

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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001195 Date Listed: 10/17/94

Tubac Townsite Historic District  
Property Name

Santa Cruz County AZ State

N/A  
Multiple Name

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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.

*Robert J. Lee*  
Signature of the Keeper

10/17/94  
Date of Action

Amended Items in Nomination:

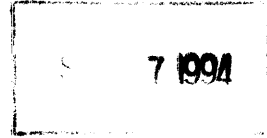
**Statement of Significance:** Under Significant Person, the word "multiple" is removed.

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

**DISTRIBUTION:**

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

United States Department of the Interior  
National Park Service



INTERAGENCY COORDINATION DIVISION  
NATIONAL REGISTER OF HISTORIC PLACES

# 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 information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Tubac Townsite Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number N. & W. Townsite Bdrys., Presidio Dr. on S. & E. not for publication \_\_\_\_\_  
city or town Tubac vicinity \_\_\_\_\_  
state Arizona code AZ county Santa Cruz code AZ 023 zip code 85646

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

James G. ... ARIZONA 3/15/93  
Signature of certifying official Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:

- entered in the National Register Burwell 4 Res  
    \_\_\_ 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): \_\_\_\_\_

fm  
Signature of Keeper

10/17/94  
Date of Action

**5. Classification**

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

- private
- \_\_\_ public-local
- public-State
- \_\_\_ public-Federal

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

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

**Number of Resources within Property**

| Contributing | Noncontributing     |
|--------------|---------------------|
| <u>21</u>    | <u>20</u> buildings |
| ___          | <u>2</u> sites      |
| ___          | ___ structures      |
| ___          | ___ objects         |
| <u>21</u>    | <u>22</u> Total     |

**Number of contributing resources previously listed in the National Register** 2

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

Historic Resources of the Tubac Settlement, 1730 to 1920

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## 6. Function or Use

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### Historic Functions (Enter categories from instructions)

|                      |                              |
|----------------------|------------------------------|
| Cat: <u>DOMESTIC</u> | Sub: <u>Single Dwelling</u>  |
| <u>DOMESTIC</u>      | <u>Multiple Dwelling</u>     |
| <u>DOMESTIC</u>      | <u>Institutional Housing</u> |
| <u>COMMERCE</u>      | <u>Department Store</u>      |
| <u>SOCIAL</u>        | <u>Meeting Hall</u>          |
| <u>GOVERNMENT</u>    | <u>Post Office</u>           |
| <u>EDUCATION</u>     | <u>School</u>                |
| <u>RELIGION</u>      | <u>Religious Structure</u>   |

### Current Functions (Enter categories from instructions)

|                                       |                             |
|---------------------------------------|-----------------------------|
| Cat: <u>DOMESTIC</u>                  | Sub: <u>Single Dwelling</u> |
| <u>DOMESTIC</u>                       | <u>Multiple Dwelling</u>    |
| <u>COMMERCE</u>                       | <u>Department Store</u>     |
| <u>RELIGION</u>                       | <u>Religious Structure</u>  |
| <u>RECREATION &amp; CUL-<br/>TURE</u> | <u>Museum</u>               |
| <u>LANDSCAPE</u>                      | <u>Park</u>                 |

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## 7. Description

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### Architectural Classification (Enter categories from instructions)

Other: Adobe Row House  
Colonial Revival  
Georgian Revival

### Materials (Enter categories from instructions)

foundation STONE  
roof ASPHALT  
walls ADOBE  
  
other WOOD; Shingle    WOOD; Log  
METAL; Steel

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

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## 8. Statement of Significance

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**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.)

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

**Areas of Significance** (Enter categories from instructions)

ARCHITECTURE  
COMMUNITY PLANNING AND DEVELOPMENT  
EXPLORATION/SETTLEMENT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance** 1854-1920  
1876-1920  
1854-1889

**Significant Dates** N/A  
1882, 1913  
1857

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

**Cultural Affiliation** N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder** Unknown  
\_\_\_\_\_

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

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**9. Major Bibliographical References**

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

**Previous documentation on file (NPS)**

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

**Primary Location of Additional Data:**

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

**10. Geographical Data**

**Acreage of Property** 17.8 Acres

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

| Zone | Easting   | Northing      | Zone | Easting   | Northing       |
|------|-----------|---------------|------|-----------|----------------|
| 1    | <u>12</u> | <u>495475</u> | 3    | <u>12</u> | <u>3497475</u> |
| 2    | <u>12</u> | <u>495875</u> | 4    | <u>12</u> | <u>3479125</u> |

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 Jim Woodward, Architectural Historian

organization Woodward Architectural Group date September 1992

street & number 398 South Mill Avenue, Suite 202 telephone (602) 829-7571

city or town Tempe state AZ zip code 85281

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

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

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

**Property Owner**

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

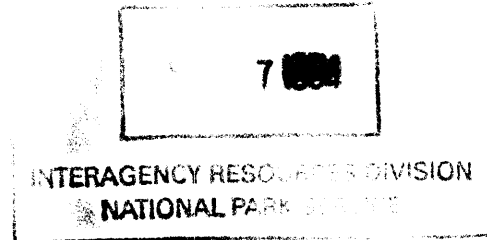
name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**



Section 7 Page 1

Tubac Townsite Historic District  
name of property

Santa Cruz/Arizona  
county and State

Historic Resources of the Tubac Settlement,  
name of multiple property listing 1730 to 1920

**Description**

The Tubac Townsite Historic District is a collection of buildings that are located in the central portion of the original townsite. The district embodies an informal, rural character with paved roads, and low density groupings of buildings. The district has as its focal point two large buildings; St. Anne's Church and the Tubac Schoolhouse. Adjacent to those buildings is the Tubac Presidio Ruin and nearby Interpretive Center. The remainder of the buildings front on streets that extend around the school, church, and ruin.

The district retains a high degree of integrity of setting, design and materials. Integrity of the setting relates to the organization of the buildings around the presidio ruin which has been a characteristic of the American settlement's composition since the 1860s. All of the buildings are constructed of adobe, and most still possess the visual characteristic of the material. The majority of the historic buildings in the district still convey their original qualities of design, relating either to the Adobe Row House or the early twentieth century Colonial Revival type. Collectively, those buildings still convey a sense of the appearance of Tubac in the years prior to 1920.

**THE SETTING OF THE TUBAC SETTLEMENT**

Tubac is located in southern Arizona, 45 miles south of Tucson and 21 miles north of Nogales on the Arizona-Mexico international border. The town is situated in the upper Santa Cruz River Valley on the west bank of the river. The valley extends north and south between the Tumacacori Mountains to the west and the Santa Rita Mountains to the east.

The Santa Cruz River, with its headwaters in the San Raphael Valley, Arizona, flows generally northward into south central Arizona and is a tributary of the Gila River. The terrain of the Santa Cruz River Valley near Tubac is characterized as a transition area of the upper Sonoran Desert vegetation zone and Grasslands vegetation zone. The area is dominated by the natural landscape, which combines grassy hills with high desert vegetation and cacti. The vegetation along the river is dense in many places and is characterized by thick growths of mesquite trees.

The landscape at Tubac's location near the river is composed of a gently rolling terrain broken by intermittent washes, or arroyos, tributary to the river. The hills at the Tubac settlement break near the river's edge and form finger like terraces that descend to the river valley floor. The settlement's historic development occurred on the tops of these hills and west of the terraces and the river.

**DESCRIPTION OF THE SPANISH COLONIAL PERIOD SETTLEMENT**

Archaeological investigations and research conducted by the Center for Spanish Colonial Archaeology has provided substantial information concerning the composition of the Tubac settlement from the 1730s through the 1850s.

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The Tubac settlement developed historically in two distinct areas which are separated by a large wash extending roughly west to east. The two neighborhoods, or barrios, that developed on each side of this natural barrier emerged as early as the 1730s and 1740s. During that period, the Indian village began being settled by Hispanics and was used as a mission farm associated with the Jesuit mission at Guevavi.

Although periodically abandoned and re-occupied, the Tubac settlement of the Spanish Colonial period developed into a village with over 60 buildings. Most of these were located in the south barrio. The colonial settlement of the mid to late 1700s took on a somewhat informal appearance in terms of locations of buildings and roadways. Traditional elements of the Hispanic settlement, however, were evident. The primary element was the plaza: an expanse of open area adjacent to a main roadway and surrounded by buildings. The major roadway connecting Tubac with Tumacacori and central Mexico extended north across the arroyo near the east side of the plaza. Another plaza existed east of the main roadway on a hill near the arroyo.

The northern barrio of the Tubac settlement was distinguished by the presidio structures, built beginning in 1752, and the adobe Church of Santa Gertrudis de Tubac, built in 1767. These were apparently the focal buildings of another plaza for this part of the settlement. The major east-west and north-south roads intersected at the church and presidio locations. Less than twenty structures existed in the northern barrio.

The presidio at Tubac can best be described as a garrisoned community, rather than a "fort" as the name would imply. As at several other Spanish garrison sites, the presidio at Tubac was not a formal fortification, but rather the outpost was a collection of facilities that were necessary to serve the entire community. As such the "presidio" was more of an institution, one that served the needs of colonists as well as the military.

**DESCRIPTION OF TUBAC DURING THE AMERICAN SETTLEMENT PERIOD**

The physical appearance of Tubac during the American settlement period and up to the early 1880s was one of deterioration and disorganization of the village. Less than 30 habitable structures existed in the 1850s. By 1882, the number of buildings standing may have been less than fifteen.

The north and south roadway, the same that had been used in the colonial period, provided the axis for the settlement. Adobe structures faced this thoroughfare along the southern barrio and up to a plaza located south of the presidio structures.

Portions of the presidio's captain's quarters and barracks were apparently habitable in the late 1850s and 1860s, and were used for a time as the quarters for Charles D. Poston's mining and exploration company. While reports indicate that a hotel and mercantile stores were in operation after 1859, it is unclear if they were located in earlier buildings or if they were built at that time. The same evidence holds true for the building that housed the Weekly Arizonan press in 1859.

The re-occupation of Tubac in the late 1870s revolved around the efforts of Henry Glassman and Isaac Goldberg to open a hotel



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and store at Tubac. In addition, another pioneer of the period, T. Lillie Mercer, also began business interests in the village. Sabino Otero, whose family is associated with Tubac as early as the 1820s, also had businesses in the settlement. Current information suggests that Glassman Goldberg, Mercer, and Otero were constructing new buildings for their enterprises during this period. The possibility exists that some of these buildings were built over, or as a part of pre-1860 structures.

The results of the 1870s re-occupation efforts created a distinct main street in Tubac, with all of the businesses facing the thoroughfare. The street was east of the presidio along the historic colonial highway. By that time, both the presidio structures and the church were described as ruins.

The first survey of townsite for Tubac, completed in 1882, delineated a grid pattern of 58 blocks, each roughly 300 by 300 feet. Roadways and streets were laid out in 60 and 80 foot widths. The 1882 townsite plan had very little relationship to the existing buildings in the settlement. The grid of blocks, lots, and streets was simply transposed over the landscape, leaving such structures as the Santa Gertrudis Church ruin near the middle of a roadway. The Glassman, Mercer, and Otero business buildings, which were aligned adjacent to each other on lots facing on Main Street, were the exceptions to this inconsistency of the townsite plan. This suggests that Mercer, who directed the townsite effort, and others fit the grid to their building locations and disregarded the other buildings in the townsite of lesser importance to their own objectives. The fact that the townsite was completely replatted in 1913 more in conformance to the existing conditions of the settlement suggests that little of the 1882 townsite plan was actually implemented in terms of how the buildings developed.

The Tubac Townsite 1913 plat map most likely more accurately portrayed the appearance of the community in the years after 1882. The town was mostly a grouping of buildings surrounding the presidio, church ruin, and plaza. Some buildings existed to the south of the plaza, but still north of the wash, and the remaining buildings were dispersed along the southwest area of the townsite, along the road to Tumacacori.

The 1913 plat map shows twelve large and irregular shaped blocks, which were divisions of land separated by existing roads and The Santa Cruz River. The earlier Main Street, a. k. a. the Colonial highway, was called Broadway Avenue. A roadway called Salero Avenue extended east-west about 300 feet south of the plaza area. River Street formed the other east-west street aligning with existing buildings that faced the north side of the presidio ruins. Six of the large blocks were subdivided with lots. Those blocks were located with boundaries adjoining Broadway and Solero Avenues and River Street. The shape of many of the lots suggest strongly that buildings existing in those parcels and the plat survey were made to accommodate the structures and ownership pattern. Most likely the townsite contained between 20 and 25 structures in 1913. The core buildings in the community continued to be those located along River Street and Broadway facing the presidio ruin and plaza.

An amended plat of the townsite was prepared in 1916. It was principally a resubdivision of the twelve large blocks into eighteen blocks separated by three additional north-south roadways. Most of the resubdivision occurred on blocks by the Santa Cruz River that were not split into lots on the 1913 plat. One exception is the survey of the state highway connecting Tucson to Nogales. It extended south along the west edge of the townsite, approximately 200 yards west of St. Anne's Church. The

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Tucson-Nogales Highway, known as State Route 89, existed at that location from 1916 through the 1930s.

The alignment and survey of State Route 89 at Tubac precipitated the constructions of a store building by James T. Garrett on the west side of the road in 1914, followed by the construction of his home adjacent to the store in 1917. The post 1916 appearance of Tubac also included the construction of Otero Hall south of the presidio site in 1914 and the reconstruction of St. Anne's Church in 1917.

**THE CURRENT APPEARANCE OF THE TUBAC TOWNSITE HISTORIC DISTRICT**

The current character of Tubac is similar to its appearance at the end of the historic period of significance in 1920. Some buildings in the central townsite are no longer standing. Almost all buildings that existed south of the wash in 1920 are gone or represented by ruins. New construction exists in the townsite area surrounding the church, school, and presidio ruins. Principal post-historic buildings include the Tubac Presidio State Park Interpretive Center, the Presidio Art gallery building, a two building complex north of the Garrett Store used as a gallery and shop, and a large adobe row house style retail shop on the southwest corner of River Street and Broadway.

The historic district encompasses the central area of Tubac Townsite. The south boundary is the north boundary of Baca Float No. 3 Land Grant approximately 300 feet south of River Street. The north boundary is generally aligned with the north boundary of the townsite. The western edge of the district is also aligned with the west townsite boundary. The eastern edge of the district extends roughly 200 feet east of Broadway Avenue. There are a total of 41 buildings within the district boundaries. There are also two excavated archaeological sites: the Presidio Ruin and Site and the Otero House site. Other archaeological sites have been identified and located within the district boundary.

A total of 24 pre-1920 buildings are located in the district. All of these buildings were constructed after 1857 and have strong associations with the American Settlement Period in Tubac's history. The earliest buildings were built beginning in the New Mexico Territorial Period (1854 to 1863) and are principally associated with the efforts of Charles D. Poston and his associates to develop mining interests in the area. Some buildings may have been built during the early Arizona Territorial Period (1863 to 1876) and are associated with the activities of the U. S. military at Tubac from 1862 to 1871. The majority of the buildings in the district relate to the Townsite Development Period (1876 to 1920), with the most active construction period occurring from about 1904 to 1920.

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**INVENTORY OF HISTORIC BUILDINGS**

The following is a listing of the historic buildings in the Tubac Historic District, their inventory numbers and dates of construction.

|         |                                 |              |   |
|---------|---------------------------------|--------------|---|
| TB-01   | Tubac School House              | 1885         | <b>* Non-Contributing<br/>Resources</b> |
| TB-02   | St. Anne's Church               | 1917         |   |
| TB-03   | Otero Social Hall               | 1914         |   |
| TB-04   | Tubac School Storage Building   | ca.1910      |   |
| TB-05   | Tubac School Pumphouse Building | ca.1920      |   |
| * TB-06 | Adobe House                     | ca.1885-1890 |   |
| TB-07   | Rojas House                     | ca.1882-1893 |   |
| TB-08   | Rojas Adobe Building            | ca.1882-1893 |   |
| TB-09   | House                           | ca.1910      |   |
| * TB-10 | House                           | ca.1882-1913 |   |
| * TB-11 | House                           | ca.1900-1913 |   |
| * TB-12 | Pueblo Revival Style House      | ca.1935-1942 |   |
| TB-13   | Adobe House                     | ca.1857      |   |
| TB-14   | Adobe House                     | ca.1857      |   |
| TB-15   | Adobe House                     | ca.1898-1913 |   |
| TB-16   | Julio Gomez House               | ca.1913-1927 |   |
| TB-17   | Lowe House / Post Office        | ca.1904      |   |
| TB-18   | Adobe House                     | ca.1920      |   |
| TB-19   | Adobe Ruin                      | ca.1900-1913 |   |
| TB-20   | Well House                      | ca.1900-1913 |   |
| TB-21   | Adobe House                     | ca.1900-1913 |   |
| TB-22   | Pedro Herraras House            | ca.1860      |   |
| TB-23   | Adobe Row House                 | ca.1860      |   |
| TB-24   | Garrett Store                   | 1914         |   |
| TB-25   | Garrett House                   | 1917         |   |

There are 25 historic buildings in the Tubac Townsite Historic District. Twenty-one of those buildings are contributing resources. Three buildings including TB-06, an Adobe House; TB-10, an Adobe Row House; and TB-11 an Adobe House, are non-contributing because they have had modifications that detract significantly from their historic appearance. In addition, the Pueblo Revival Style House, TB-12, built ca. 1935-1942, post-dates the period of significance of the district and is also considered a non-contributing resource. The 16 remaining post-1920 buildings in the district are considered non-contributing resources. All were built after 1948. They are identified and located on the accompanying historic district map. The ratio of non-contributing buildings to the total number of buildings in the district is 4.9 to 5.1.

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**ARCHITECTURAL CHARACTER**

The Tubac Townsite Historic District is distinguished by a collection of adobe buildings that exemplify the two dominant property types found in the area. Those are the Adobe Row House of the Pimeria Alta and the Tubac Townsite Period Architecture. Each are readily distinguished from each other by style and form, although their periods overlap.

Several buildings in the district illustrate the Adobe Row House archtype, with its linear, single story massing punctuated by discrete windows and doors. Among the best examples are TB-23, an Adobe Row House; TB-22, the Pedro Herreras House, and TB-07, Rojas House.

The Adobe Row House (TB-23) is exemplary of this property type. It was built ca. 1860 and possesses most of the elements typical of an adobe row house including a long street facade built up to the property line, flat roof, and exposed adobe blocks. The windows are also typical of the period, with six over six double hung sash framed in the wall supported above by a wood lintel. The Herreras House (TB-22) and the Rojas House (TB-07) take on a similar appearance but have plastered exterior walls. The Herreras House is also a good example of the Anglo-Transitional form of the row house with its gabled roof with ridge parallel to the facade, and pitched roof veranda. Those modifications were possibly made between the late 1890s and 1910.

Although considered a ruin, the Rojas Adobe House (TB-08), located behind the larger Rojas House, still conveys the character of the Adobe Row House property type. It has exposed adobe walls, evidence of the typical doors and windows and flat roof framing system. The single room ruin also shows evidence of once being a part of a larger structure, possibly an addition to the Glassman Hotel row house.

Three other historic buildings in the district also illustrate the Adobe Row House property type, although somewhat modified from their pre-1920 appearance. The William Lowe House and Post Office (TB-17) still conveys the strong lineal feeling typical of its type, although a screened veranda obscures the rhythm of doors and windows at the facade. The discrete pattern of doors and windows of the west (ca. 1914) portion of the building are readily distinguishable and typical of the adobe row house tradition. The building also retains its feeling of composite construction, also characteristic of the adobe row house, with the slight variations in massing along the street front.

The two houses that front River Avenue at its intersection with Luger Lane (TB-13 and TB-14) were both built ca. 1857 as part of a larger row house. Both buildings have facades modifications but still retain the row house characteristics of flat roofed massing, lineal form and zero lot line setting.

Several buildings that illustrate the twentieth century Tubac Townsite Period property type, exist in the district. Distinguished by their Neo-Classical Style derivations, the buildings stand apart from the Hispanic traditional row houses. Clearly American in origin, the buildings are larger, have framed hipped or gabled roofs, and display details from Classical and Colonial architecture.

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The two best examples are the Tubac School House (TB-01) and the Otero Social Hall (TB-03). The 1885 School House is the earliest example of American influence on Tubac's architecture. Its simple design is drawn from the Georgian Revival Style. The symmetry of the building's mass and facades illustrate the style, and it is detailed with Classically derived door and window casings, crown molding, paneled doors, and a half-round attic ventilator. The rear 1907 addition is based on the Neo-Classical Style, with hipped gable roof, boxed eaves, and symmetrical facade openings.

The Otero Social Hall is a plain, Neo-Classical Revival Style building. It is built with the characteristic hipped gable roof over a rectangular plan, and has a central wood panel door with sidelights. The eave rafters are exposed, illustrating the Bungalow Style influence on its design.

Opposite Otero Hall is an Adobe House (TB-09) of similar design but on a much smaller scale. The Colonial Revival influence of its design is apparent in the symmetry of mass and primary facade and typical hipped gable roof.

Other examples of the American influence in building design include St. Anne's Church (TB-02), the Garrett Store (TB-24), and the Garrett House (TB-25). St. Anne's Church is a large, simple vernacular design with Gothic Revival details combined with Georgian Revival massing. The Garrett House shows the mixed influence of the Colonial Revival Style and the Bungalow Style. The body of the house, with its moderately pitched roof wraparound veranda and window, door and eave detailing are reminiscent of the Colonial Revival mode.

The Garrett House, is a rare local example of a two story adobe structure. Built in 1917, the house is designed in the Bungalow tradition, although the two story veranda is more in keeping with the porticos of Colonial architecture.

The architectural character of the Tubac Townsite Historic District is a well preserved representation of the two most influential stylistic models that characterized small nineteenth and twentieth century settlements in southern Arizona.

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**Statement of Significance**

The Tubac settlement is one of the most historically significant locations in Arizona. Few areas in the state embody as much association with the range of historic activities and events that influenced Arizona's eighteenth and nineteenth century development as Tubac. The Tubac Townsite Historic District is representative of much of that heritage. The district is important under Criteria A in the areas of significance of Exploration/Settlement and Community Development and Planning. Tubac exemplifies the Spanish Colonial exploration and settlement period in the southwestern United States from 1691 to 1821. It is significant in that context for its role in the development of the system of missions in southern Arizona by early Jesuit and Franciscan missionaries and explorers. In addition, it is important as a key component of Spanish Colonial military activities in the southwest from 1752 to 1821. The Tubac settlement also exemplifies the development and expansion of exploration transportation routes in the Spanish Colonial frontier as well as its direct association with the activities of noted Spanish explorer Juan Bautista de Anza.

The Tubac Townsite Historic District is also illustrative of the earliest American exploration and settlement activities in Arizona after 1849. The settlement continued its role as a part of the transportation network through the southwestern United States through 1880. It is associated with the American immigration westward as a result of the Gold Rush of 1849, with the early system of overland mail and stage routes through the region, and with the re-immigration of prospectors and mining explorers eastward from California in the 1850s. The Tubac settlement is particularly noted for its association with the earliest mining exploration in Arizona and the activities of important Arizona pioneer Charles D. Poston.

The district is also important under Criteria C in the area of significance of Architecture. The district contains an array of buildings, all constructed of adobe, that illustrate the architectural heritage of southern Arizona from 1857 to 1920. The regionally common traditional Hispanic Adobe Row House is well represented in the district. The influence of American traditions in architecture, particularly the Colonial Revival designs, are also seen and illustrate the twentieth century period in the Tubac Townsite's development. The history of the Tubac settlement encompasses over 200 years of exploration and settlement in southern Arizona and is exemplary of the state's early historic, architectural, and cultural heritage.

**TUBAC'S RE-BIRTH DURING THE NEW MEXICO TERRITORIAL PERIOD FROM 1854 TO 1863.**

The period of significance for the Tubac Townsite Historic District begins in 1854 with the United States' possession of the region and its inclusion in the Territory of New Mexico. The New Mexico Territorial period in Arizona's history lasted until 1863. Tubac's development during that period is related to the earliest American exploration and settlement of southern Arizona. The brief period, from 1854 to 1863, is defined by a series of political events that effected the jurisdictional control of southern Arizona. In 1854, the region became a part of Doña Ana County of the Territory of New Mexico, but by 1860, the area was redefined as Arizona County in the same territory with Tubac as the County Seat. Southern Arizona was declared a possession of the Confederate States of America in 1861, only to be re-acquired by the U. S. Army in 1862 and declared a territory of the United States. Finally, in 1863, the area became part of the newly created Territory of Arizona.

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The context of the New Mexico Territorial period is further defined by events related to American exploration and settlement of southern Arizona and Tubac's important role in those events. The focus of activities in the region was initial mining exploration and development by American prospectors. Tubac was the base of operations for the Sonoran Mining and Exploration Company, one of the first mining ventures in southern Arizona. Promotion of mining activities in the region and resultant exposure of its potential mineral wealth to the rest of the nation was a significant factor in the creation of the Arizona territory as separate from New Mexico.

This period in Tubac's history is often called the "Poston Period" after Charles D. Poston, who spearheaded the mining activity surrounding Tubac and did much to promote its value to the United States. Poston's lobbying efforts to have Arizona designated a separate territory earned him the name "The Father of Arizona." The re-occupation of Tubac and its development during the Poston Period was the most important era in the settlement's post Hispanic-rule history.

The period once again defined Tubac as the center of regional commerce and as a key location along a major transportation route. At its height, when Tubac's population reached 1,000 persons, the settlement boasted the publication of the first newspaper in Arizona, and was the major shipping point for mining and ranching activities in the surrounding area.

With Tubac's development also came the first significant efforts to create an "American" town out of the Hispanic settlement. Influenced primarily by Anglo concepts of community rather than substantial construction efforts, Tubac's beginnings as an American frontier settlement occurred during this period. At the height of its development in 1860, Tubac claimed two hotels, a grist mill, mercantile establishments, and a formal school.

Rapid depopulation of Tubac occurred between 1861 and 1863, due to the Civil War and the removal of U. S. Army troops from the area. Without adequate protection from hostile Indians, mining activities were curtailed, and with that, Tubac's status as a center of commerce and shipping declined.

**TUBAC AND THE BEGINNING OF THE ARIZONA TERRITORIAL PERIOD FROM 1863 TO 1876.**

In the context of Arizona's earliest years as a territory, the development of Tubac was influenced by a general disorganization in the settlement patterns of southern Arizona, brought on by the events of the Civil War, continued harassment by Apache Indians, and a lack of focus in the area's economic development. The U. S. Army played an important role in the region during this period, as more frontier forts and posts were established to control the Indian activities, and to protect mining ventures and transportation routes. During this period Tubac was abandoned and re-occupied twice, due to lack of military protection. The period ends with Tubac's re-occupation in 1876 followed by a flurry of local development activity. The year 1876 was the final time Tubac would be re-occupied in its history. Full abandonment of the settlement never occurred after that time, and Tubac would thereafter evolve as a modest community populated by both Hispanics and Americans.

The context also includes the U. S. Army's military activities in the region and Tubac's role in those activities. When the U.S.

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Army regained control of southern Arizona in 1862, a calvary post was established in Tubac. Abandoned in late 1863, Army troops once again regarrisoned Tubac in mid-1864. Military presence continued at Tubac until 1867, when troops were removed to Camp Crittenden. During the periods of military occupation, Tubac's civilian population increased, and local business and ranching activity flourished modestly. Conversely, when the troops were removed from Tubac, the local population dwindled and ranching activity declined somewhat. Between 1871 and 1876, there was virtually no activity in Tubac.

THE TUBAC TOWNSITE DEVELOPMENT PERIOD, 1876 TO 1920

A re-occupation of Tubac occurred in 1876 and lasted, with some success, until the late 1880s. Although never completely abandoned, Tubac's population dwindled to a few persons and did not increase significantly until the late 1890s. This period in Tubac's nineteenth century history marks the beginning of the Tubac townsite development period.

In September of 1876, Tucson resident Henry Glassman opened a hotel in Tubac, possibly the earlier Miners Hotel built in 1860. At the same time Isaac Goldberg began operating a store. The rejuvenation of the settlement was due in part to the perceived need for a business center to serve the ranching interests along the Upper Santa Cruz River Valley. Also in 1876, a school district was established in Tubac with a 30 pupil enrollment. The following spring the first school classes were held in a room in the Goldberg Store.

Area pioneer resident Sabino Otero purchased Goldberg's store in 1877 and hired Tucson resident Thomas Lillie Mercer as manager. Records indicate that Mercer and McGovern were operating the Miners Hotel.

In spite of these attempts at resettlement, several other events occurred in southern Arizona which prevented any meaningful "re-birth" of Tubac. Arizona's first significant mining boom occurred in the late 1870s when the rich silver ore discoveries were made at Tombstone in southeastern Arizona. The Tombstone mining district rush created a significant population increase in that part of the territory. As a result, attention was drawn away from Tubac as a center for regional commerce. The use of the Upper Santa Cruz River Valley as a primary north-south transportation corridor area also diminished as travel concentrated on routes between Tucson, Tombstone, and New Mexico.

The mining boom also accelerated transcontinental railroad construction through southern Arizona. The route of the Southern Pacific Railroad extended from Yuma to Tucson and southeast toward Tombstone and Benson and on to Deming, New Mexico. The railroad was completed through Arizona in 1880. The coming of the railroad was significant in redefining transportation routes through southern Arizona and further weakened Tubac's status as a point along a major roadway.

The establishment of the Nogales townsite in 1880 also drew attention away from Tubac. Located on the Arizona-Mexico border near the Santa Cruz River, Nogales quickly replaced Tubac as a commercial center and shipping destination on the upper Santa Cruz River Valley. When a rail line was built in 1882 linking Nogales to Benson on the Southern Pacific main line, Tubac



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was further isolated from the events of the rapidly developing region.

In 1880, Tubac's population numbered 71 persons, 42 of them adult men and women. The economic composition of the community, revealed in the 1880 census, showed that sixty percent of the adults were employed as laborers. The men were listed as farmers or stockrailleurs, and only two were identified with mining. Merchants in the settlement included only T. Lillie Mercer and Sabino Otero. Henry Glassman was proprietor of the hotel, and P. H. Chamberlain was engaged in assaying. The population by 1882 is likely to have increased and certainly included additional Anglo citizens.

Efforts to formally establish Tubac as a townsite began in 1882 by some of the settlement's citizens. Their efforts appear to have been motivated by the possible economic advantages of creating a town that would be appealing as an "American community" and be competitive in the growing economy of the region. The townsite application submitted in 1882 was formally approved in 1884, and Tubac became an unincorporated village.

The makeup of the settlement in 1882 contained a handful of businessmen and professionals, almost all of whom signed the townsite petition. They included the settlement's physician, Dr. H. C. Jessup; Jose A. Burruel, Constable and Road Commissioner; his brother, Jesus Burruel; area ranch owner Pasqual Megory; and pioneer Tubacan and store owner, Sabino Otero. Other residents of Tubac were hotel operator Henry Glassman, H. W. Lowe, and store owner T. Lillie Mercer.

Mercer was instrumental in Tubac's development from the late 1870s through the end of the 1880s and led the drive for the townsite application. He settled in Tubac in 1877 and that year was operating the Miners Hotel. In 1880, Mercer was Tubac's representative on the Executive Committee of the Republican Convention in Tucson. Mercer was also postmaster at Tubac from 1877 to 1879 and from 1880 to 1887. During his residency in the settlement, he also served as Justice of the Peace, Customs Collector, and School District Board member.

The 1884 Tubac townsite contained 160 acres laid out in 58 blocks. At the time, the settlement contained a post office, stage and express office, two stores (one housing a school classroom), a hotel, and a corral. In 1885, the first school building (TB-01) was constructed in Tubac. The effort was led by T. Lillie Mercer, and the one room adobe building was completed in the summer of 1885.

The Apache campaign continued through the early 1880s, led by U. S. troops stationed at Fort Huachuca in southeastern Arizona. Apache uprisings in 1885 and early 1886 had a severe effect on settlements and ranches in the upper Santa Cruz River Valley. Continual raids and depredations on area ranches resulted in near abandonment of the area and a sharp reduction in Tubac's population.

Although the Apache campaign ended in 1886 with the surrender of Geronimo, many Tubacans had exhausted both their resources and faith in the settlement. In 1886, Henry Glassman closed his hotel and moved. In 1887, an unexplained explosion destroyed the store and house of T. L. Mercer, and he relocated in Nogales. Sabino Otero had moved to Tucson prior to 1887

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and relinquished his store to Mercer. By the end of the decade, Tubac's most important business establishments were abandoned, and the townsite's population remained scant through the mid-1890s.

Tubac regained a population base in the closing year of the nineteenth century as southern Arizona settled into the pursuit and development of its ranching, mining, and shipping economy. Tubac stabilized as a modest community supported by local trade and regional ranching activity. The period marked the end of Tubac's long history of intermittent occupation. An increase in the population of school age children required the division of the Tubac School District in 1897. In March of 1899, Santa Cruz County was formed out of Pima County. Tubac was included in the new county, and Nogales was named as the county seat.

Local commercial activity increased in 1904 when William Lowe opened a store in Tubac. The following year, the post office was re-established in the village and was located in Lowe's store. In 1907, the Tubac School was enlarged, and between 1910 and 1912, a new church was constructed on the site of the Santa Gertrudis ruins. Built under the direction of Father Duval of Nogales, it was called St. Anne's Catholic Church. Tubac's economy was somewhat bolstered when the Southern Pacific Railroad built a spur line to Nogales from Tucson in 1910 via the east bank of the Santa Cruz River. A railroad stop at Carmen, one mile south of Tubac, afforded some local access to the shipping industry along with a modest economic benefit. The Tucson to Nogales Highway, passing west of Tubac's main street, Broadway, also helped the settlement, especially after automobile transportation increased in the 1920s.

In 1910, Tubac's population numbered less than 100 persons. Through the early years of Arizona statehood, the town witnessed modest growth and building activity. In 1914, the school building was divided into two rooms to accommodate additional students. In 1914 T. Otero, younger brother of Sabino Otero, had an adobe social hall built on the Otero family home site (TB-03).

William Lowe constructed a new store and post office (TB-17) in 1916. In 1914, James T. Garrett opened a store in Tubac. By 1917, he had constructed a new store (TB-24) along the Tucson to Nogales Highway. The store building was used as the U. S. Border Patrol Headquarters after 1926. Miguel Sinohoui also operated a store in Tubac. It was operated by Chinese businessman Louis Lim and was located at the south end of Broadway Avenue.

By 1920 the principal buildings that would define the composition of the Tubac Townsite for the next thirty years had been constructed. The appearance of the townsite today conveys much of that 1920 character.

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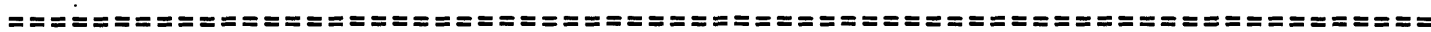
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**PHOTOGRAPHS**

Photographs originally taken to accompany this nomination were lost before the final nomination could be forwarded to the Keeper's Office. The photographs included herewith were all been taken by BOB BARNACASTLE of Tubac Presidio State Historic Park, in July 1994, and are streetscapes in Tubac and representative styles.

- 1-10 Streetscapes Plaza Road
- Plaza Road
- Cemetery along Old U.S. 89 (Burruell Street)
- Calle Iglesia
- Calle Iglesia with Saint Anne's Church
- Will Rogers Lane (with TB-25 on right)
- Presidio Drive
- Tubac Road
- Plaza Road
- Tubac streetscape showing 1885 School House, 1912 St. Anne's Church, and TB-25 on right

- 11-25 Individual properties
- TB-01 Tubac School House
- TB-02 St. Anne's
- TB-03 Otero Social Hall
- TB-07 Rojas House
- TB-08 Rojas Adobe Building
- TB-13 Adobe House
- TB-14 Adobe House
- TB-15 Adobe House
- TB-16 Julio Gomez House
- TB17 Lowe House/Post Office
- TB-18 Adobe House
- TB-19/20/21 Adobe ruin; Well House; Adobe House
- TB-22 Pedro Herraras House
- TB--24 Garrett Store
- TB-25 Garrett House

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**Verbal Boundary Description**

Beginning at the southeast corner of Lot 12, Block 6 of the Tubac Townsite; then East along the North line of the Baca Float #3 to the Southeast corner of Lot 15, Block 8; then North to the Southwest corner of Lot 7, Block 8; then east to the Southeast corner of Lot 7, Block 8; then North to the Southeast corner of Lot 1, Block 3; then North to the Northeast corner of Lot 1, Block 3, at the North line of the Tubac Townsite; then North to the North line of Lot 6, Valenzuela Subdivision, at a point 260 feet west of the Northeast corner of said Lot 6; then west to a point on the North line of said Lot 6; 937 feet West of the Northeast corner of said Lot 6; then south to the Northwest corner of Lot 1, Block 5, Tubac Townsite; then west to the Northwest corner of Lot 4, Block 5; then west to the northwest corner of Lot 1A, Block 6; then South to the Southwest corner of Lot 4A, Block 6; then West to the Southwest corner of Lot 4B, Block 6; then due west 80 feet to an imaginary point in Lot 1, Tubac Plaza Subdivision; then south 140 feet on an imaginary line parallel with the west line of said Lot 1; then due west to a point on the west line of said Lot 1; then south to the Southwest corner of said Lot 1; then east to the southeast corner of Lot 9, Block 6; then south to the southeast corner of Lot 12, Block 6, the Point of Beginning.

**Boundary Justification**

The boundaries for the Tubac Townsite Historic District were established to include all pre-1920 buildings constructed in the original Tubac Townsite. Additional properties were included in the district which dated to the same period. They are adjacent to the townsite boundaries, and related historically to the development of the townsite.