

PH0351474

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED MAY 17 1976
DATE ENTERED SEP 27 1976

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC

AND/OR COMMON

**

EL PRESIDIO HISTORIC DISTRICT

2 LOCATION

Along North Court, North Meyer, North Main and Granada
Avenues, north-south arteries and West Franklin, Council,
West Washington and Alameda Street, in east-west direction.

STREET & NUMBER

CITY, TOWN

Tucson

VICINITY OF

CONGRESSIONAL DISTRICT

2

STATE

Arizona

CODE
04

COUNTY
Pima

CODE
019

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input checked="" type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED SRR	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Multiple Ownership

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Records of the Pima County Recorder's Office, Pima
County Court House

STREET & NUMBER

115 North Church Avenue

CITY, TOWN

STATE

Tucson

Arizona

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

TUCSON HISTORICAL SITES (Tucson Historic Sites Committee)

DATE

1969

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Historic Sites Preservation Office, Arizona State Parks

CITY, TOWN

Phoenix

STATE Arizona

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>1975</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Historic District of El Presidio is composed of about 90 buildings of architectural and historical significance. Combined, these buildings exhibit and celebrate Tucson's development from an eighteenth-century walled Presidio through the Territorial years during which it spilled over the Presidio walls, to the late nineteenth century when the Anglo-American incursion and the coming of the railroad changed the village to a major mercantile center of the Territory.

Primarily residential, the district's major commercial uses, architects' and lawyers' offices, are of low intensity. El Charro Restaurant (9) and the Tucson Art Museum represent the sole high intensity activity.

While the later northern portion of the district follows a grid plan with Granada, North Main, Meyer and Court Avenues serving as the north-south arteries, and West Franklin as the major cross street, the southern portion of the district is still marked by the irregularity of the old Mexican streets. Alameda and Council bear witness to the early streets which were not aligned and wandered according to the dictates of natural or man-made barriers.

The district rests upon a pre-historic Indian archaeological site (24) and covers the major portion (north) of the original site of the Presidio. The nineteenth and twentieth century buildings function viably as continuously occupied residences or professional offices. With its Spanish-Mexican row houses, the detached transitional adobes capped with pyramidal roofs and the later eclectic houses designed by Tucson's imaginative first-generation architects, the district presents a character at once unique and compelling. Cohesiveness is achieved by centralization of the particular building types along specific streets as the character develops in a particular pattern, stylistically and chronologically, from the east side of the district at North Church and Court Avenues to the western boundary at Granada Avenue.

The heart of El Presidio District begins with North Court Avenue, lined with buildings of traditional Spanish-Mexican architectural heritage. Of human scale and low profile, these single-story adobes set to the front lot line. A series of prototype row houses is situated along the east side of North Court Avenue (11), among these is the Soledad Jacome House (12), which dates circa 1874. Its patio addition with romanticized materials is built around a 100-year old fig tree and presents an attractive example of adaptive use. On the west side of North Court, at 215, is a low intensity commercial building, used as law offices, compatible in scale, materials and openings with its neighboring adobes. New buildings in the district have been designed within

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the criteria of site utilization, roof type, surface texture and architectural detail. The original adobes are of such ceiling height that a two-story building can be accommodated in the district's new structures.

Moving along North Court to the West Washington, Council and Franklin intersections, the district continues past continuous row houses and infrequent detached dwellings, all single-story. At the northwest corner of the Franklin and Church intersection is the significant Hoff House (1) originally isolated at its northern location. It was joined in the 1890s by the two-story Wheeler veranda house, now a men's boarding house. Continuing westerly along the east side of Court is a complex of contrasting profiles and textures. Remodeled adobes, presently serving as an architect's office and lawyers' complex with an interior courtyard, flank the detached Jules Flin-El Charro Restaurant (9) with its pyramidal roof and stone pier porch. Proceeding west on Franklin to the significant North Myer Avenue, the visual impression is one of equally setback buildings and similar front facades. Narrow-fronted row houses present recurrent alternation of solids and voids, and detached adobes capped with a diversity of historic roof types exhibit a streetscape of intriguing character (16-20; 15 and 22). At the southern terminus of Meyer the new Tucson Art Museum complements the single-story Cordova House with the new building's heavy lid, earthen-colored stucco surface material and horizontality.

West of this visually cohesive portion of the district is the pivotal McCleary House (5), transitional in style with its pyramidal roof and front facade (south) porch attached to the original adobe structure. The western side of the district is somewhat barren of vegetation with landscaping confined to secluded courtyards visible from the street only through an entrance gate. Along Franklin, though, are chinaberry and aged olive trees. The only intrusions consist of parking lots adjacent to adaptive use buildings. Proceeding west to Main Avenue the district changes dramatically. While the Fish-Stevens Houses (28 and 29) and Sam Hughes House (31) present the older adobe appearance of abstract simplicity with their unadorned geometric facades, other Main Avenue houses are distinctly Anglo-American in character. With prosperity and availability of materials came the desire for the latest styles imported from the east and southern California coast. Along both the east and west sides of the specifically residential Main Avenue are single-story buildings of various plans which broke away

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from the transitional type and spread along less symmetrical plans. The American Territorials (33, 34, 35 and 29) were reportedly built in the 1890s by contractor/builders and took on broad verandas, pitched and hipped roofs and were setback to provide a deep Anglo-American front lawn.

At the intersection of North Main Avenue and West Franklin Street are two significant structures, the Steinfeld (46) and Hereford (45) Houses. Both built by Henry Trost, Tucson's earliest prominent architect, they have been called houses "typical of prosperous townspeople."

The district continues west along West Franklin Street, past the Kingan (50) House, built by Holmes and Holmes, Tucson's other major architectural firm of the period, toward Granada. At the northwest corner of Franklin and Granada is the Tudor-style Rockwell House (51) which signifies the western boundary of the district. Like Main Avenue, Granada is lined with towering cottonwoods, thick palo verdes, china-berry trees and date and feather palms. The district continues north along Granada where it is terminated at Sixth Street, its northern boundary.

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Examples of

Buildings of architectural and historical significance within El Presidic District are:

1. Gustav Hoff House, 127 West Franklin: The Hoff House was built about 1880 and appears on the first Sanborn Fire Map available, that of 1883, with an early front porch. This was altered by Hoff in 1900 when he replaced it with a stone pier porch. In 1950 the ramada section at the rear of the house was enclosed for use as an interior sitting room. Built along a symmetrical central-hall plan, the house is covered by a pyramidal roof which is typical of buildings constructed during that time period. It is a detached building with adobe brick walls about 22 inches thick. The exterior walls are plastered and interior walls are plastered. The entry door of the street (south) facade is paneled and the upper portion is glazed. Side jambs are slightly splayed and the entry is recessed flush to the interior wall surface. Now lowered, the original ceilings were at least twelve feet high. Many of the interior doors are paneled and glazed and the original Victorian furnishings are intact. The bedroom furniture was purchased at the 1876 Philadelphia Exposition and was shipped around Cape Horn to the west Coast.

Gustav Hoff, a native of Prussia, came to Tucson from Kansas in 1881 and became successful in business and politics. A civic leader, he was a member of the State Legislature and served as Tucson's Mayor in 1900. See Photograph Number 1.

5. Mac Troy McCleary House, 241-245 West Franklin: The house, built about 1880, was acquired by McCleary, a carpenter and contractor of Irish extraction in 1888. It is built along a symmetrically arranged central-plan. The adobe brick house is capped with a pyramidal roof which was added by McCleary, probably covering the vigas and savinas and flat mud roof with its parapets instead of removing them. The front porch extends along the entire front (south) facade and has chamfered colonets with capitals and brackets. Along with the additions to the exterior of the house, the stuccoed walls, according to an 1888 photograph, were either painted or scored to resemble stone and quoins were also marked. In such a way the 1880's newness-that-is-goodness was applied to Spanish-Mexican building traditions and vocabulary to form a transitional house which provided a span between the earlier form and the American Victorian ideas which were filtering west. See Photograph Number 6 and location of house in Bird's Eye View Photograph Number 5.

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24. Archaeological Site, Prehistoric Indian Pithouse, 2 West Washington: at the southwest corner of West Washington and North Church lies the site of the prehistoric Indian Pithouse. The pithouse was discovered in late 1954 by University of Arizona archaeologists who determined that the site was occupied even earlier than the pithouse dating between A.D. 700 and 900. The hut was one of many in a Hohokam Indian Village and commonly called a PITHOUSE because its floor was dug into the desert. An oblong structure built on a north-south axis, it was constructed along a system of poles and branches with mud-packed grass for skin. Entry was made through an extension, and it was above this that the later Presidio wall was built. During the excavation the Presidio wall was found to be 18 inches below existing grade, and the pithouse floor was another 18 inches below the wall.* The ruins were covered and the site was surfaced for the present parking lot. Both pithouse and Presidio wall can be located should a future restoration be possible.
28. Edward Nye Fish House, 119-133 North Main and Hiram Stevens House (29), 151-163 North Main: the Fish-Stevens complex was one of contiguous rooms built along a zaguan plan and presents a classic Spanish-Mexican idiom of adjoined row houses. The combined building extends from Alameda on the south and, fronting Main Avenue along the west facade, is terminated at an alley way just south of the Knox Corbett property. Of rubble stone foundation, the walls are stuccoed adobe brick and ceilings of certain rooms are constructed of vigas and savinas. Many doors are four paneled, paneled with framing of sidelights and transom or, are paneled and glazed. Exterior doors are typically recessed to the interior wall surface and windows are flush to the exterior surface wall. The windows seem to have been primarily double-hung sash, but through the years many have been altered to casement type. A courtyard break in the Main Street facade must not be misconstrued. An original room at that location was gutted in a circa World War I fire, and the exterior walls removed. See Photographs Number 10 and 11.

* Above the Presidio wall foundation, the foundation of an 1890 house was discovered.

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31. Sam Hughes House, 223 North Main: Sam Hughes acquired his property with its existing building in 1864 and he remodeled it in 1886. It was built with a zaguan and rooms arranged along both sides of the straight-through hall which led to the patio and ramada at the rear (east) end of the building. The ramada provided outdoor living areas for the houses and, beyond cooking spaces. As cast iron stoves came into being, these ramadas were enclosed for indoor kitchens but outdoor living continued to be part of the southwestern tradition. This pattern occurred in the Hughes house. As in other Spanish-Mexican buildings, there were no interior halls except for the zaguan, so there was only through-room circulation except for entry to those rooms which could be reached from the patio at the rear. The Sam Hughes house was similar in scale and general appearance to the Fish-Stevens Houses. The entire house was put on a rock foundation by Mrs. Atanacia Hughes two years before her death in 1934.
42. William Herring House, 430 North Main: Herring acquired his house, then far from the more southerly center of Tucson, in 1889. It had been built by the Assistant District Attorney, Everett B. Pomroy about 1868 and was called "one of the finest places in town." The detached adobe structure was built with a central hall, zaguan, over ten feet wide. As in other situations this hall probably provided for communal living as well as circulation. A flat-hipped roof with center gable (east) capped the house, and a front porch supported by stone piers was added some time after the house was built. Paired chimneys are at each side (north and south) of the house, the walls are pierced with bulls eyes, and there are full length French-type windows and one door in the south side of the single story building. The Herring House has fallen into disrepair in recent years but appears reasonably sound structurally.
13. RESTORED BUILDING:
Cordova House, 171-177 North Myer: At North Myer and Tellez is the significant Cordova House which, being built circa 1848, is one of the oldest structures in Tucson. It belongs to the City of Tucson and is now being restored by means of grants from the Arizona State Parks and the Junior League of Tucson.

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13. RESTORED BUILDING: (continued)

The L-plan building has 24" walls, ceilings of vigas and savinas, and corner fireplaces for heating. Restoration includes no central heating or cooling, nor does it include plumbing, so that the Cordova House will present a totally valid house built within the Spanish-Mexican tradition. See Photograph 4. This building is on the National Register.
Historic Buildings in the District.

1. Gustav Hoff House, 127 West Franklin. See Photograph Number 1.
2. House, 143 West Franklin: single story, detached, pyramidal roof.
3. Charles C. Wheeler House, 157 West Franklin: two-story fired brick with first and second story verandas extending across front (south) facade and half of west side. Hipped roof, circa 1900.
4. Chinese Corner Market. 211 West Franklin: detached adobe, pyramidal roof. Paneled doors in disrepair, circa 1880. See Photograph Number 5. Living quarters on second floor.
5. Troy McCleary House, 241-245 West Franklin: See Description and Photographs Numbered 5 and 6.
6. House, 212 West Franklin: single-story, fired brick, wood shingle pyramidal roof, slender wood posts, chamfered columns of front porch. Built about 1906 as was House, 216 West Franklin (7).
7. House 216 West Franklin: similar to House at 212 West Franklin.
8. Row Houses, 351-359 North Court: stuccoed adobe, stone foundation, flat front, doors recessed to the interior wall surface, windows flush to the exterior wall surface.

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9. Jules Flin-El Charro Restaurant, 311 North Court: built by stonemason Jules Flin who came to Tucson to work on San Augustine Cathedral in 1882. Detached, single-story, set back short distance from the front lot line, central-hall plan transitional structure, capped with pyramidal roof, fronted with a broad porch supported by four "A" Mountain tufa stone piers. Circa 1900 as residence, restaurant use for forty years by Flin's daughter. See Photo 2.
10. The Old Stork, 233-239 North Court: single-story, stuccoed adobe, circa 1880 one-room building which was expanded at South end served as maternity hospital in the 1920s and 1930s.
11. Row Houses, 190-196 North Court: single-story adobes, thick walls, entry doors recessed to interior wall surface. Circa 1883.
12. Jacome House, 182 North Court: circa 1874, deeded to Soledad Jacome, two front rooms of the original adobe expanded through the years. Beamed saguaro rib ceilings, corner fireplaces, 100 year old fig tree in patio. Second story addition, patio re-modeled in Spanish-southern Mexico tradition with tiles on stair risers and iron balustrades, present law offices. See Photograph Number 3.
13. Cordova House, 171-177 North Meyer: see Photograph Number 4.
14. Row Houses, 291-297 North Meyer: adobe, flat front, wood trim, door jambs slightly splayed, sidelights. Circa 1880.
15. House, 234 North Meyer: transitional adobe detached, pyramidal roof, front (west) porch with chamferred posts and scrollwork brackets extends along street facade. Circa 1885.
16. Row Houses, 186-204 North Meyer: flat front, thick walls, single-story adobes. With gable roofs. Circa 1880.

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17. Row Houses, 371-385 North Meyer: flat front, thick walls, single-story adobes. See Photograph Number 7. Circa 1890.
18. Row Houses, 357-361 North Meyer: flat front, thick walls, single-story adobes. See Photograph Number 5. Circa 1890
19. Row Houses, 326-340 North Meyer: flat front, thick walls, single-story adobes, circa 1880.
20. Row Houses, 345-347 North Meyer: adobes with wood trim and double doors. See Photograph Number 5 and Number 7. Circa 1880.
21. Row Houses, 405-411 North Meyer: flat front adobes with pitched or gambrel roofs. See Photograph Number 7. Circa 1890.
22. House, 387 North Meyer: detached stucco, hipped roof, good condition. Circa 1900.
23. House, 402 North Meyer: fired brick, detached, set back from front lot line, segmental arched hooded fenestration, pitched roof. 1905.
24. 2 West Washington, Archaeological Site: see Description.
25. House, 15 West Washington: detached, pyramidal roof, adobe. 1906.
26. House, 135 West Washington: Sam Hughes Property flat front adobe. See Photograph Number 8. 1890.
27. Verdugo House, 317-325 North Main: classic example of the Spanish-Mexican building tradition town house. Hipped and flat roof, canales, doors recessed to the interior wall surface, built before 1880. See Photograph Number 9.

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28. Edward Nye Fish House, 119-133 North Main: Edward Nye Fish, merchant and civic leader, owned the Eagle Flour Mill, the first steam operated mill in the Territory. A prosperous man, he built his house for his San Francisco bride and furnished it with the latest Victorian appointments. The Fish residence was the scene of many of Tucson's late-nineteenth century events and festivities. 1868.
29. Hiram Stevens House, 151-163 North Main. See Photographs Number 10 and 11. Hiram Stevens was an army post trader from Vermont and supplied dry goods, food stuffs, hardware and necessities to the military. This was one of the first lucrative practices in the Territory and usually developed into the establishment of Tucson mercantile establishments. Stevens helped originate the town's gaslight system, ran a Tucson hotel, and became a civic leader. Dating in part from 1860s.
30. J. Knox Corbett House, 179 North Main: Built by Corbett, lumber dealer, circa 190 , designed by Holmes and Holmes, early architectural firm, paneled wood interior, one of the first structures in city to be refrigerated. Original extensive palm tree gardens, some extant. Northwest corner of lot site of Presidio wall and so marked by D. A. R. plaque. Now serves as Tucson Art School building as part of the Tucson Art Museum property. See Photograph Number 12 and contiguous Photograph Number 11. 1909.
31. Sam Hughes House, 223 North Main: Samuel Hughes was born in Wales and reared in Pennsylvania. He arrived in Tucson in 1858 and early became a successful merchant and real estate dealer. He was married at the Spanish Baroque San Xavier Mission Church to the sister of Hiram Stevens' second wife, and his home, too, was known for hospitality in the desert town. See Photographs Number 13 and Number 14.

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32. Duplex, 253-255 North Main: fired brick built by Dr. P.B. Purcell (33) circa 1900 against neighborhood wishes.
33. Dr. Purkham B. Purcell House, 265 North Main Avenue: American Territorial, 1890s, in building tradition independent of and well beyond the transitional type. Detached, set back from front lot line allowing front and rear lawns, both sides. With exception of Verdugo (27) this tradition is followed in North Main houses north of Purcell, east and west sides of street. Gable roof, long porch originally supported by slender posts. See Photograph Number 15.
34. House, 273 North Main: Detached with hipped roof, circa 1890s by contractor/builder Arthur Jacobson.
35. House, 297 North Main: Single-story, gable roof with stick style ornament in street (west) facade gable. Entire structure originally was surrounded by a veranda. Adobe circa 1886-1889.
36. Gertrude McCleary Ochoa House, 347 North Main: Built for Troy McCleary's daughter (5) in 1903 by architect Henry O. Jaaestad. Single-story, fired brick bungalow with entry leading to enclosed vestibule.
37. House, 385 North Main: circa 1900, California bungalow.
38. House, 419 North Main: circa 1893, California bungalow.
39. House, 423 North Main: circa 1900, California bungalow.
40. House, 427 North Main: circa 1893, California bungalow.
41. House, 433 North Main: circa 1900, California bungalow.

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42. William Herring House, 430 North Main: Attorney General William Herring was a native of Cooperstown, New York, and he came to Tucson in 1889 as a University of Arizona professor and Chancellor of the Board of Regents. As a young lawyer he had been in Elihu Root's New York City office. His daughter, Sarah H. Sorin, became the first woman to plead a case before the United States Supreme Court, and, defending the Phelps Dodge Company, she won the suit unassisted.
43. Selim Franklin House: Built in 1898 by Franklin. Brick, now stuccoed, single-story, detached, set back from front lot line affording sweeping lawn (east). Well maintained, landscaped, original Victorian furnishings from Leo Goldschmidt's furniture store still intact. Selim Franklin instigated University of Arizona's becoming Land Grant school. Still in family hands.
402 NORTH MAIN.
44. Owl's Club, 378 North Main: The second Main Avenue Owl's Club. Designed by Henry Trost in 1900. Architecturally it represents Trost at his most fanciful. Two-story building, originally there were paired balconies at the street (east) facade and a heavily sculptured portal, repeated drain spouts. Intricate ornamentation and brackets of south window still intact. See Photograph Number 16. Stucco over brick building vandalized and in need of rehabilitation and repair.

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45. Francis Hereford House, 340 North Main: Designed by Henry Trost for prominent lawyer, Hereford. Two-story rectangular house built in 1900. Horizontality of flat roof which caps the stucco-over-brick structure is accentuated by Sullivan-esque ornamentation of cornice and moulding directly under second story windows. Triple arched porch leads to paneled and glazed entry (east) door with geometric and diamond sidelight panes. Glazed patterning repeated in flanking windows recessed into thick walls. Excellent condition, presently used as lawyer's office. See Photographs 17, 18.
46. Albert Steinfeld House, 300 North Main: Built by Levi Howell Manning for the first Main Avenue Owl's Club and acquired by merchant Steinfeld in about 1910. Designed by Henry Trost in Mission Style, stucco-over-brick building is U-shape with loggia extending around front (east) facade and north and south sides. Tile roof of low slope with eaves extending well over the walls. There are cameo-shaped air vents of attic and high, curvilinear false gable of front elevation. At the rear of the building is a courtyard with paired staircases ascending first floor loggia from basement built to adjust to the land slope. Interior parquet floors and elaborate fireplace facings and use of tile enrich the building. See Photograph Number 19.
47. George R. Cheney House, 250 North Main: built circa 1905 by architectural firm, Holmes and Holmes for Cheney family. The stucco-over-brick L-house presents a Hispanic-Flemish shaped gable prevalent in Mission Style buildings at the street elevation (east). This gable is repeated at the south elevation. Rounded arches characteristic of Mission Style are also used in the Cheney house. The structure had one of the first guest houses, built at the rear of the house, in Tucson. Like other Main Avenue buildings along the west side of the street, this one has just a single story in front with a basement story at the back to adapt to land slope. The house is still in family possession. See Photograph 20.
48. Dr. Arthur Olcott House, 234 North Main: built by contractor/builder Arthur Jacobson (see 34) in the 1890's. Fired brick construction material, hipped roof, porch with balustrade along the north side of the house and front (east) side to entrance. Basement construction as in other west side Main Avenue buildings. The Olcott House still remains in family hands.

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49. Edward L. Cater House, 216 North Main: Built by David S. Cochran in the 1890's for Cater. Cochran was early contractor/builder. Pyramidal roof. Originally the porch extended across the street facade (east) and halfway along the north and south sides, but it was removed in recent remodeling. Interior is enriched with paneling.
50. Samuel Latta Kingan House, 325 West Franklin Street: Built circa 1902 by Holmes and Holmes, architects, for Pennsylvania lawyer. Built along a system of arches, it relates to Holmes' Cheney House (47) and Corbett House (30). Gable roof, arched entry leads to southwest garden. Palo verde and palm trees, desert growth surround house. Recently served as the Tucson Art Center. **Brick carriage house at rear.**
51. Eliza Ward Rockwell House, 405 West Franklin Street: Half timber building with first story of brick. Gable roof, two-story and attic, the house was built by Holmes and Holmes architectural firm for the widow of Milwaukee industrialist (Henry) in a style new to Tucson in 1908. See Photograph Number 21.
52. Fred Fleishman House, 372 West Franklin: circa 1920 bungalow.
53. Charles W. Hinchcliffe House, 392 Granada Avenue: Two-story California bungalow with flared gables. The eave line of the entry porch is repeated in the first and second stories.
54. Hinchcliffe Court, 405 Granada Avenue: Ten small clapboard cottages with flared gables similar to those of Hinchcliffe House (53), built along a horseshoe plan about a garden facing Granada Avenue, circa 1911.
55. House, 338 Granada: single story, Prairie Style bungalow, built and owned by Orin Anderson in 1910. Heavy horizontality.
56. House, 450 Granada: single story, Prairie Style bungalow with veranda across front (east) facade.
57. House, 451 Granada: Bungalow, gable roof, veranda with stone piers.
58. House, 453 Granada: Bungalow, gable roof, veranda with stone piers.
59. J. Frank Miller House: built by Orin Anderson, contractor/builder, similar to 57 and 58, in 1911. 455 GRANADA.

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Buildings outside the district boundary but related to it historically and architecturally:

60. Jacome House, 271 North Stone Avenue: originally a two-room adobe, circa 1875. First owned by Trinidad Montijo Hernan, mother-in-law of Carlos Jacome, mercantile founder who lived in house from 1890. The adobe was expanded to house the large family and presently serves as the Kaibab Shop building. See Photograph Number 22.
61. C.T.R. Bates House, 283 North Stone: Adjacent to Jacome House is another adobe. Sanborn map shows it set back slightly from lot line exhibiting irregularity of adobe buildings. Expanded and remodeled for Bates family in 1950's, a major portion has been leased to Mountain Oyster Club, a membership organization. See Photograph Number 22.
62. R.F. Aldridge House, 225 Alameda: Aldridge Rooming House in the early 1900's and built before the turn of the century. Set back from its front lot line, openings now wood trimmed. It is enclosed along north and east ends by high rise Arizona Lawyers Title Building at 199 North Stone Avenue.
63. Wright-Zellweger House, 288 North Church Avenue: two-story Federal vernacular house built by Charles Wright in 1900 who died within the year. The house was acquired by John H. Zellweger and remains in family hands. Originally the flat roof was surrounded by a balustrade with finials. This was repeated along the roof of the rounded porch at entry (west) of street facade. Now stuccoed the building may have been constructed of adobe bricks. Its interior presents a storehouse of Victorian ornamentation. Art nouveau gas light fixtures, still functional, an art nouveau stained glass window in living room with Wright family coat-of-arms, ash paneled doors and trim and a Chinoiserie lattice-work walnut in the living room. Exterior porch is supported by four Ionic columns and pilasters flank doorway.

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64. Levi Howell Manning House, 9 Paseo Redondo: Built in 1900, it now serves as the B.P.O. Elk's Lodge. Single-story and built along a curved, elongated line, structure is turreted with now-enclosed arched loggia which once joined its two sections. Stuccoed, its interior greatly remodeled for public use.
65. Manning-Johnson House, 10 West Paseo Redondo: Mexican Territorial type H-house, designed by Henry O. Jaastad in 1916. Commissioned by Levi Howell Manning (developer of Paseo Redondo) for his son, Howell. Later acquired by Emory Johnsons.
66. House, 328 N. Church Ave. Adobe. Built prior to 1896. Recently acquired by an attorney and scheduled for adaptive use as a law office.
67. House. 403 N. Court, single story. Anglo-territorial dating about 1900. Painted brick and frame. Currently being rehabilitated by the owner-occupant.
68. House. 337-339 N. Court, single story, late Anglo territorial dating about 1905. Molded concrete block.
69. House (now office) 317 N. Court, single story, adobe, territorial period, c. 1880s.
70. House. 299 N. Court. Single story adobe. Spanish-Mexican territorial with anglo alterations, late 19th century. Owned by stonemason Julius Flin.
71. House. 297-297½ N. Court. Single story adobe Spanish-Mexican territorial with Anglo alterations dating from late 19th Century.

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72. House. 149-153 W. Council, 261 North Court. Single story adobe Spanish-Mexican territorial, dating before 1883.
73. House. 134 W. Council, 240 North Court. Single story, adobe, Spanish-Mexican territorial, dating from before 1883.
74. House. 198-200 N. Court. Single story, late Anglo territorial dating from 1909.
75. House. 222 N. Court. Single story, late Anglo territorial dating from about 1906, much altered.
76. House. 38 W. Washington. Single story, late Anglo territorial, dating from about 1909.
77. House and commercial building, 104-108 W. Washington, and 195-199 N. Meyer, 100, 102 W. Washington. Single story, conglomeration of buildings from at least three periods. The earliest, 104-108 W. Washington may embody a portion of the original presidial wall, dating from the late 18th Century. Other portions of the building date from the 1870s, and the facade of the Meyer Street portion, including the corner, originally adobe, was rebuilt with brick in the 20th Century. This portion of the building had various commercial uses. The original buildings have undergone extensive remodeling.
78. Row house, 191-193 W. Franklin. Single story, adobe, Spanish-Mexican tradition, early Anglo territorial, late 19th Century.
79. Building with 4 apartments across opening onto front porch, 186-192 W. Franklin. Single story, brick, later Anglo territorial, about 1912.

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80. House, 239 N. Court. Single story with a basement story at the back to adapt to land slope. Anglo territorial dating from about 1906, with later addition. Adapted for use as law offices.
81. Palacio Ruella. House. 290 N. Meyer. Single story, Spanish-Mexican territorial, adobe with Zagan, dating from 1879.
82. House, 220 N. Meyer. Single story, Spanish-Mexican territorial, dating from before 1886. Adapted for use as law offices, with Anglo alterations. (Used by "Mo" and Stewart Udall.)
83. Row house, 365-369 N. Meyer. Flat front, thick walls, single story adobe, Spanish-Mexican territorial, with alterations, late 19th Century.
84. Row house, 349-351 N. Meyer, flat front, thick walls, single story adobe, Spanish-Mexican tradition, territorial, late 19th Century.
85. House, 382-384 N. Meyer. Single story, Spanish-Mexican tradition territorial, late 19th Century.
86. House, 378-380 N. Meyer. Single story, adobe with scored stucco, high ceilinged Spanish-Mexican territorial, dating from the late 19th Century.
- ✓ 87. House, 223 N. Church. Single story, brick, Anglo territorial, dating from about 1906.
88. House, 262 N. Main Ave. Single story with basement story to rear to adapt to land slope, fired brick, Anglo territorial, dating from before 1901.
89. House, 220 W. Franklin, similar to houses @ 212 and 216 W. Franklin. See #6 and 7.

- End -

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The streets and numbers of buildings are as follows:

North Court Avenue - 182-381 ?

North Meyer Avenue - 171-411

North Main Avenue - 216-433 ?

Granada Avenue - 392-455

West Franklin Street - 127-405

Council Street - 134-164 ?

West Washington Street - 2 - 137

Telles - 15-29

North Church Avenue - 223 - 328 ?

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input checked="" type="checkbox"/> PREHISTORIC	<input checked="" type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

Cordova House-
Museum

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

El Presidio Historic District exhibits surviving examples of Spanish-Mexican vernacular architecture of two building types. The first, the urban row house dated as early as circa 1848 in the district and the later type, the detached adobe house, developed after the major arrival of the Anglo-Americans after the Civil War. The district includes American nineteenth and twentieth century building styles and types of historical interest, and it is the compatible blending of these diverse building forms which presents a district of architectural and historical value. Archaeologically the district is noted for its site of a Prehistoric Indian Pithouse and the fact that the district covers the site of the northern portion of the germinal settlement of Tucson, the late eighteenth century Spanish Presidio San Augustin del Tucson. Tucson could thus be one of the oldest continually inhabited sites in the country.

The earliest habitation of the district was that of the prehistoric Indian Pithouse which dated between A.D. 700-900 when it was one of a probable number of Hohokam (desert culture) Indian Village huts. A pithouse is so-called because its floor was dug into the desert, the lower portion of the house being formed by a pit. Evidence of pottery sherds recovered in a 1954 excavation (which uncovered about 1500 square feet) indicated that the site was inhabited before the occurrence of the pithouse, A.D. 500-1300. The excavation revealed portions of the Presidio Wall about 18 inches below grade. The pithouse floor was another 18 inches below the Presidio wall.

It was on August 20, 1775, that the Presidio of San Augustin del Tucson was laid out by Colonel Hugo O'Connor in the service of the Spanish crown. The removal of the Presidio from Tubac, Arizona to Tucson was completed in 1776, and the Presidio became a decidedly important establishment along Spain's northernmost settlement of Sonora. The Presidio was built upon a site now loosely bordered by Washington (north), Pennington (south) and Church (east) Streets and Main Avenue on the west. The gate was on Main Avenue, just north of the intersection of Main and

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Mackie, David and associates, Historic Architecture in Tucson, Vols. 1, 2, 3, 4 and 5 (Tucson: City of Tucson, 1969).
Arizona Territory Directory, 1903-04
Tucson City Directory, 1881, 1883/4, 1899/1900, 1901, 1903/04, 1906/07
Sanborn Fire Maps of Pima County for 1883, 1901, 1909, 1886, 1889, 1904, 1914
Tucson City Map, 1880
Tucson Historic Sites Committee. Tucson Historical Sites, (Tucson, 1969).

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 32.5 acres

UTM REFERENCES

A	12	502720	356480	B	12	502720	356480
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	12	501980	356480	D	12	501980	3565480
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

The boundary of El Presidio Historic District begins at a Point A at the intersection of an extension in an easterly direction of the north property line of the 2 West Washington Street property and the center line of the pavement of North Church Avenue; proceeding from there in a southerly direction along the center line of the pavement of North Church Avenue to a Point B at the intersection of an extension in an

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Members of El Presidio Historic District Advisory Board and Janet Ann Stewart, Architectural Historian Az. St. Pks. Staff

ORGANIZATION

Arizona State Parks

DATE

29 September 1975

STREET & NUMBER

5145 North Campana Circle

TELEPHONE

602-887-0665

CITY OR TOWN

Tucson

STATE

Arizona

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Dorothy H. Hall

TITLE

SHPO

DATE

May 10, 1976

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Acting DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

Janet Ann Stewart
Charles [unclear]

DATE

9/29/96

DATE

9.17.76

Acting KEEPER OF THE NATIONAL REGISTER

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Alameda, and not surprisingly the first adobes independent of the Presidio were built outside the gate. The compound enclosed more than ten acres, covering at least five more acres than most such encampments, emphasizing its importance. By 1820 almost 400 people lived in the confinement of the Presidio, repeatedly defending themselves against the Apaches' attacks. Hilario Gallego, born inside the Presidio in 1850, recalled (in a 1926 interview on file at the Arizona Historical Society) that "there was a connecting chain of single-story adobes built alongside the interior wall. The houses had doorways, but few had window openings. Some of the doors were made of brush and saguaro sticks tied together with twigs or rawhide." Even the riches and power of Spain had been strained in reaching northward to the presidios and missions of Sonora, and with the Mexican Independence from Spain in 1821, funding and interest nearly ceased.

Little by little, Mexicans filtered out of the Presidio to build houses nearby with bricks from the fortress wall. And so the wall began to disappear. After the Gadsden Purchase of 1854, adventurers came on their way to or from the California gold fields, some simply happened by and stayed to settle in the sleepy but contented village. Later, New Englanders, Pennsylvanians and New Yorkers--Irish, Germans, Christians and Jews recognized the prospects of the village situated alongside the lush Santa Cruz River banks, on the southern route to California. Judge Frank H. Hereford arrived in Tucson in 1878, at sixteen years of age, and later described "a town of low, unplastered adobe rooms, built together, facing, and placed directly upon the lines of irregular, narrow and ungraded streets, except where towards the outskirts, the box-shaped rooms separated into individual houses and finally scattered into isolation...burros brought firewood and water from wells on the edge of town was carried in ollas."

In 1863 President Abraham Lincoln signed the Ashley Bill establishing Arizona as a Territory of the United States, but it was Valentine's Day, 1912, before the territory became a state. In 1864 Pima County came into being, and Tucson was by far its most important and enterprising community, incorporated as a village

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in 1871 and a city six years later. Tucson early became a trade center, and the military poured money into the city from 1862 when a supply depot was established for Arizona's forts. Fort Lowell, first within the city and in 1873 moved seven miles outside it, provided not only business but social life for Tucson.

Tucson's importance became a certainty when a decisive factor in its history occurred--the arrival of the railroad in March, 1880. With that, Yuma River traffic dwindled and Tucson took over as a major supply center, hostelry and vital city. Arizona's industries were copper, cattle and cotton--and Tucson became an early center for these burgeoning activities. With transportation guaranteed, the city was able to supply the ranchers and mining centers and serve as a way station for shipments to California and the Middle West.

The district counted among its residents some of the most successful and influential merchants and professional men.

The Zeckendorf brothers started a small establishment for dry goods in 1868. Four years later their young New York-educated nephew, Albert Steinfeld, arrived in the dusty village "sick at heart" with what he saw, but "resolved to make the best of it." Eventually he owned the store, by then the largest in the southwest, and a Main Street mansion built by Henry Trost.

As a small boy, Carlos Jacome carried hod for a builder, when a merchant noticed his enterprise and hired him on the spot. The result was Jacome's own establishment and three generations of successful merchants.

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J. Knox Corbett's lumber business thrived since the 1890s. Leo Goldschmidt, "importer and dealer in all kinds of furniture," made a fortune and, as the last of the influential Owl bachelors, acquired the Owl's Club as his home where he presided over important civic affairs and social events. Jacob Mansfeld, an Owl, started the city's first bookstore in the 1870s. Sam Hughes, Hiram Stevens and Edward Nye Fish were founding fathers who cast their mark on the business and political world of Tucson. Frank Hereford, an Owl who, like others, upon marriage built an impressive home in the district, was a lawyer of importance. William Herring was a leading figure of the young University of Arizona, and famed rancher Howell Manning served as Surveyor General, and Selim Franklin served in the Legislature.

The architecture which developed in Tucson was the row house of Spanish-Mexican building heritage which found its earliest roots in the lands surrounding the Mediterranean Sea. After the arrival of the Anglo-Americans there developed the detached adobe house. But the row house, urban in concept, continued to be built and to some extent is today. The foundations consisted of volcanic basalt from the Tucson Mountains. The walls were made of bricks of sand, clay, water and manure for binding (or sometimes straw). These were formed and dried in an egg-crate like mold. The brick walls averaged about 22 inches in thickness and, because of their lack of structural strength, were seldom more than one story in height. They rose to a height, though, of about thirteen feet, independent of the roof. Walls were stuccoed with a mud plaster. Openings were few and wood trimmed, more elaborately so after the availability of dimensioned lumber and factory trim. Exterior doors were hung flush with the interior surface of the wall, and windows were double-hung sash, or infrequently casement, flush with the exterior surface of the wall so that a deep sill was formed. The flat roof was supported by vigas, beams, with their ends confined within the thick wall. The length of the beams determined the width of the room. Savinas, saguaro ribs, were laid on top of the vigas with a layer of grass and adobe mortar for the roof. Roofs were drained by canales extending away from the walls.

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Rooms were arranged along the zaguan, the ubiquitous center hall, which led to the rear patio.

The second vernacular house type of Tucson and the Historic District was the detached house, its plan dictated by Anglo-Americans, but its materials still beams and adobe bricks. Capped by a pyramidal, hipped or gable roof, it presented a more vertical appearance. At first placed close to the front lot line, in Spanish-Mexican urban tradition, it later was placed farther to the rear, allowing for a deep "American" front yard. It, too, had the zaguan (perhaps related to the eastern central hall). Its roof, sweeping beyond the wall gave greater sun and rain protection, and it presented a very satisfactory house-type solution.

These adobes were joined in the late nineteenth century by buildings which, although usually constructed of adobe bricks, were primarily American in character. By 1900 Tucson had competent architects who built within the district--Henry Trost and David Holmes. They brought with them new styles and the latest building methods and materials. Owls married and built their own homes, merchants and lawyers prospered and completed the district's character and visual appearance with their homes along Main Avenue and Granada. The district was cohesive and complete.

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THE CHRONOLOGICAL DEVELOPMENT OF EL PRESIDIO DISTRICT AS A COMMUNITY

Historically Tucson's early growth began as citizens of the presidio broke through its confines and built houses aligned with the fortress walls. The first impetus toward expansion had been accorded by the arrival in 1856 of four companies of the First United States Dragoons which replaced the Mexican station complement. The Mexicans were allowed to remain and become citizens, and thereafter the population was expanded by both Mexicans and Americans.

The new settlement began with adobes just outside the presidio gate approximately at the present Main Avenue and Alameda intersection. Alameda coursed through the presidio, from east to west, as Calle de la Guardia (see the Map of the Presidio in the Nomination of El Presidio as a District for Historic Preservation). Buildings appeared southward along old Calle Real, the Royal Road, which would one day become the city's Main Street. Calle Real was the only through street in Tucson and, serving as the northern continuation of the route from Mexico City, it gained the highest status and became, just south of the District's southern border at Alameda, Tucson's first business district. After 1857 the stage routes presented requirements for hostelryes, blacksmith shops, corrals, supply centers for animal feed, plus the basic human needs of foodstuffs, clothing and implements. Zeckendorf was one of the first to recognize the commerical possibilities and opened his store and warehouses there (see Nomination Inventory #46). The residential district of choice fanned northward along Calle Real and eastward to Meyer and Court Avenues.

The earliest house in the District, and probably the oldest in Tucson, was the Cordova House, built well within the remaining portions of the presidio walls in 1848 at the corner (SW) of North Meyer Avenue and Telles Street. Along Calle Real sprang the nuclei of those splendid complexes, the Fish-Stevens Houses (1868) and the Sam Hughes residence which date from 1864-1886. The Herring House, which also dates 1868,

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was built far out Main Street at its intersection of West Sixth Street and a surprising distance from the original presidio walls and the clustered community inside. Although a grid pattern was imposed upon the winding and disconnected lanes of the sleepy Mexican village by 1872, further development was irregular and progress did not occur in any given direction. Thus these early houses did not become core centers or beginnings of a particular directional growth. Settlement was spotty, and gaps formed, left to be filled in as land became more scarce. It was well after 1900 before the entire District was solidly inhabited.

In 1803¹⁸⁸⁶ Troy McCleary built his transitional-type house at 245 West Franklin, and in 1880 the Verdugo House, still a traditional Mexican town house, appeared on the northeast corner of that street's intersection with Main Street. At the same time Gustav Hoff built his substantial house three blocks eastward at the corner (SW) of Franklin and Church.* In 1884 the present Chinese Corner Market appeared as a detached adobe residence at 211 West Franklin, and that street became unusually complete.

Settlement of the significant North Meyer Avenue neighborhood consisted of the building of series of Spanish-Mexican type adobe single-story row houses and the occasional occurrence of single-story detached residences with a variety of roof forms. The row houses extending from 186-204 and 220 on Meyer date from before 1885. At the same time the outstanding example of a detached transitional house appeared at 234 North Meyer. These houses extend along the east side of the street. The row houses from 291-297 (west side) and the buildings across the street at 290-292 existed before 1886 (east side). Number 293, on the

*Noted in HISTORIC AMERICAN BUILDINGS SURVEY, 1941, p. 34 as worthy of Nomination for Historic Preservation.

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west side of North Meyer, is listed in HISTORIC AMERICAN BUILDINGS SURVEY, 1941, as worthy of nomination for historic preservation and "dates in the mid-nineteenth century." Farther to the north the row houses from 326-340, on the east side of the street, appeared about 1885, and the buildings at 371-385 (east side) were built in 1886. The same year saw the construction of row houses from 351-359 (east side) North Meyer Avenue. By 1900 the street had been solidly settled, although more densely so on the west side than the east side, to the northern boundary of the District, West Sixth Street and its convergence with Church Avenue. Numbering of the west side of Meyer on the Sanborn Maps does not coincide with today's numbering, and judgment is involved in identifying these buildings. Numbering along the east side of the street seems the same on the Sanborn Maps as at present, and there is a greater assurance of accuracy for that reason. The detached adobes at 387 and 405-411, along with the house at 402, across the street, appear to have been built between built before 1909, but after the turn of the century.

North Court Avenue parallels Meyer geographically and in growth pattern, but because of the incursion of a massive parking lot and several smaller ones, there is no longer the dense and unbroken appearance. The Soledad Jacome house at 182 North Court appeared about 1874, and the presently restored building with courtyard at 299 North Court, three blocks to the north, was built in the "mid-nineteenth century" according to the HISTORIC AMERICAN BUILDINGS SURVEY, 1941 (p.34). The 'Old Stork' building at 238-239 North Court appeared before 1883 (west), and adobes were built from the northwest corner of the intersection with West Franklin through 337 and 351-359 by 1886. By 1901 the east side of North Court was well settled from Franklin to Sixth Street on the north. Many of those buildings, however, are no longer extant. By 1909 the west side of the street was occupied, but most of the buildings north of the Council Street crossing have been destroyed.

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During the late eighteen eighties the detached adobe at 328 North Church Avenue was built, and it was 1900 before further development of that neighborhood was made by the building of the two-story frame, porticoed house at 288 North Church.

During the eighteen nineties a cluster of American Territorials were built along North Main, beginning the most steady progression of development of any one neighborhood in the District. The Cater and Olcott Houses at 216 and 234 Main were built in the nineties, along with the Purcell House at 265, the houses at 273 and 297 North Main. Farther to the north on Main Street the Selim Franklin House was built next to his father-in-law's in 1898. And in 1900 an entirely different house in materials and spirit, the fired brick bungalow, was designed by noted architect, Henry Jaastad, for Gertrude Ochoa. The Ochoa House (west) at 347 was followed by a series of California bungalows, all built about 1900, on the west side of Main Street, from number 385 to 433. The turn of the century saw the building of three of the city's finest homes, all designed by Tucson's most prominent architect, Henry Trost: the Steinfeld House at 300 North Main, the Francis Hereford House at 340 and the Owl's Club next door at 378 North Main.

Just after 1900 Holmes and Holmes, architectural firm of distinction, built the Kingan House at 325 West Franklin, thus directing the development of the District down from the Main Street terrace above the Santa Cruz and into the floodplain. In 1905 the same firm built the Cheney House at 252 North Main, completing the development along Main Street from Alameda to the northern boundary at West Sixth Street (the east side of the street, from Alameda to Washington was developed with outstanding buildings, but they have unfortunately been destroyed). Holmes and Holmes designed the Corbett House at 197 North Main in 1907, completing the neighborhood south of Washington Street. Clearly the last decade of the nineteenth century and the first years of the nineteen hundreds marked a period of enormous vitality of growth within the District and of eclecticism in the architects.

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In 1908 Holmes and Holmes, perhaps with Henry Jaastad as architect (Mayhew interview, 1975 and Matthews letter, 1976), altered and modified plans for a very large Milwaukee house and built the Eliza Rockwell House at the northwest corner of Franklin and Granada. Granada Avenue, in the Goldschmidt Addition, was platted in 1896 but remained lush farmlands until it was developed by Leo Goldschmidt (see Nomination Inventory #44). In 1908 Levi Howell Manning built his single-story mansion in the new Paseo Redondo neighborhood, just south of the Goldschmidt Addition which became the location of large, well-built exclusive homes. Manning developed the lower half of the primary and secondary floodplains along the Santa Cruz River, all of which ran parallel to the high Main Street terrace.

The end of the first decade of the twentieth century saw the development of Granada Avenue north of Franklin. In 1911 Hinchcliff built his house at 392 Granada and the Court cottages across the street (east) at 405 Granada. Orin Anderson's bungalows appeared at that time at 338 and 455 Granada, and other bungalows, at 450, 451 and 453 Granada completed the development of the street to its northern boundary at West Sixth Street. The Granada Avenue was developed southward with substantial and historically and architecturally significant buildings, but those have been destroyed, leaving Paseo Redondo a tragic ghost.

In 1916 the last significant house within the District was built, the Howell Manning House on Paseo Redondo. It was designed by Henry Jaastad who, with his Spanish-Mexican Territorial revival solution, paid tribute to Tucson's historical and architectural heritage.

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Vocabulary Peculiar to the Southern Arizona-Sonora Building Tradition:

Adobe - Sun-dried brick of clay and sand, mixed with manure or straw as binding material and water. Molded in wooden egg-crate-like wooden form. Measurements are variable.

Canal, canales - Wooden or metal projecting trough for water drainage from roof of adobe building.

Corredor - Covered space adjacent to a dwelling, sheltered from sun and rain and serving for outdoor living use.

Manta - Crude cotton fabric hung from ceiling, particularly in a bedroom, as protection from falling insects and from construction bits.

Olla - An earthenware, wide-mouth pot, specifically in Tucson for carrying water for sale along the streets or for storage at home. When cloth-covered, ventilation and dampness from water seepage provided early form of cooling.

Portal, portales - An arcaded or colonnaded porch or portico.

Rejas - Grilled or lattice work of wood or iron over the small wall openings.

Savinas - Slender wooden twigs such as saguaro ribbing (savina wood occurs farther south in Sonora, and the word became a construction term) as intermediate ceiling members.

Zaguan - Center hall of town house or gateway into the patio from street or field.

Patio - Formally, the courtyard of a Spanish-Mexican U-shaped plan building enclosed by the three portions of the house and a protective wall along the fourth side. An entrance gate, or zaguan, occurred in the outside wall for entrance of persons or horses.

Viga - Pole-type beam of native timber.

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Washington, 1941

Roskruge, George, City Engineer - Map of Tucson, 1893.

Saarinen, Thomas F. and Lay J. Gibson. TERRITORIAL TUCSON.

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1883, 1886, 1901.

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to 1898 and 1898 to 1904.

Biographies, memoirs and additional archival material from the files
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CORRESPONDENCE:

Robert G. Carroon, Milwaukee County Historical Society, August 12,
1975, re Eliza Rockwell property.

Rockwell Hereford, August 15, 1975, re the Eliza Rockwell property.

Matthews, Gary. Correspondence to Stewart, January 6, 1976.

PERSONAL INTERVIEWS:

Bates, C.T.R., Tucson, September 6, 1975, re C.T.R. Bates Property.

Carroll, Gladys, Tucson, September and August series of interviews
re Selim Franklin property and other Main Avenue properties.

Cheney, Eleanor, Tucson, August 13, 1975, re Cheney property and others.

Chinnock, Elsie, Tucson, August 20, 1975, re Wright-Zellweger property.

Cross, Ruth Corbett, Tucson, August 10, 1975, re Corbett property.

Hubbard, Ed., Tucson, September 11, 1975, re Cordova and Bates
properties reconstruction and remodeling.

Jacome, Alex, Tucson, August 6, 1975, re Jacome-Kaibab property.

Mayhew, Henry. Telephone to Stewart from Albuquerque, October, 1975.

Mayhew, M.A., Tucson, August 6, 1975, re Rockwell property.

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Miller, J. Frank, Tucson, August 1, 1975, re Orin Anderson and Hinchcliffe properties.

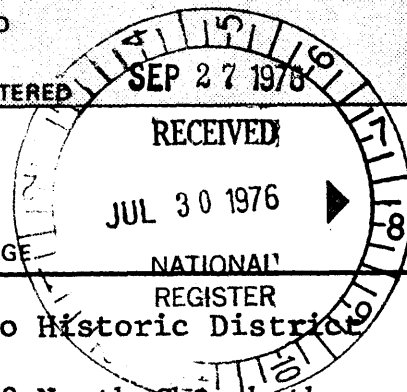
Ochoa, Steven Troy, Tucson, August 11, 1975, re McCleary and Ochoa properties.

Rasmussen, Fred, Tucson, August 11, 1975, re Paseo Redondo and Main Avenue properties.

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Revised Verbal Boundary Description - El Presidio Historic District

Beginning at the northeast property corner of 223 North Church then in a southerly direction to the southeast property corner of 187 North Church then in a westerly direction to the west side of North Court Avenue then in a southerly direction to the northwest corner of Alameda and Court Avenue then westerly along the north side of Alameda to the northeast corner of Main Avenue then northerly to the north side of an extension of Paseo Redondo then westerly to the southwest property corner of 1 Paseo Redondo then northerly to the northwest corner of 226 Main then westerly to the west side of Granada Avenue then northerly to the northeast corner of Granada and Franklin then westerly to the southwest property corner of 415 Franklin then northerly to the northwest corner of 450 Granada then easterly to the east side of Granada Avenue then northerly to the southwest corner of Granada and Sixth then easterly to the east side of the alley between Granada and Main then southerly to the northwest corner of 430 Main then easterly to the east side of Main then northerly to the southeast corner of North Main and West Sixth Street then easterly along the south side of Sixth Street and Church Street to the southwest corner of North Court and Church Street then southerly to the western extension of the north property line of 157 Franklin then easterly to the east side of Perry then northerly to the southeast corner of Perry and Church Street then southerly along the west side of North Court to the southeast corner of Court and Franklin Street then easterly to the northeast corner of 328 North Church then southerly to the southeast corner of the same property then westerly to the southwest corner of the same property then southerly along the west side of Church to the northwest corner of 288 North Church then easterly to the northeast corner of the same property then northeasterly to the northwest corner of 283 Stone then easterly to the northeast corner of the same property then southerly along the west side of Stone to the southeast corner of 271 Stone then westerly to the southwest corner of the same property then southwesterly to the southeast corner of 288 North Church then westerly to the west side of North Church then southerly to the northwest corner of Church and Council Street then westerly to a northerly extension of the west property line of 15 Washington Street then southerly to the northwest corner of the same property then easterly to the point of beginning.

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easterly direction of the southern boundary of the 187 North Church property; porceeding from there in a westerly direction along the southern boundary of the 187 North Church Avenue property to a Point C at the intersection of an extension in a westerly direction of the south property line of the 182 North Court Avenue property to the center line of the pavement of North Court Avenue; proceeding from there in a southerly direction along the center line of the pavement of North Court Avenue to a Point D at the intersection of the center line of the pavement of Alameda Street; proceeding from there in a westerly, then southwesterly direction along the center line of the pavement of Alameda Street to a Point E at the center line of the pavement of North Main Avenue; proceeding from there in a northerly direction along the center line of the pavement of North Main Avenue to a Point F at the intersection of an extension in an easterly direction of the south property line of the 1 West Paseo Redondo property; proceeding from there in a westerly direction along the southern property line of the 1 West Paseo Redondo property to a Point G at the intersection of the western property line of the 1 West Paseo Redondo property; proceeding from there in a northerly direction along the west property lines of the 1 West Paseo Redondo property and the 216, 234, and 252 North Main Avenue properties to a Point H at the southern boundary of the 300 North Main Avenue property; proceeding from there in a westerly direction along the south property lines of the 300 North Main Avenue and 349 and 371 West Franklin Street properties to a Point I at the extension in a westerly direction of the south property line of the 371 West Franklin Street property and the center line of the pavement of Granada Avenue; proceeding from there in a northerly direction along the center line of the pavement of Granada Avenue to a Point J at the intersection of the center line of the pavement of West Franklin Street; proceeding from there in a westerly direction to a Point K at the center line of the pavement of West Franklin Street and an intersection of an extension in a southerly direction of the west property line of the 405 West Franklin Street property; proceeding from there in a northerly direction along the west property lines of the 405 West Franklin Street property and the 392, 338, and 450 Granada Avenue properties to a Point L at the north property line of 450 Granada Avenue then easterly to a Point M in the center of the pavement of Granada Avenue, then in a northerly direction to a Point N in the center of the pavement of West 6th Street, then proceeding in an easterly direction to a Point O at the western boundary of Lot 10, Block 5 in the Goldschmidts Addition, proceeding

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in an southerly direction along the western property line of Lot 10 to a Point P then easterly along the southern property line of Lot 10 to the center of Main Avenue to a Point Q, then northerly to the center of West 6th Street to Point R at the center of Main and 6th Street, then in an easterly direction to a Point S at the intersection of the center line of the pavement of North Church Avenue which emerges in a southeasterly direction from West 6th Street east of the West 6th Street and North Meyer Avenue intersection; proceeding from there along the center line of the pavement of North Church Avenue in a southeasterly direction to a Point T at the intersection of the center line of the pavement of North Court Avenue; proceeding from there in a southerly direction along the center line of the pavement of North Court Avenue to a Point U at an intersection of an extension in a westerly direction of the north property line of the 157 West Franklin Street property; proceeding from there in a southeasterly direction along the north property lines of the 157 and 143 West Franklin Street properties to a Point V at the center of the pavement of Perry Avenue; proceeding from there in a northeasterly direction along the center line of the pavement of Perry Avenue to a Point W at the intersection of the center line of the pavement of North Church Avenue; proceeding from there in a southeasterly direction along the center line of North Church Avenue to a Point X at the center of the pavement of West Franklin Street; proceeding from there in a westerly direction along the center line of the pavement of West Franklin Street to a Point Y at the intersection of the center line of the pavement of North Court Avenue; proceeding from there in a southerly direction along the center line of the pavement of North Court Avenue to a Point Z at the intersection of the center line of the pavement of Council Street; proceeding from there in an easterly direction along the center line of the pavement of Council Street to a Point AA which is a northerly extension of the west property line of Lot 4, Block 179, City of Tucson, then southerly to the intersection of the south property line of Lot 4, Block 179 at a Point BB, then westerly along the southern property line of Lots 4 and 3 of Block 179 to the center of North Church Avenue at a Point CC, then southerly to the Point of beginning.

