clearly divided along ethnic lines. Only one public school in Tucson, the Dunbar School, was available to African Americans, but it only offered classes through the 8<sup>th</sup> grade. The Marist College, on the other hand, offered students an ethnically and racially mixed school with classes through 12<sup>th</sup> grade where African Americans would be welcome. As one African American former student, Marie Scott Bills, stated, "This school gave us faith and dignity. It was our foundation for life" (Portillio Jr. 2005).

From its inception in 1915 to its closure in 1968, Marist College provided educational opportunities for minority students who otherwise faced legal discrimination in Arizona. According to a 1964 study compiled by the Executive Board, Confraternity of Christian Doctrine of St. Augustine's Cathedral Parish, between 1949 and 1963, the student population came from lower-to-middle income families, primarily from Mexican American and African American households (St Augustine's Cathedral Parish 1964). While Anglo American students were allowed to attend the school and children from families with a higher income bracket were also allowed, few such students attended the school. Instead, the school drew children from the surrounding barrios and even further afield. Marie Scott Bills, for instance, attended when her father was stationed at Ft. Huachuca with the 10<sup>th</sup> Calvary (Buffalo Soldiers). The students were admitted based on parental preference and space availability. Moreover, while few non-Catholics attended the school, student admission was not based on the students' chosen religion (St. Augustine's Cathedral Parish 1964). Even after Tucson's public schools were desegregated in 1951, the Marist College remained one of the few places where minority children could receive a quality education in Tucson and Southern Arizona. In 1953, Phoenix-area public schools followed after Tucson and desegregated public schools. The concept of "separate but equal" was no longer a legal means of separating students along ethnic and racial lines in either city. Finally on May 17, 1954, the United States Supreme Court rendered its decision on *Brown v. Board of Education*, striking down "separate but equal" institutions across the nation. While Arizona was not the earliest state to outlaw school segregation, it preceded the Supreme Court mandate (Goddard 2005). In the preceding years, however, Marist College, Cathedral Parish Hall, and later, Our Lady's Chapel, exemplified educational equality during a time when both public and private schools across the nation were excluding, separating, or denying educational opportunities to minority students.

## Architectural History and Significance (Criterion C)

### *Adobe Architecture in the Southwest: Santa Fe, New Mexico, and Southern Arizona*

Santa Fe, New Mexico, has long been synonymous with adobe architecture. Even to the present day, its rich architectural history is what draws tourists to the city. With one of the oldest building histories in the United States, Santa Fe's prehistoric and historic styles still influence modern architecture and local design (Cornerstone Community Partnership 2006). While lesser known, Tucson and southern Arizona have shared in this tradition, and the influence of Native Americans, Spanish missionaries, and Mexican Americans is still evidenced by adobe architecture dotting the landscape from Tucson, Arizona, to Nogales, Mexico. These two cities differ, however in the local response to adobe architecture. Although southern Arizona features religious and fortified adobe architecture from the days of Spanish colonization (e.g., San Xavier del Bac and Tumacacori), adobe architecture is largely a regional expression; buildings were constructed out of necessity with local materials and in response to environmental factors. Santa Fe architecture, on the other hand, deliberately pays homage to its puebloan history, not only through preservation, but by building pseudo-pueblos. Further, Santa Fe is a community that seeks to preserve and romanticize a period in time. As Wilson (1997) suggests, it is a historicized version of a pre-1860s city. By the 1920s, Santa Fe locals had fully embraced their architectural heritage and were stuccoing over brick Territorial-era buildings in an effort to present a unified, adobe-like appearance (Wilson 1997). In contrast, Anglo Tucsonans were less enamored with Indian and Mexican cultural heritage and generally expressed little interest in protecting or preserving what some described as "mud houses" (Scoville 2004). Rather than embrace this architectural heritage, as in the case (albeit perhaps overzealously) with Santa Fe, the arrival of the railroad and the arrival of Anglo settlers in Tucson and southern Arizona obliterated much local and regional architectural expressions. Much of this unique architectural heritage has been lost in the name of progress (including 1960s urban renewal projects) and Arizonans' desire to distance themselves from "primitive" architecture. While adobe architecture can be found throughout Arizona, it is largely associated with the architectural heritage of Tucson and southern Arizona. Examples of Tucson's adobe architecture include, but are not limited to, the ruins of Fort Lowell, rowhouses throughout the downtown area, and in the numerous buildings of Manuel Flores (Marist College, Our Lady's Chapel, Cathedral Parish Hall, Santa Cruz Church, and Teatro Carmen).

### *Adobe Architectural Tradition in Tucson, Gadsden Purchase to Establishment of Marist College Campus*

Prior to the influx of Anglo settlers and the arrival of the Southern Pacific Railroad in 1880, most of Tucson's buildings were constructed of adobe (Nequette and Jeffery 2002). Adobe was readily available, inexpensive, and offered excellent insulation properties; buildings were cool in the summer and warm in the winter. When Anglo settlers began arriving in greater numbers in 1854, the new settlers encountered a town clustered around the original 1775 presidio (San Agustín del Tucson) walls and along the banks of the Santa Cruz River. Tucson's urban layout resembled the Spanish city model. The Spanish city model was based on the *Law of the Indies* (1573), Spanish royal building ordinances for settling the Americas. These ordinances reflected the Roman model of town planning, which used plazas as centering devices for towns. Public and religious buildings would then flank the edges of the plaza with private residences and streets radiating out from it (Nequette and Jeffery 2002). Private residences reflected this Spanish design as well; thick adobe-walled rowhouses would

encircle a courtyard or central plaza, protecting interior communal space. This differed from the American model of detached houses surrounded by large yards without enclosed communal space.

Early generations of Anglo settlers adopted local architectural styles and expressions and continued to occupy an area centered around the presidio, which afforded them the best protection from Apache attacks. Despite continued Apache depredations, however, Tucson expanded beyond its presidial boundaries and in 1871 became an incorporated town encompassing two square miles. In 1872, S. W. Foreman surveyed and patented the town, creating an orthogonal grid made up of north-south-running avenues and east-west-running streets. Foreman's town plan contrasted from the Spanish model that utilized a central plaza to create a sense of community; instead Foreman's plan was based on the American model of William Penn, where land was organized to reflect an imagined democratic division of land and to allow for future expansion and speculation (Nequette and Jeffery 2002). Even into modern times, Foreman's grid became the model for further growth in Tucson.

Although adobe continued to be prevalent in Tucson, the arrival of more Anglo settlers steeped in Victorian ideals brought calls to eliminate "mud towns" of adobe buildings and replace them with "progressive" buildings styles more pleasing to these new residents (Sheridan 1986). In 1882, the *Arizona Citizen* described the replacement of adobe with brick and lumber, remarking that "newcomers preferred to freeze in winter and stew in summer rather than live in one of those ugly mud houses " (Sonnichsen 1982:107). The idea of stepping through one's front door into the street was also repugnant to many Anglo residents, and in the newly platted districts a front yard provided a greater interval between residence and road (Vergegge 1993). By the 1890s, more and more Anglo residents demanded construction using what they perceived to be "modern" materials such as fired brick and stone, rather than the more "primitive" adobe. In the words of the *Arizona Daily Star*, "The adobe must go, likewise the mud roof. They belong to the past and with the past they must go" (Scoville 2004). The emergence of brick as a dominant building material not only relegated Indian and Mexican/Spanish architecture to the margins of "modern" Tucson, but "...seal[ed] the economic and cultural division between the old adobe-built Sonoran buildings and the modern brick-built American buildings (Nequette and Jeffery 2002:23).

Largely a local Mexican American tradition, the use of adobe clashed with Victorian notions of progress, and over the first two decades of the 20<sup>th</sup> century, fewer and fewer buildings in Tucson were constructed of adobe (Nequette and Jeffery 2002). Indeed, the Marist College, Our Lady's Chapel, and Cathedral Parish Hall were built using adobe during a time when it had fallen out of local favor. Despite the Anglo prejudice against adobe architecture, these three buildings were built on a monumental scale, rising above the typical one and two-story varieties commonly seen in downtown Tucson and featured a mix of eclectic European styles. Further flouting Anglo architectural preferences, the three buildings were constructed adjacent to the Armory Park neighborhood populated with Victorian Queen Anne style homes built of brick and wood.

The Marist College Campus Historic District certainly speaks to Tucson's tradition of adobe architecture, but is also reflective of European-inspired architecture exhibiting both Italian and Spanish influences. All three buildings exhibit the personal tastes and traditions of its Mexican builder, Manuel Flores, and French designer, Bishop Henri Granjon. The use of adobe as the main building material, the street-level entry and protective wall, the flat roof and parapets on the cathedral hall, chapel, and college speak to the builder's Mexican heritage and the tradition of adobe architecture in Tucson, while the belt coursing, arcaded entry, telamon figures, quoins, and second-story porch on Marist College speak to the personal tastes of its European designer and the influence of Anglo-American architectural expressions. In sum, as representations of eclectic architectural



design, Marist College, Our Lady's Chapel, and Cathedral Parish Hall serve as a tangible example of the architectural discourse that was occurring across the western United States during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. In Tucson, the architectural discourse revolved around Victorian notions of modernity and progress versus local cultural traditions and environmental adaptability. The Marist College Campus Historic District embodies the blending of these disparate ideas by incorporating local traditions and materials with monumental European-influenced architectural expressions.

### *Eclectic Movement in Architecture*

As noted above, the Marist College Campus Historic District is representative of the eclectic movement in architecture. The Eclectic movement draws on a number of architectural traditions and inspirations from Ancient Classical to Modern architecture (McAlester and McAlester 2005). The Eclectic movement focused on replicating architectural traditions seen in buildings throughout Europe and the New World Colonies. Most importantly, and as is the case with the three buildings under review, Eclecticism is a commingling of different styles that, in the words of Virginia and Lee McAlester (2005:319), "...vie with one another in a sort of friendly competition within which the sharpest lines are drawn between historical or "period" styles and "modern" styles that eschew earlier precedents."

Eclecticism began in the late 19<sup>th</sup> century as European-trained architects began to build homes for wealthy clients, typically in Renaissance, Beaux Arts, or Colonial Revival styles. Eclectic buildings that borrowed heavily from European period styles were typically constructed of solid masonry with elaborate stone or brickwork on their façades. This style contrasted with many American homes built during the first two decades of the 20<sup>th</sup> century, as they were typically built with wood frames. Masonry tended to be confined to more expensive buildings. With the onset of World War I, American architecture shifted toward more European period styles, reflecting architect-designed landmark buildings (McAlester and McAlester 2005). Eclecticism became a dominant architectural movement during the 1920s and 1930s, during which time even domestic architecture took on aspects of Old-World landmarks.

Within the eclectic movement, Italian Renaissance and Spanish Colonial Revival styles were popular. Italian Renaissance styles borrow heavily from Italian originals, and this style was especially popular in the early 20<sup>th</sup> century, although less so than Craftsman, Tudor, or Colonial Revival styles. The Italian Renaissance style was largely used in the building of landmarks or public architecture in major metropolitan areas prior to World War I and is characterized by arcaded and/or colonnaded entryways, second-story porches, a rusticated first story, belt coursing, and quoins. Many of the high-style varieties of Italian Renaissance buildings have flat or slightly pitched roofs, and all have stucco, masonry or masonry-veneered walls.

Many of the key features of Italian Renaissance architecture can be seen on the buildings under review for this nomination, most notably on the Marist College examples that exhibit a flat roof with attic windows, belt coursing, second-story entry, arcaded entry with telamon figures, and quoins. Our Lady's Chapel also exhibits Italian influences with its flat roof, window moldings, belt coursing, and pilasters.

The Spanish Eclectic style is characterized by a low-pitched or flat roof, little or no eave overhang, one or more prominent arches over the door or principal window, stuccoed walls, and asymmetrical façade. Flat-roof varieties of Spanish Colonial Revival architecture are typically seen in one-to-two-

story buildings with parapeted walls around the roof. Three-story varieties are rare (McAlester and McAlester 2005). Spanish Colonial Revival is most common in the southwestern United States, and Spanish styles dating prior to 1920 are generally adaptations from the Mission style. It was not until the Panama-California Exposition in 1915 that precise imitations of elaborate Spanish types became popular (McAlester and McAlester 2005). Spanish Colonial Revival designers were influenced by a number of Spanish colonial adobe buildings as well as Moorish architecture, medieval Spanish and Italian religious architecture, Spanish and Portuguese Baroque, and Italian Renaissance Revival architecture. In the southwestern United States, Spanish Colonial Revival architecture was seen as an appropriate response to the area's Mexican-American and Spanish heritage, and likewise the use of adobe as a primary building material (Parkhurst et al. 2002).

The three buildings under review all exhibit Spanish Colonial Revival stylistic influences, most notably the use of adobe as the primary building material. These buildings also have flat roofs with parapets and arched doorways commonly associated with Spanish Colonial Revival architecture.

### Summary

While Bishop Granjon left no written record of his architectural influences, it is likely his travels across Europe left their mark on his aesthetic ideals (Vint 1994). Moreover, despite the fact that he was French-born and raised in Europe, he presided over a largely Mexican American Catholic population during his time as Tucson's third bishop of the Catholic Archdiocese. The buildings he designed drew upon his European travels and experience, but also his experiences as Tucson's bishop. He would not have been able to make his designs a reality, however, had it not been for his collaborations with Manuel Flores. As a native of Mexico, Flores was well versed in Mexican building traditions and skilled in the use of adobe construction. While it has been suggested that Granjon and Flores collaborated evenly on their building projects, it is likely that Flores chose to use adobe as his building material, and that Spanish elements like the parapets and arched entries were of his design. The Italian influences of atlas figures at the Marist College entry, belt coursing, quoins, and the monumental scale of these buildings were likely influenced by Granjon. The Marist College, Our Lady's Chapel, and the Cathedral Parish Hall were all built during a time of great change for Tucson's population—a time when Mexican architectural traditions and culture were being replaced by Victorian ideals of progress. Not only do these buildings speak to the influence of the Catholic church, but they also speak to the endurance of its Mexican American congregants cultural persistence and aesthetic sensibilities. Further, the architectural hybridity and monumental architecture of the Marist College Campus Historic District was emblematic of an on-going discourse throughout the southwestern United States regarding modernity and ethnicity. Not only did Flores' elegant adobe architecture fuse together elements of the Old and New Worlds, but by mixing children from different races, ethnicities, and backgrounds in its dormitories and classrooms, the Marist College complex of buildings offered a counter example of cultural contact in a borderlands more often marked by separation.

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## 9. Major Bibliographical References

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Name of Property

County and State

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
 Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data****Acreage of Property**

The three buildings lie within a four-acre, one city block of the St. Augustine's Cathedral complex, bounded by Stone Avenue, Ochoa Street, Church Street, and McCormick Avenue.

**UTM References**

North American Datum 1983

1	<u>12</u>	<u>502742</u>	<u>3564724</u>	3	<u>12</u>	<u>502606</u>	<u>3564792</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>12</u>	<u>502618</u>	<u>3564705</u>	4	<u>12</u>	<u>502725</u>	<u>3564803</u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description**

The three buildings are located within Township 14 South, Range 13 East of Section 13 as depicted on the Tucson 7.5-minute Topographic Quadrangle. More specifically, the three buildings in this district all stand along the south side of West Ochoa Street between South Stone Avenue and South Church Avenue in downtown Tucson. The Marist College, the largest of the three buildings, fronts West Ochoa Street and is situated at the southeast corner of West Ochoa Street and South Church Street. Our Lady's Chapel is adjacent and west of the Marist College building and opens southward toward St. Augustine Cathedral, and the Cathedral Parish Hall stands at the west end of these buildings, facing toward West Ochoa Street (see Figure 1 [continuation sheets]).

## Boundary Justification

The Marist College Campus Historic District is defined by three buildings located along West Ochoa Street that mark the northern boundary of the St. Augustine Cathedral complex. Although there are a number of additional buildings within this complex, only the Marist College, Cathedral Parish Hall, and Our Lady's Chapel were chosen to represent the district. The boundaries were chosen because these three buildings were all built within a year of and adjacent to one another, and by the same builder, and as such they are all geographically and historically associated. Further, the cathedral that stands today has been significantly altered since its original construction and no longer retains its historical integrity. The inclusion of additional buildings within the proposed boundary (e.g., cathedral), and their potential lack of historical integrity would weaken the contextual relationship between the three buildings that make up the Marist College Campus Historic District.

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## 11. Form Prepared By

name/title Jennifer Levstik and Demion Clinco (prepared), and Tyler Theriot (mapped)

organization Tucson Historic Preservation Foundation date 8/31/09

street & number P.O. Box 40008 telephone 520-398-4933

city or town Tucson state AZ zip code 85717

e-mail info@preservetucson.org

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## Additional Documentation

### Marist College Historic District Figure Log.

AZ\_Pima County\_Marist College Historic District\_Figure 0001  
Marist College Historic District Location Map

AZ\_Pima County\_Marist College Historic District\_Figure 0002  
Marist College Historic District Site Map

AZ\_Pima County\_Marist College Historic District\_Figure 0003  
Engineering drawing of Marist College (Foundation and First Floor)

AZ\_Pima County\_Marist College Historic District\_Figure 0004  
Engineering drawing of Marist College (Second Floor and Roof)

AZ\_Pima County\_Marist College Historic District\_Figure 0005  
Engineering drawing of Marist College (Typical Building Section)

AZ\_Pima County\_Marist College Historic District\_Figure 0006  
Historical photograph of Marist College, view facing east-southeast, n.d. (Photo No. 100.407). (Courtesy of the Roman Catholic Diocese of Tucson.)

AZ\_Pima County\_Marist College Historic District\_Figure 0007  
Historical photograph of Marist College; Our lady's Chapel to left, view facing east-southeast, n.d. (Photo No. 101.407). (Courtesy of the Roman Catholic Diocese of Tucson.)

AZ\_Pima County\_Marist College Historic District\_Figure 0008

Historical photograph of Marist College; Our Lady's Chapel and Cathedral Parish Hall to left, view facing east, circa. 1919 (Photo No. 102.407). (Courtesy of the Roman Catholic Diocese of Tucson.)

AZ\_Pima County\_Marist College Historic District\_Figure 0009

Historical photograph of Marist College; Our Lady's Chapel and Cathedral Parish Hall to left, view facing east, circa. 1920 (Photo No. 468.307). (Courtesy of the Roman Catholic Diocese of Tucson.)

AZ\_Pima County\_Marist College Historic District\_Figure 0010

Historical photograph of south elevation (rear) of Marist College with students, view facing north, circa. 1950 (Photo No. 245.507). (Courtesy of the Roman Catholic Diocese of Tucson.)

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### Photographs: Continuation Sheets

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**Name of Property:** Marist College Historic District

**City or Vicinity:** Tucson

**County:** Pima County

**State:** Arizona

**Photographer:** Jennifer Levstik / Demion Clinco

**Date Photographed:** August 7, 2009 (0001-0019) / September 10, 2010 (0020-0035)

**Location of Original Digital Files:** PO Box 40007, Tucson, Arizona 85717

**Description of Photograph(s) and number:**

AZ\_Pima County\_Marist College Historic District\_0001

Marist College, north façade, camera facing south.

AZ\_Pima County\_Marist College Historic District\_0002

Marist College, east façade (left) and north façade (right), camera facing southwest.

AZ\_Pima County\_Marist College Historic District\_0003

Marist College detail, north façade, camera facing southwest.

AZ\_Pima County\_Marist College Historic District\_0004

Marist College detail, north façade, camera facing south.

AZ\_Pima County\_Marist College Historic District\_0005

Marist College detail, north façade, camera facing south.

AZ\_Pima County\_Marist College Historic District\_0006

Marist College, south elevation, camera facing north.

AZ\_Pima County\_Marist College Historic District\_0007

Marist College, corner detail, camera facing north.

AZ\_Pima County\_Marist College Historic District\_0008

West Ochoa Street, Marist College, Our Lady's Chapel, Cathedral Parish Hall, camera facing southeast.

AZ\_Pima County\_Marist College Historic District\_0009

Our Lady's Chapel, north façade (left) and west façade (right), camera facing southeast.

AZ\_Pima County\_Marist College Historic District\_0010

Our Lady's Chapel, east façade (left) and north façade (right), camera facing southwest.

AZ\_Pima County\_Marist College Historic District\_0011

Our Lady's Chapel detail, camera facing southwest.

AZ\_Pima County\_Marist College Historic District\_0012

Our Lady's Chapel, south elevation, camera facing north.

AZ\_Pima County\_Marist College Historic District\_0013

Our Lady's Chapel, window detail, camera facing southeast.

AZ\_Pima County\_Marist College Historic District\_0014

Cathedral Parish Hall, north façade (left) and west façade (right), camera facing southeast.

AZ\_Pima County\_Marist College Historic District\_0015

Cathedral Parish Hall, north façade, camera facing south.

AZ\_Pima County\_Marist College Historic District\_0016

Cathedral Parish Hall, north façade entrance detail, camera facing south.

AZ\_Pima County\_Marist College Historic District\_0017

Cathedral Parish Hall detail, camera facing south.

AZ\_Pima County\_Marist College Historic District\_0018

Our Lady's Chapel (left) and Cathedral Parish Hall (right), camera facing north.

AZ\_Pima County\_Marist College Historic District\_0019

Cathedral Parish Hall (left) and Cathedral (right), camera facing east.

---

**Property Owner:**

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name The Roman Catholic Diocese of Tucson

street & number 111 South Church Avenue

telephone 520-792-3410

city or town Tucson

state AZ

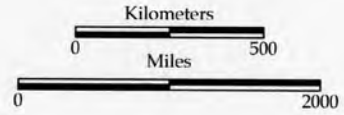
zip code 85701

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**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.

# MARIST COLLEGE HISTORIC DISTRICT

HISTORIC DISTRICT SITE PLAN  
JULY 2011



72 WEST OCHOA STREET  
TUCSON | ARIZONA 85701

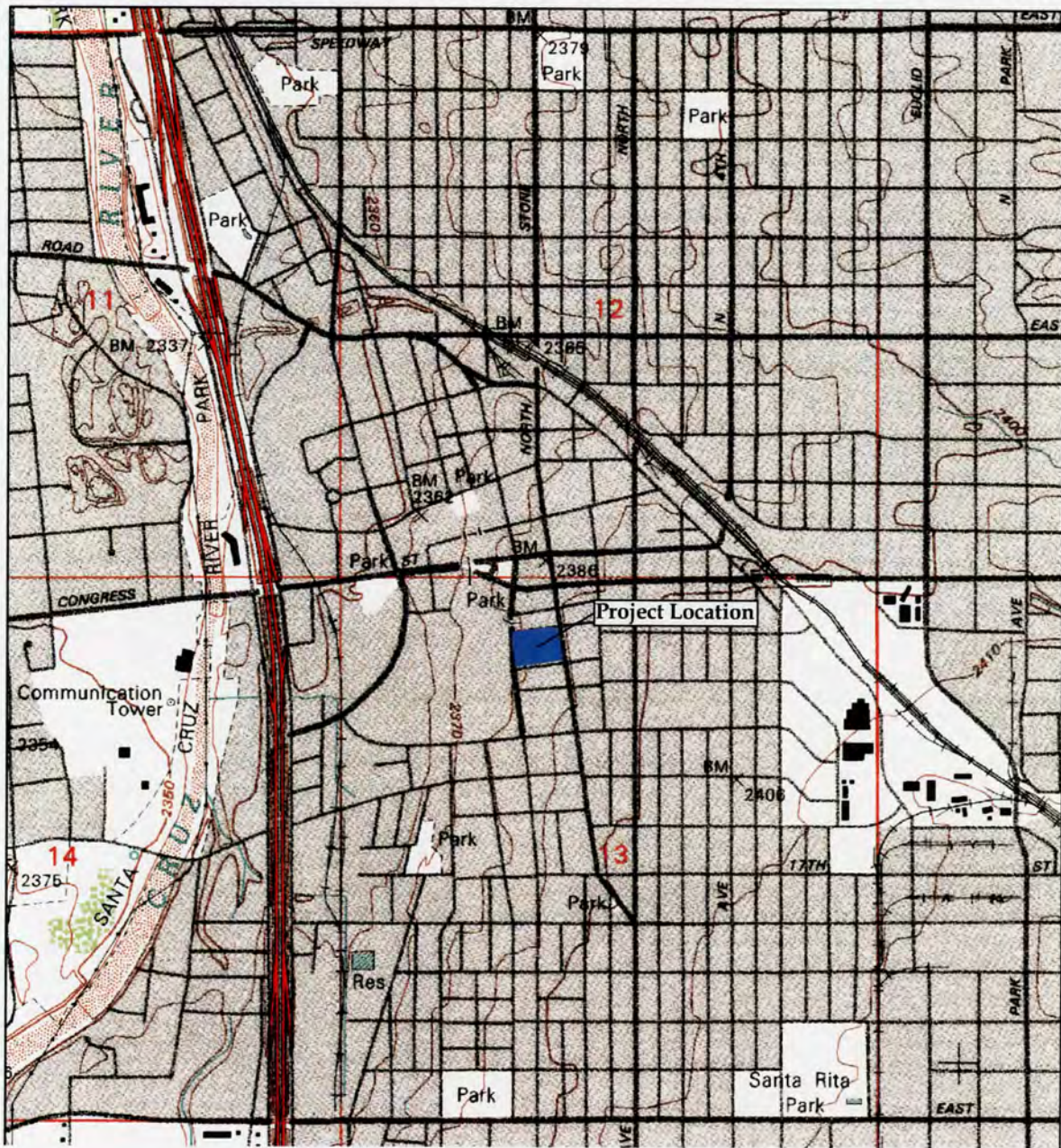


Figure 1: Project Location



# MARIST COLLEGE HISTORIC DISTRICT



HISTORIC DISTRICT SITE PLAN  
JULY 2011

72 WEST OCHOA STREET  
TUCSON | ARIZONA 85701

## Q PHOTOGRAPHIC NUMBER & DIRECTION

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

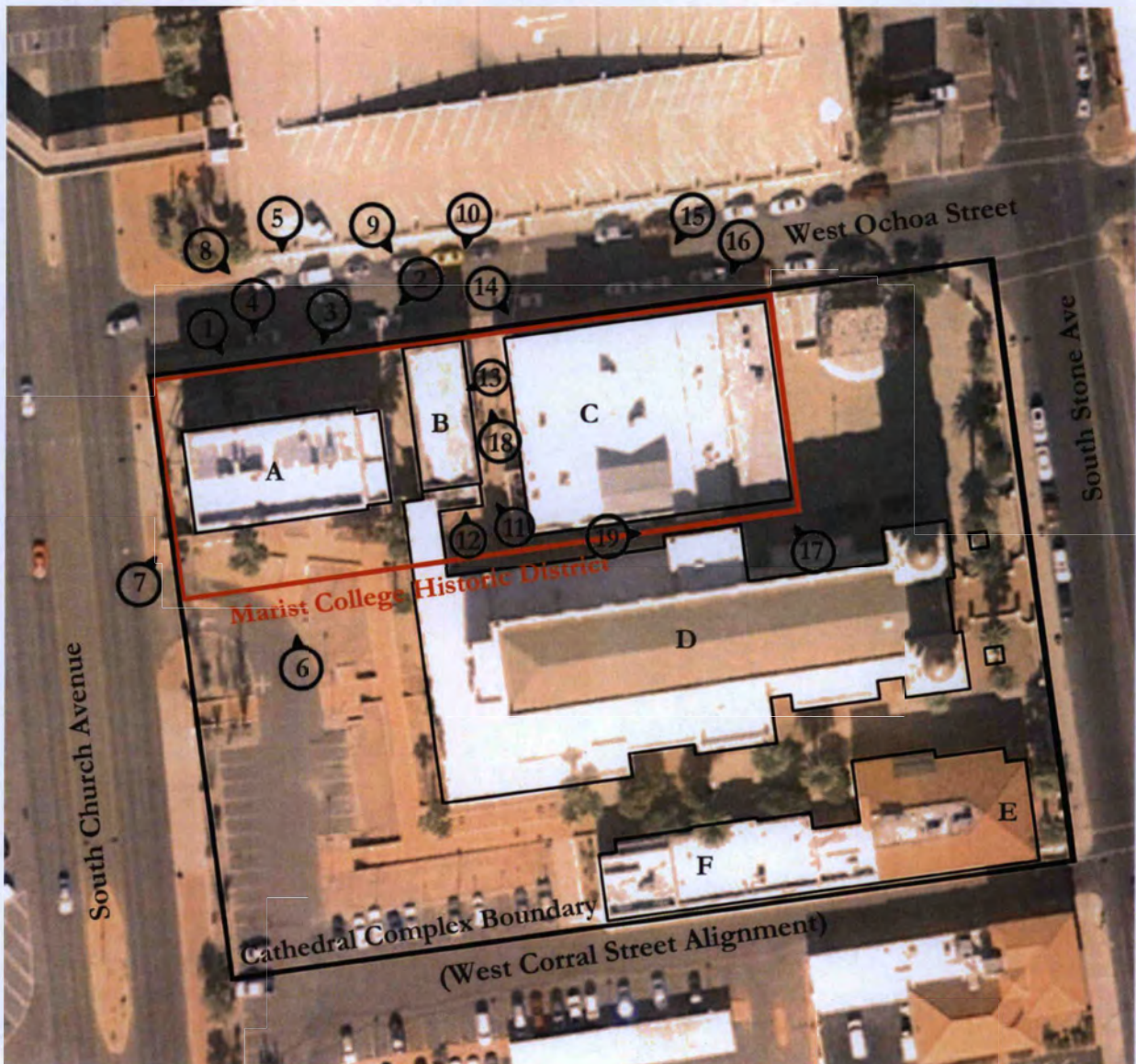
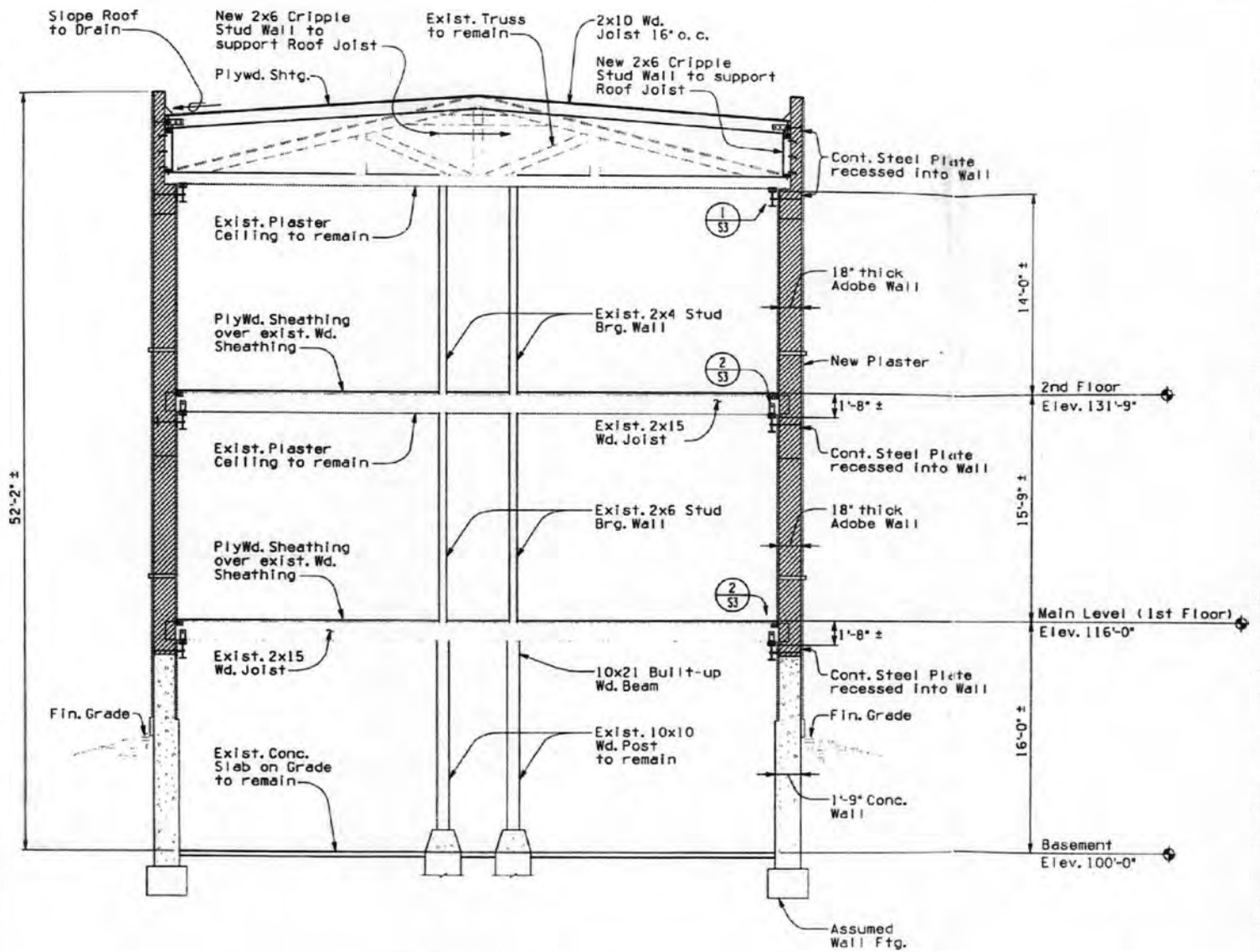


Figure 2: Aerial photograph of Marist College Historic District, Tucson Arizona.

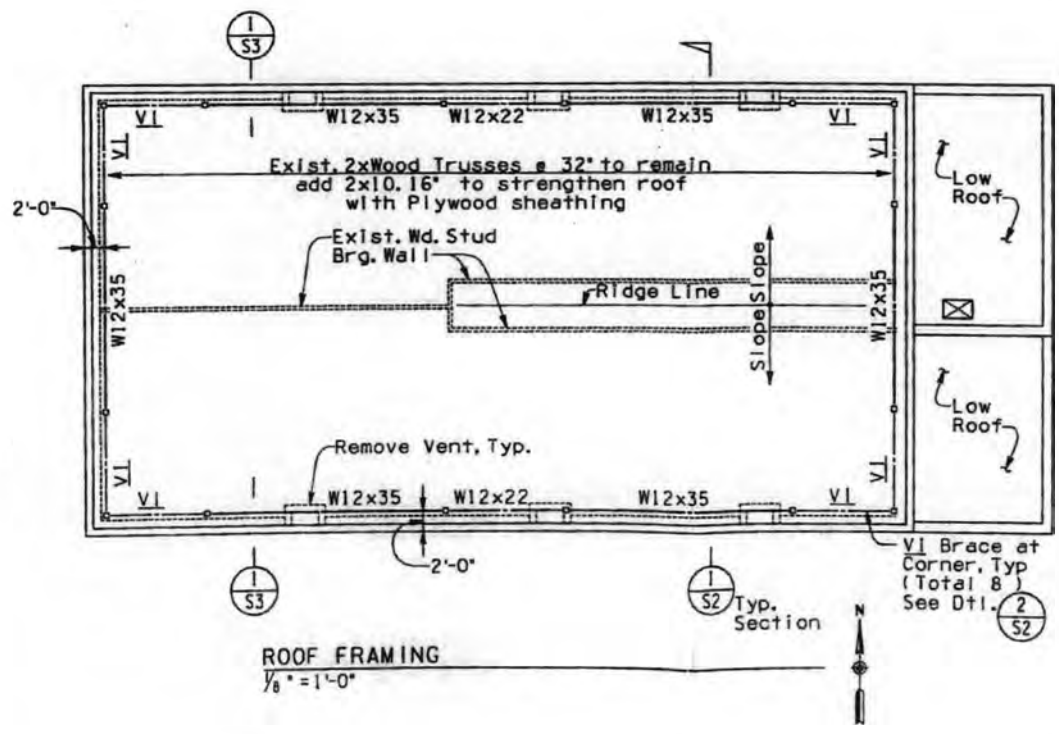
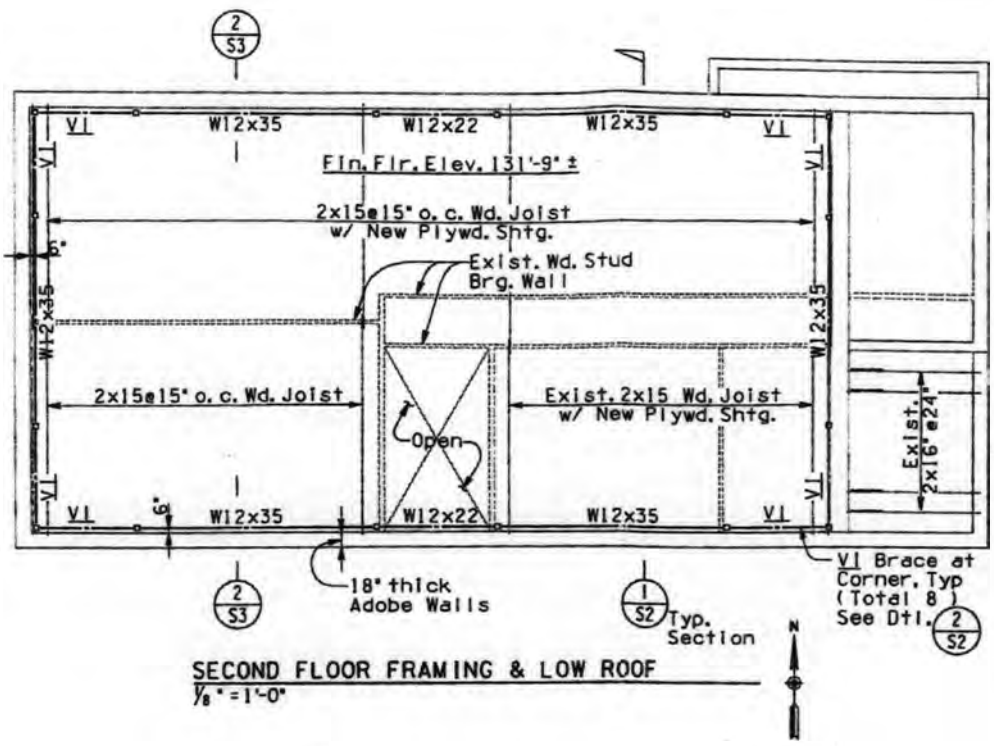


TYPICAL BUILDING SECTION ①  
 $\frac{1}{4}'' = 1'-0''$

Engineering drawings derived from Transystem (Cannon 2007).

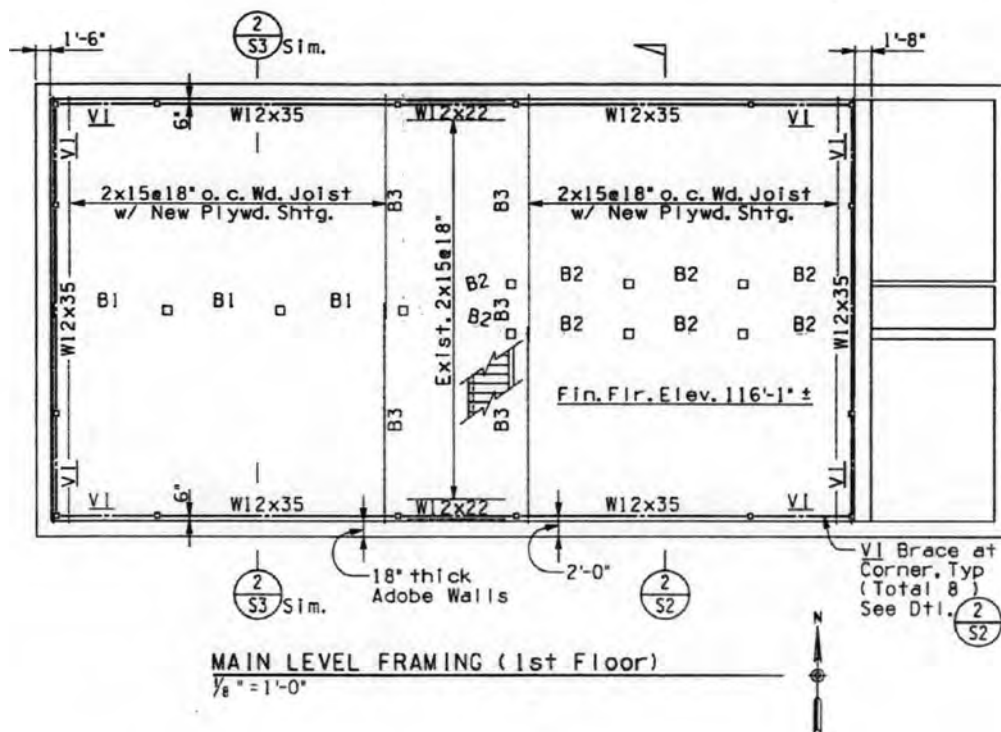
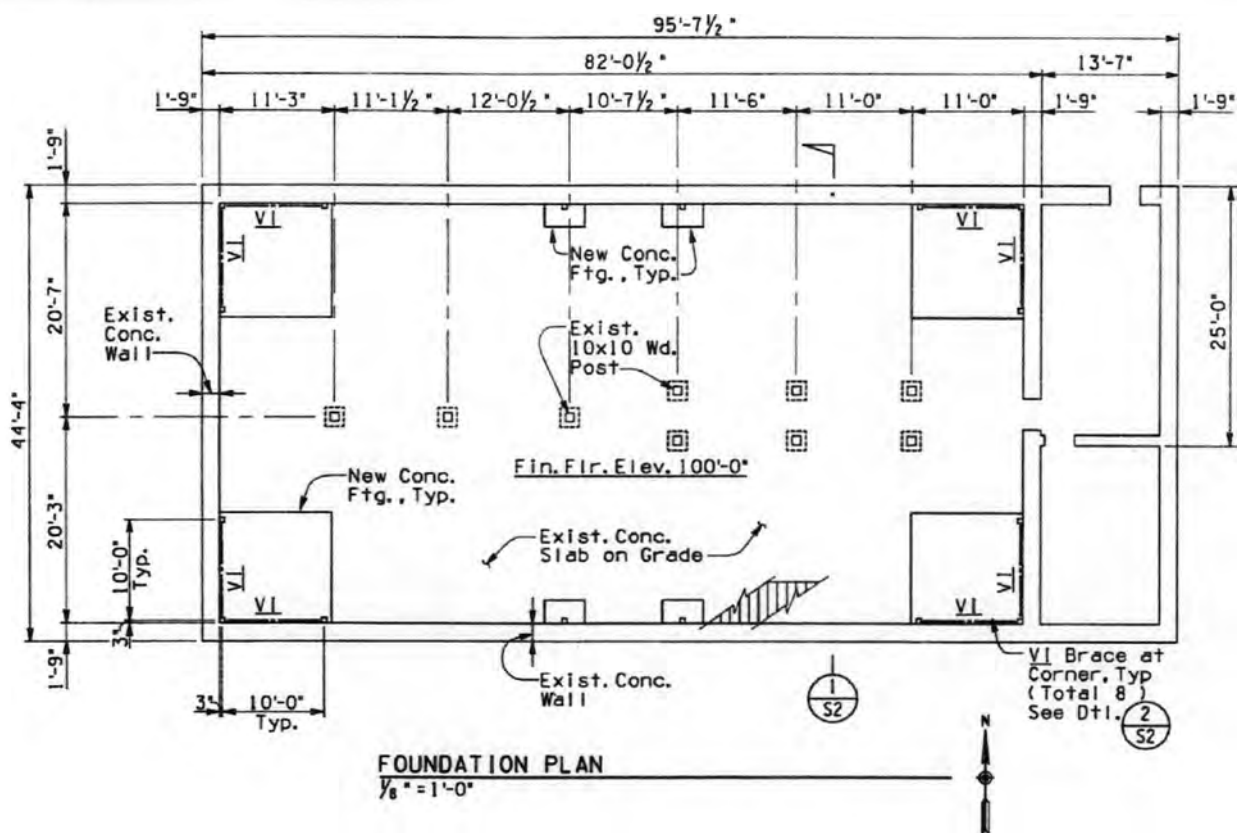
### The Marist College

72 West Ochoa Street  
 Tucson, Arizona, 85701



Engineering drawings derived from Transystem (Cannon 2007).

**The Marist College**  
 72 West Ochoa Street  
 Tucson, Arizona, 85701



Engineering drawings derived from Transystem (Cannon 2007).

**The Marist College**

72 West Ochoa Street  
 Tucson, Arizona, 85701

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Marist College Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Pima

DATE RECEIVED: 9/16/11      DATE OF PENDING LIST: 10/07/11  
DATE OF 16TH DAY: 10/24/11      DATE OF 45TH DAY: 11/01/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000760

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    10-25-11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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.



Az - Pima county - Mount College Historic District

Fig. 0006





AZ - Pima County - Mand College Huber District

Fig. 0007



42 - Rain County - Mount College Historic District

Fig 0008



42 - Pina County - Mount Collyer Hinton Dabent

Fij 0009



AZ - Pima County - Marist College Historic District

Fig 0010





42 - Pima County - Marist College History District - 0001

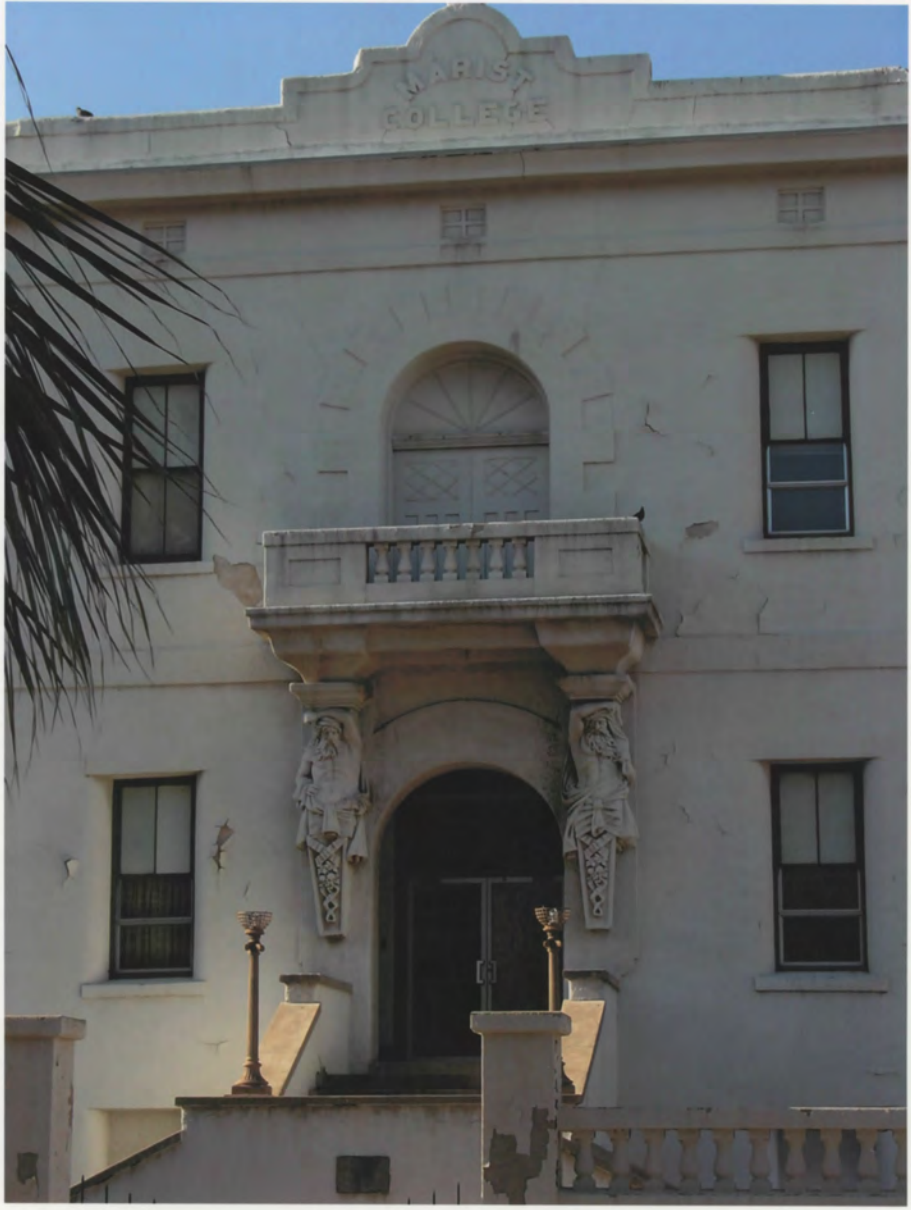


42 - Pima County - Grand College Histor District 0002



A2 - Pioneer Country - Maxwell Colley - Hutton District - 0003

MARISA  
COLLEGE



42 - Pin - County - Marxist College History District - 0004



MARIST  
COLLEGE



AZ - Pima County - Maricopa College - Historical District 0005



AZ - Pima County - Maricopa College Huber District - 0006



MEANS DESIGN & BUILDING CORP.

1100 F 4th St  
877.314.5377

Az - Pima county - Maricopa Valley Hist-ow District - 0007



AZ - Pima County - Mount College Historic District - 2008





42 - Pine County - Marxist Colley Hudson District - 0007



AZ - Pina Cody - Mount College Historic District - 0010





AZ - Pima County - Mount College Huston District - 0011



42 - Pine County - Mount College Historical District - 0012





42 - Pine County - Mount College Historic District - 2013



AZ - Pima County - Marist College Historic District - 0014



42 - Pima County - Marist College Hutton District - 0015



42 - Pura Casey - Marist College History Database 0016

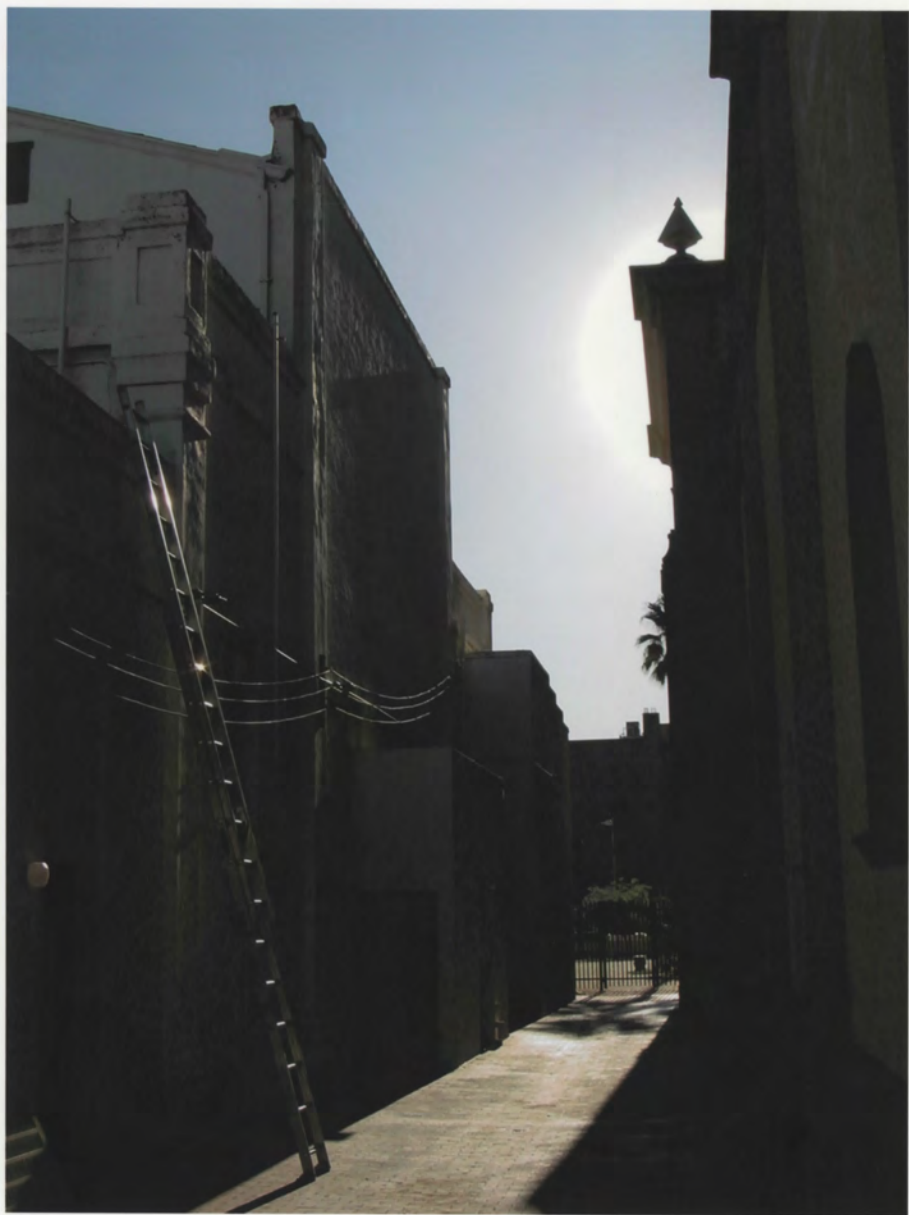




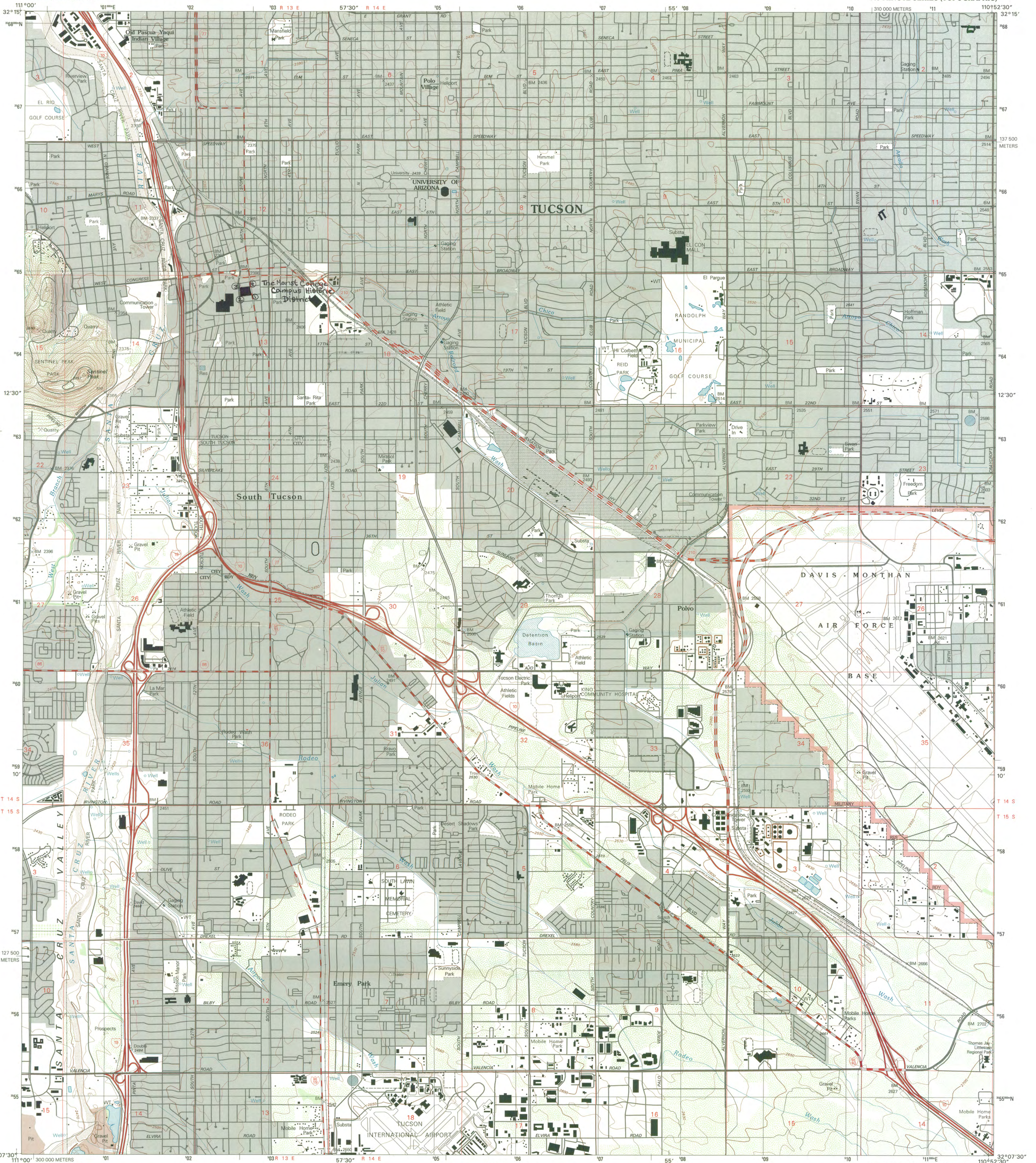
AZ - Pima County - Maricopa College Health District - 0017



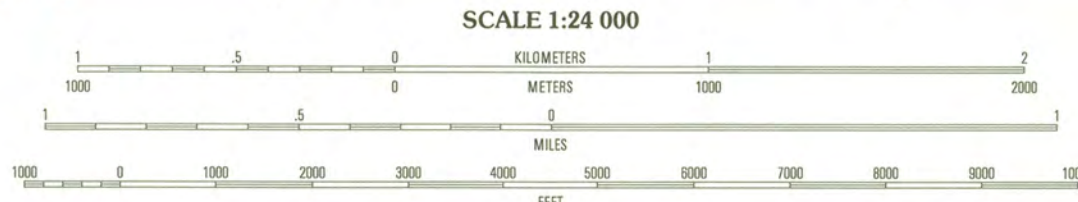
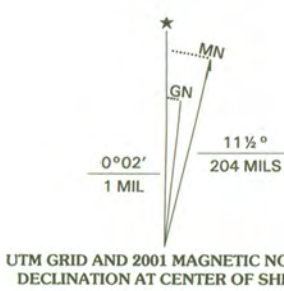
AZ - Pima County - Marist College Hudson District - 0018



AZ - Pima County - Mount College Hutter District - 0019



Produced by the United States Geological Survey Topography compiled 1954. Planimetry derived from imagery taken 1996 and other sources. Public Land Survey System and survey control current as of 1981. Boundaries current as of 2000 North American Datum of 1983 (NAD 83). Projection and 1000-meter grid: 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 intervals are obtainable from National Geodetic Survey NADCON software. There may be private inholdings within the boundaries of the National or State reservations shown on this map. Houses of worship, schools, and other labeled buildings verified 1981.



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



QUADRANGLE LOCATION

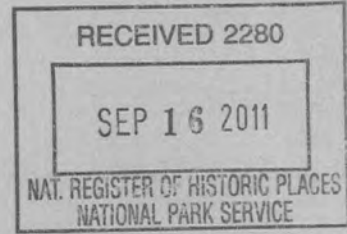
Table with 3 columns and 8 rows showing adjacent quadrangle names: 1 Jaynes, 2 Tucson North, 3 Sabino Canyon, 4 Cat Mountain, 5 Tucson East, 6 San Xavier Mission, 7 Tucson SW, 8 Tucson SE.

ROAD CLASSIFICATION legend: Primary highway (solid red), hard surface (dotted red), Secondary highway (dashed red), hard surface (dotted red), Interstate Route (red circle with 'I'), U.S. Route (red circle with 'U.S.'), State Route (red circle with 'S').

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

TUCSON, AZ 1996 NIMA 3848 III NW-SERIES V898





September 8, 2011

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

**RE: MARIST COLLEGE HISTORIC DISTRICT  
Tucson, Pima, AZ**

Dear Ms. Shull:

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

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at [vstrang@azstateparks.gov](mailto:vstrang@azstateparks.gov) or at 602.542.4662.

Sincerely,

Vivia Strang, CPM  
National Register Coordinator  
State Historic Preservation Office

Enclosures

VS:vs

Arizona <sup>®</sup>  
State Parks

**Janice K. Brewer**  
Governor

**State Parks  
Board Members**

**Chair  
Tracey Westerhausen**  
Phoenix

**Walter D. Armer, Jr.**  
Vail

**Reese Woodling**  
Tucson

**Larry Landry**  
Phoenix

**Alan Everett**  
Sedona

**William C. Scalzo**  
Phoenix

**Maria Baier**  
State Land  
Commissioner

**Renée E. Bahl**  
Executive Director

**Arizona State Parks**  
1300 W. Washington  
Phoenix, AZ 85007

Tel & TTY: 602.542.4174  
[AZStateParks.com](http://AZStateParks.com)

800.285.3703 from  
(520 & 928) area codes

General Fax:  
602.542.4180

Director's Office Fax:  
602.542.4188



**MARIST COLLEGE  
HISTORIC DISTRICT  
TUCSON | ARIZONA**



**HISTORIC DISTRICT NOMINATION  
TO THE  
NATIONAL REGISTER OF HISTORIC PLACES  
2011**

**PREPARED BY  
TUCSON HISTORIC PRESERVATION FOUNDATION  
TUCSON · ARIZONA**