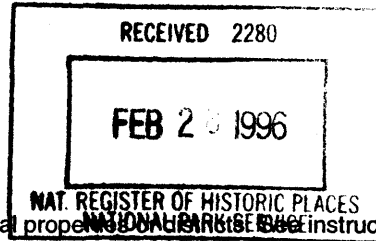


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United States Department of the Interior
National Park Service



National Register Of Historic Places
Registration Form

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

1. Name of Property

historic name Kannally Ranch

other names/site number Oracle Center for Environmental Education / Oracle State Park

2. Location

street & number Mount Lemmon Highway

not for publication

city, town Oracle

vicinity

state AZ

code AZ

county Pinal

code 021

zip code 85623

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 nationally statewide locally. (See continuation sheet for additional comments.)

James W. Garrison AFSAPD

2/21/96

Signature of certifying official/Title

Date

ARIZONA STATE PARKS

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

Paul R. Ferguson

3/29/96

Kannally Ranch
Name of Property

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County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
<u>3</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: Single dwelling

Current Functions
(Enter categories from instructions)

· Recreation & Culture: Outdoor recreation
· Social: Meeting hall
· Education: Research facility

7. Description

Architectural Classification
(Enter categories from instructions)

Spanish Colonial Revival

Materials
(Enter categories from instructions)

foundation Concrete and coarse rubble
walls Adobe covered with stucco

roof Mission tile
other N/A

Narrative Description

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

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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.

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of property on one or continuation sheets.)

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1929 - c. 1945

Significant Dates

1929

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

H. Newkirk

Primary location of additional data:

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

Name of repository:

Kannally Ranch
Name of Property

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10. Geographical Data

Acreeage of property Less than one acre (0.36726 acres)

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 2	5 2 5 0 5 0	3 6 0 7 8 3 0	3			
	Zone	Easting	Northing		ZoneB	EastingB	NorthingB
2				4			

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Stan Schuman, Pamela Dishongh, Nastaran T. Ghomi
organization CDG Architects, Ltd. date August 23, 1995
street & number 345 E. Toole Avenue, #202 telephone 520-629-9752
city or town Tucson state Arizona zip code 85701

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name Arizona State Parks
street & number 1300 Washington Street telephone (602) 542-4174
city or town Phoenix state Arizona zip Code 85007

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instruction, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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The Kannally Ranch House is a 1929 ranch house designed in the Spanish Colonial Revival Style, located in the northern foothills of the Santa Catalina Mountains, near Oracle, Arizona. The property, on which the house sits, consists of over 400 acres owned by the Arizona State Parks Board. Although many people continue to refer to the property by its historic name, Kannally Ranch, the current name is Oracle Center for Environmental Education, Oracle State Park. The house is a two-story, mud-adobe building distinguished by asymmetrical facades, a multi-level, intersecting gable roof, and a central, square-shaped tower with a hip roof on the front elevation. It was occupied by the Kannally family from the time of its construction until 1975. However, the house functioned solely as a social and entertainment area. It consists of gathering and dining areas and a kitchen, and does not contain any bedrooms. Floorplans for a bedroom addition were executed, however, construction never took place. Rather, the family's sleeping quarters remained in the original c. 1903 Kannally family homestead.

The materials, layout, and details found throughout the house reflect Spanish as well as Moorish influence. Hand-painted, Arabesque-style friezes and Spanish influenced, wrought-iron light fixtures imported from Mexico exemplify the various details representing the architectural style.

The Kannally Ranch House is of mud-adobe construction with concrete stem walls. Exterior walls are covered with stucco in a light sand finish, with wood cornices located under the sheet metal gutters. The house is built on a sloping grade so that the main entrance, at the south elevation, is located at grade level on the upper floor. The lower floor emerges above grade as the site slopes downward to the north. The roof is constructed of sheathed tongue-in-groove wood finished with red mission tile, and the foundation consists of poured concrete. All chimneys are of brick construction.

A graded, dirt road surrounded by chaparral landscape winds from the Mount Lemmon Highway to the ridge of a prominent hill on which the ranch house sits. The road terminates at a white, stucco-covered, multi-level, mud-adobe perimeter wall that surrounds the house and adjoining gardens. Beyond the perimeter wall, to the north, is a steep stretch of hillside upon which sit two white cottages, the original homestead (circa 1903) and a guest cottage (circa 1910). Since the main house had no bedrooms, the cottages evolved into sleeping quarters. The cottages, roofed with corrugated metal, have adobe chimneys. Beyond them, corrals of thin mesquite logs sandwiched between bleached posts line either side of a broad wash. Along the wash, a pump house and low-pitched barn are located. A windmill remains standing in the near distance.

The house is laid out in a modified rectangular plan and is oriented in an east to west direction. It is narrow, only one room wide throughout, and on the south faces a broad, gravel covered vehicle courtyard. The plan is comprised of two stories; however, due to the slope of the land, the main floor is divided into three distinct levels. Each of these main levels are connected by narrow passageways and winding stairs. The lower story contains the basement and occurs below grade from the front (south) elevation and above grade from the rear (north) elevation. The highest of the main levels consists of the entry porch, and is the easternmost room in the house. Stairs descend six feet from the northwest corner of the entry porch to a hallway leading west into the living room. From the northwest corner of the living room, one enters another hallway leading north to a set of three steps descending two feet and curving to the west. The stairs lead into a hall off of which a bathroom is located to the north, and to the south another set of stairs descend to the basement. The hallway curves north then west, opening into the dining room. West of the dining room is the butler's pantry, and further west is the kitchen. The basement is entered via stairs descending from the hallway noted above. A downstairs hall leads west into a basement room. West of this room is the maid's room. Two full bathrooms are located in the basement. The maid's sleeping porch, in the westernmost section of the basement, is entered through an exterior door off the lower terrace. An interior window connects this room with the maid's room to the east. A flagstone porch covered with mission tile roof extends from the west end of the front facade. The porch is framed with heavy timber. The 12' x 12' posts are capped with a

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decorative corbel and beam, and 4" x 6" rafters support tongue-in-groove decking. Decorative attic vents are located along gable ends, and the chimneys feature chimney pots.

The original cabinets and cupboards in the kitchen and butler's pantry remain intact. The casework is simply detailed: painted wood with glass knobs on the cupboards and wrought iron drawer pulls. The hardware is intact and functional. Counter tops are made of pine or white ceramic tile with black nosing. A built-in Kelvinator icebox along the north wall of the butler's pantry is original to the house. Two fireplaces are located in the house, one in the living room and one in the dining room. Both fireplaces are stucco over brick. Each has a low hearth of red brick laid in a herringbone pattern. The brick-lined fire-boxes are very broad and tall. The living room fireplace is set partially to the interior and partially to the exterior and occupies the center of a wall. This fireplace has an exterior wrought iron clean-out door and an adjacent wood trap door for bringing wood into the house. The dining room fireplace occupies a corner and features a plaster overhang. Neither fireplace has a mantel.

Extending from the house, terraced patios and gardens within the exterior perimeter wall formalize the immediate setting of the main ranch house. There are three major terrace levels within the perimeter wall. The highest terrace level (to the south of the house) is a gravel-covered vehicle courtyard surrounded on the south, east and west by a four-foot high adobe wall (the perimeter wall). The middle terrace to the east of the house is located off of the living room. It is paved with two-inch thick, rectangular clay pavers laid in a herringbone pattern. Large planter areas accommodate trees and shrubbery. A hand-painted, ceramic tile mosaic of a Classical-style urn is located along the south retaining walls. In addition, a small, arched opening is located along the east perimeter wall in this area. The middle terrace to the west of the house is located off of the dining room. It features stepped planters flanking a set of concrete steps leading down from the vehicle courtyard to the flagstone porch. The porch structure extends out to an uncovered concrete and flagstone patio area, bordered by a three foot high adobe wall (the perimeter wall) capped with a one-foot high wrought iron railing. The lower terrace, at the basement level, is paved with two-inch thick, rectangular clay pavers laid in a running bond pattern. These pavers form walkways between various planter areas. Featured along this terrace is a low, stucco-covered concrete lily pond integrated into the south retaining walls. A rain scupper located in the retaining wall and centered directly above the pond, acts as a fountainhead. Also along this wall is a hand-painted, ceramic tile mosaic of the Virgin of Guadalupe featuring a border with Mexican-style motif. Hand-painted, built-in concrete benches are located below a window in the north perimeter wall. The window has a wood frame and is enclosed with wood spindles forming a screen, and wood shutters with original wrought-iron hardware.

The ranch house has undergone few changes since its construction and retains a high degree of integrity. Two renovations supervised by the Arizona State Historic Preservation Office were conducted, one in 1986 and the other in 1994. The roof tiles were replaced in 1986 by Arizona State Parks. The new tiles match closely the original material, color, and size. During the 1994 renovation by Arizona State Parks, damaged, deteriorated, or previously patched sections of the stucco covering the exterior walls were removed, and the areas repaired with a lime-based mixture compatible with the original stucco composition. The original flagstone at the west porch was also removed during the renovation due to drainage problems that posed a potential threat to the building's structural stability. Unfortunately, there was no way to remove the original flagstone without destroying it. Therefore, the original stone was replaced with flagstone of similar color, shape, and texture and laid in a similar pattern. Because of inadequate drainage around the building perimeter, additional ground drains were placed in several locations to assure proper drainage away from the building and the terraced areas within the exterior perimeter walls. Existing underground drains were repaired or replaced as required, and the existing gutters and downspouts were also repaired and cleaned. As a result of the 1994 renovation, the exterior of the building was restored and proper drainage away from the house and patio areas was accomplished.

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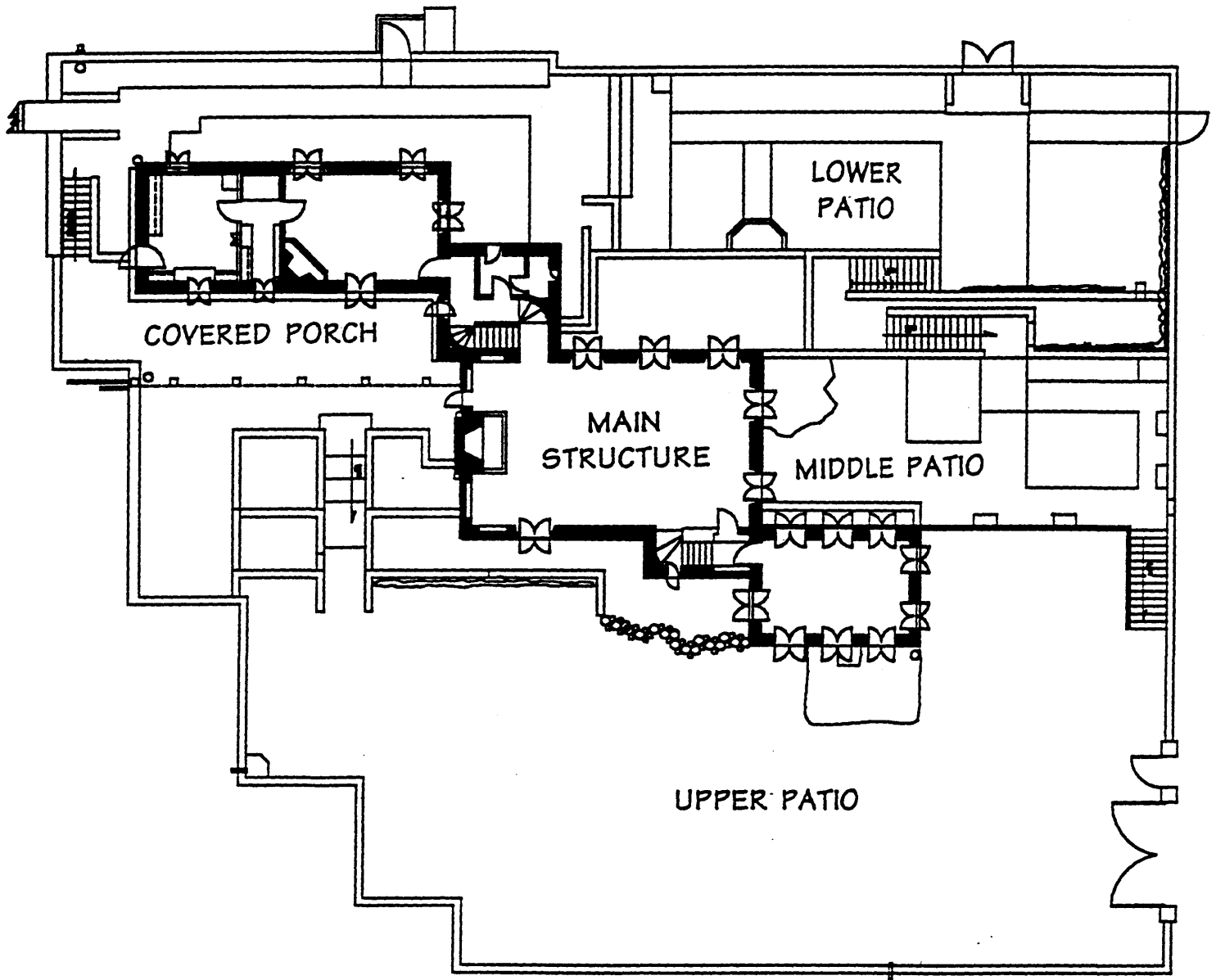
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SITE PLAN

N.T.S.



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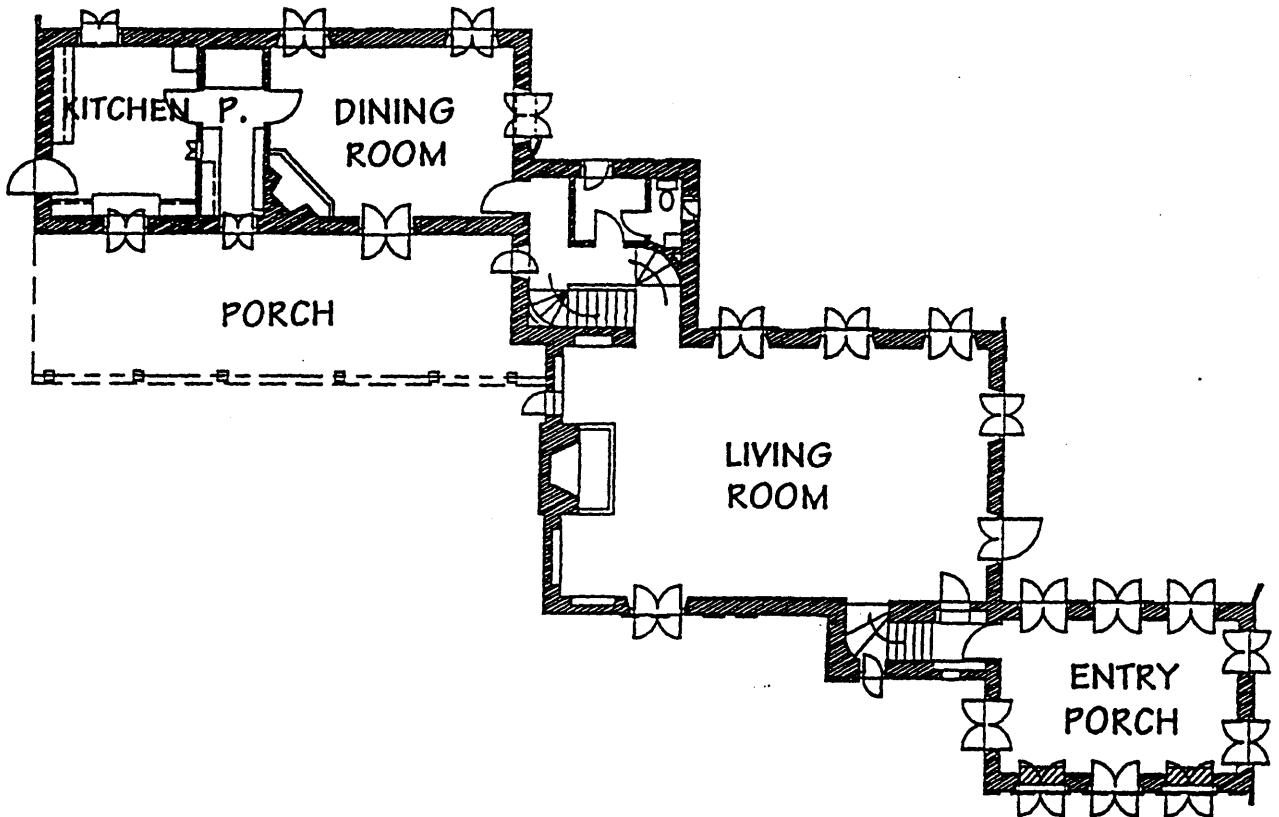
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MAIN FLOOR



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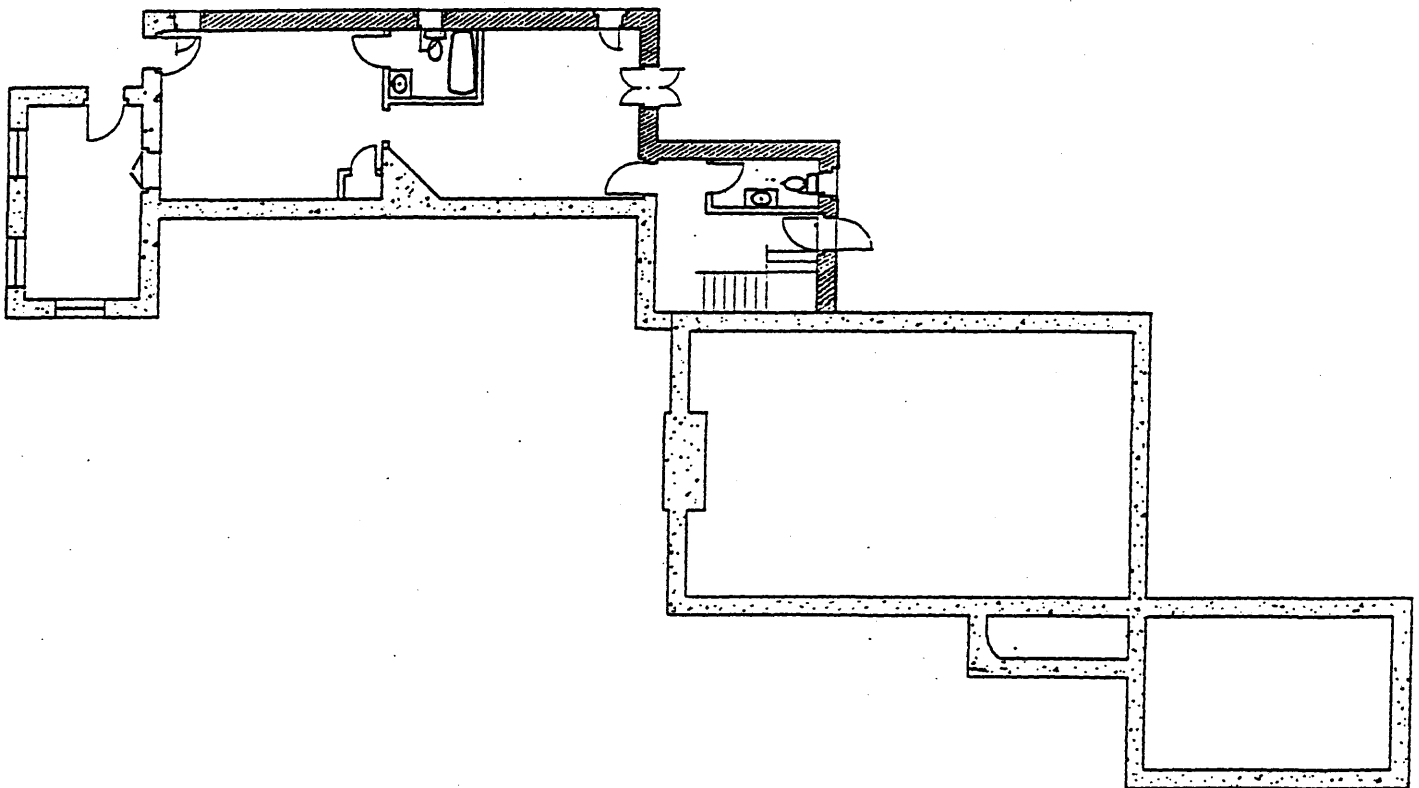
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BASEMENT



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Photo Location Plan

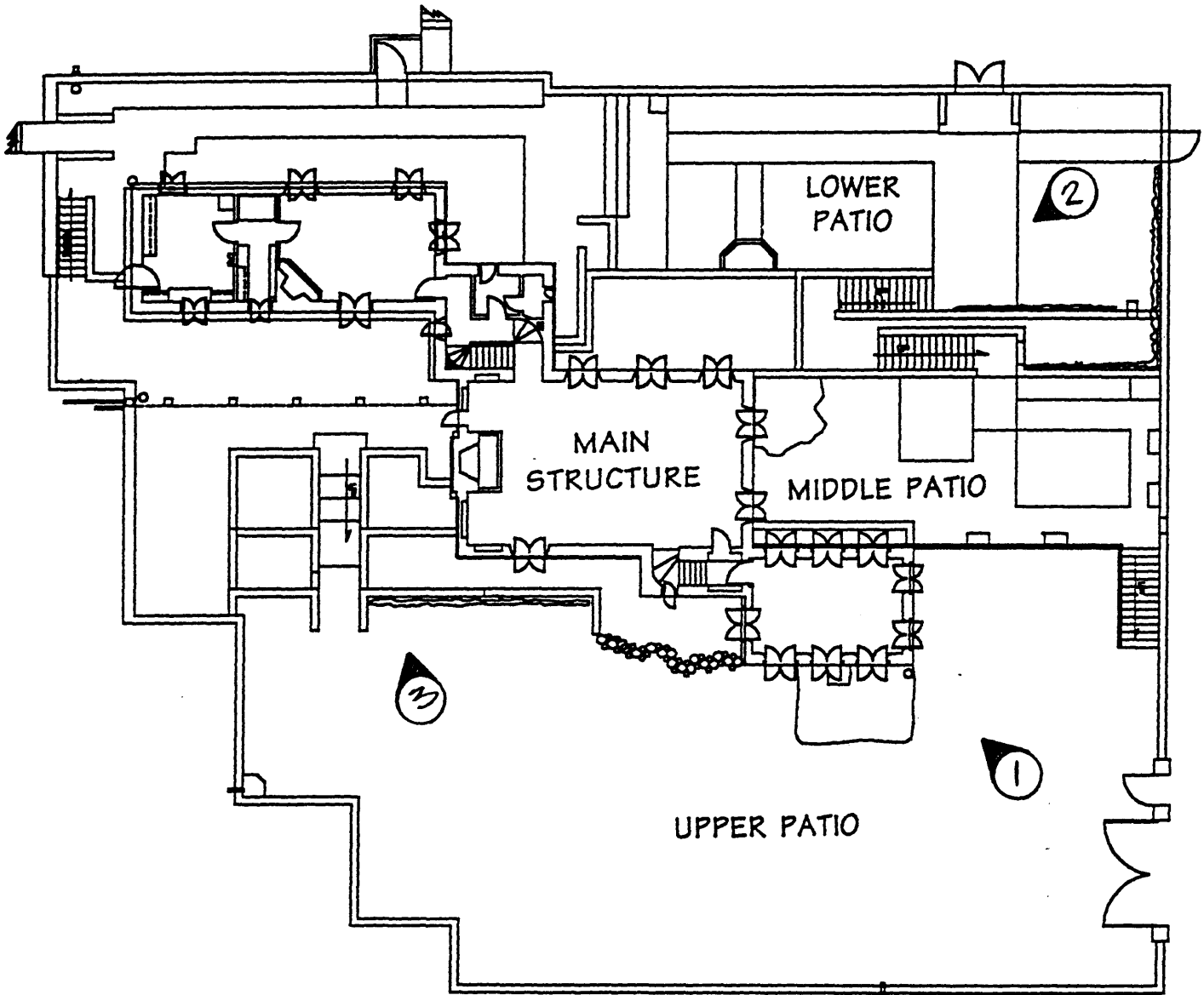


PHOTO LOCATION



N.T.S.

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The Kannally Ranch House is significant under Criterion C as a notable example of a Spanish Colonial Style house and for the use of unstabilized mud-adobe brick construction. Located near Oracle, a small town north of the Santa Catalina Mountains in southern Arizona, the Kannally Ranch was founded when Neil Kannally purchased a few head of cattle and the quarter section of the McCarvis Ranch in 1903. Neil Kannally moved to Arizona from Sterling, Illinois for relief from tuberculosis. Since its completion in 1932 until the Kannally family ceased to occupy the home in 1975, the ranch house was one of the most prominent buildings in Oracle, serving as headquarters to one of the largest and most prosperous ranches in the community as well as the venue to some of the most lavish social gatherings held in southern Arizona. The imposing adobe structure, carefully maintained and well-preserved, currently serves as office and meeting space for the Oracle Center for Environmental Education.

Two years after Neil Kannally purchased the ranch, other members of the Kannally family traveled from the Midwest to Arizona; five brothers and two sisters ultimately arrived in Oracle. Brothers Neil and Lee operated the ranch and the family's holdings grew substantially in size and by 1910 the ranch covered 78 sections (49,920 acres). The property included the entire town site of present day San Manuel and extended to the San Pedro River. Between 1910 and 1920, as many as 1100 head of cattle were run on the ranch. In the 1930s the area was subjected to a prolonged drought, and the size of the herd significantly declined, never again reaching that of earlier decades. During the years that followed, the Kannally children began selling off parts of the ranching business, and their holdings were reduced to 4,000 acres. When the last surviving member of the family, Lucile Kannally, died in 1976, her will provided for the transfer of the property to the Defenders of Wildlife. The Defenders of Wildlife donated the ranch to Arizona State Parks Board in 1985.

The original Kannally homestead was constructed circa 1903. It was a small adobe home that was later enlarged with frame additions. The house still stands and currently serves as a park maintenance shop. The Kannallys constructed an additional, frame cottage circa 1910 to be used by guests. This building also remains standing and currently serves as a staff residence.

The main ranch house was designed by a Louisville, Kentucky architect, H. Newkirk, and was built between 1929 and 1932 for a cost of \$30,000.00. Historic blueprints indicate that the original site plan for the house and gardens incorporated a more formal, geometric garden than was executed. Plans for a separate 62'-0" x 28'-0", two-story addition (with four bedrooms, two bathrooms, and a billiard room) were also prepared by Newkirk in 1937 but were never constructed.

The Kannally House portrays an excellent example of a Spanish Colonial Revival Style residence with characteristics such as a low pitched, tile covered roof, stucco walls, bell tower, Moorish details, and asymmetrical facade exemplifying the style. Although the Spanish Colonial Revival Style was still quite popular in the southwest during the 1930s, the degree of craftsmanship and artistry employed in the design and construction of the Kannally House makes it unique among southern Arizona ranch houses.

Traditional ranch homes in the southern Arizona vicinity were simple, rectangular structures, usually constructed of adobe. During the early part of the 20th century there was a burst of expanding ranches with many ranchers either adding on to or remodeling the older homes or constructing new ones. Most of the new homes that were built after the railroad came to Tucson in the 1880s were constructed with wood or brick, materials made newly accessible to the area by the freight carriers. Even though the newer ranch houses were larger and more Anglo-American in appearance than their Spanish-influenced predecessors, most of the homes were built in a simple, vernacular style by local craftsman employing few, if any, details. Few southern Arizona ranch houses displayed the high degree of design and excellence in craftsmanship present at the Kannally House, with its custom-designed, locally produced, hand-wrought hardware, hand-painted frescoes (by Lee Kannally), and imported materials from as far away as Oregon, Vermont and Mexico. The house, modeled after a house that members of the Kannally family saw while traveling in southern Europe, is not typical of Southwestern ranch houses, and the execution of the many stylistic details found throughout the house represents a notable achievement for local craftsmen.

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A similarly noteworthy achievement is the construction of the house using unstabilized mud-adobe bricks manufactured on-site. Not only was mud-adobe construction an uncommon building tradition by the 1930s, but its use as a building material on a site as steeply sloped as the Kannally site was an extremely rare and praiseworthy engineering feat. The use of mud-adobe was a common, historic building tradition in southern Arizona. However, after the advent of the railroad in Tucson in the 1880s, construction was commonly of wood or brick. Due to adobe's decrease in use after the 1880s as well as its unstable material properties, only a small percentage of historic, mud-adobe homes have survived intact. The Kannally Ranch House is one of the select few that have survived, and the house and grounds have undergone very few changes over the years. Today the Kannally Ranch House retains its historic character and continues to serve as a well-preserved example of the Spanish Colonial Revival Style and a focal point for early 20th century ranch life.

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McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred A. Knopf: New York, NY. 1984.

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National Park Service, U.S. Department of the Interior. Guidelines for Completing National Register of Historic Places Forms. National Register Bulletin 16. U.S. Government: Washington, D.C.

Oracle Center for Environment Education. Various manuscripts, newspaper clippings, reports, typed oral interviews, blueprints and maps. Oracle, AZ.

Phillips, Steven J. Old House Dictionary: An Illustrated Guide to American Domestic Architecture 1600 to 1940. American Source Books: Lakewood, CO. 1989.

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Stewart, Janet Ann. Arizona Ranch Houses: Southern Territorial Styles, 1867-1900. University of Arizona Press: Tucson, AZ. 1987.

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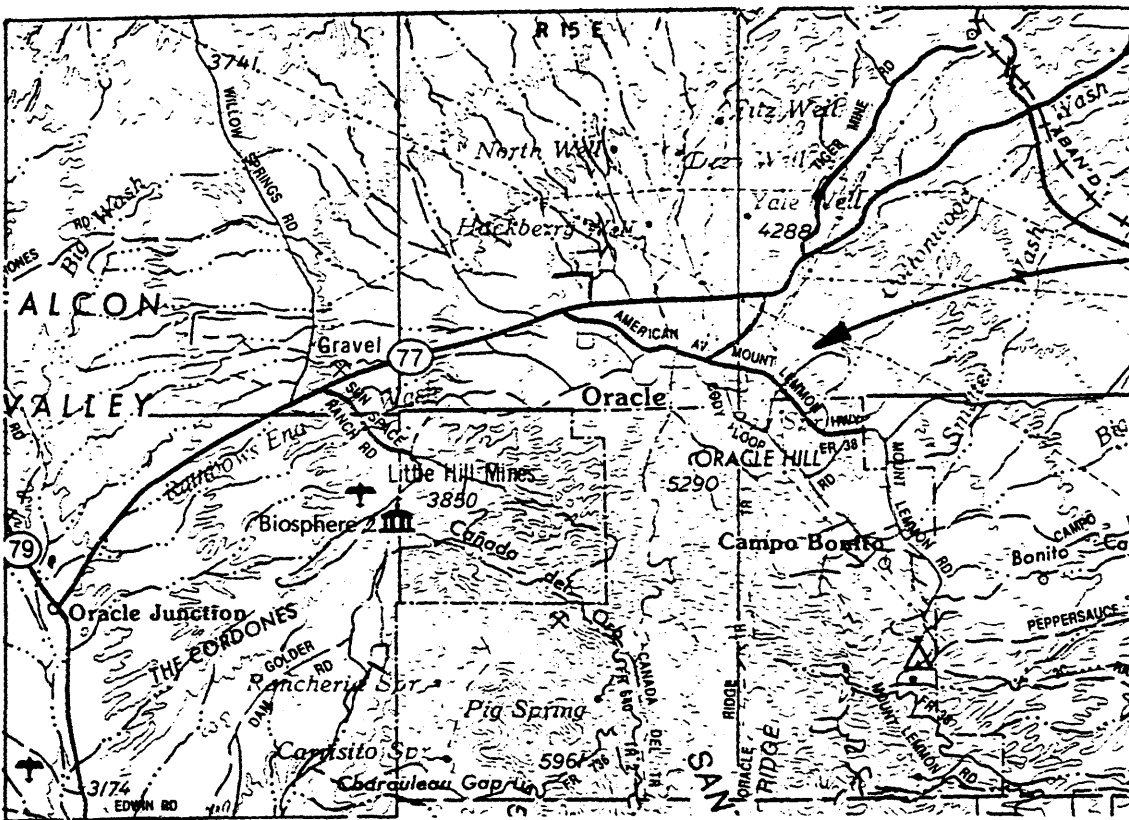
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Verbal Boundary Description:

A portion of the Southeast Quarter, of the Southeast Quarter, of the Northwest Quarter of Section 32, Township 9 South, Range 16 East, G. & S. R. B. & M., Pinal County, Arizona.

Boundary Justification:

The nominated property includes the main ranch house and gardens within the perimeter walls.



PROJECT LOCATION



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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 96000307

Date Listed: 3/29/96

Kannally Ranch
Property Name

Pinal
County

AZ
State

N/A
Multiple Name

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


Signature of the Keeper

3/29/96
Date of Action

Amended Items in Nomination:

Certification:

The property was evaluated at the local level of significance and was submitted as a nomination that meets the National Register criteria and the procedural and professional requirements set forth in 36 CFR Part 60. [The State Certification Box was not fully completed, but the SHPO's cover letter verified this information.]

Resource Count:

The correct resource count is one (1) contributing building. [The 1929 house and its immediate gardens.] The outbuildings located on the property are not included at this time.

Verbal Boundary Description:

The boundary description is amended to add: "The boundaries conform to the outer walls of the main house's patio and gardens, as shown on the attached site plan."

This information was confirmed with Reba Grandrud of the AZ SHPO.

DISTRIBUTION:

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