

**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: 92001635 Date Listed: 12/2/92

Cady Hall
Property Name

Santa Cruz AZ
County 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.

Antoinette Nee

Signature of the Keeper

12/7/92

Date of Action

Amended Items in Nomination:

Statement of Significance: Under Criteria Considerations, A should be checked.

This information was confirmed with Reba Wells 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

OCT 28 1992

NATIONAL REGISTER

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 Cady Hall

other names/site number Patagonia Hotel

2. Location

street & number 346 Duquesne Street not for publication
city or town Patagonia vicinity _____
state Arizona code AZ county Santa Cruz code 023 zip code 85624

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.)

Jeresa J. Hoffman 10-31-92
Signature of certifying official Date

Acting SHPO
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

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4. National Park Service Certification
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I, hereby certify that this property is:

- entered in the National Register Autonietta Albee 12/2/92
 ___ 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): _____

for Signature of Keeper 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> 1 </u>	___ buildings
___	___ sites
___	___ structures
___	___ objects
<u> 1 </u>	___ Total

Number of contributing resources previously listed in the National Register 0

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

 N/A

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6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: <u> Domestic </u>	Sub: <u> Hotel </u>
___ Social	___ Meeting Hall
___ Religion	___ Religious Facility
___	___
___	___

Current Functions (Enter categories from instructions)

Cat: <u>Education</u>	Sub: _____
<u>Social</u>	_____
<u>Government</u>	_____
<u>Recreation</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____

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7. Description
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Architectural Classification (Enter categories from instructions)

Late 19th and 20th Century Revival/Colonial Revival
Vernacular Adobe

Materials (Enter categories from instructions)

foundation Granite
roof Wood shingle, Corrugated tin
walls Adobe

other Wood doors, window sills, and porch

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

=====
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.)

- 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)

Community Planning and Development
Architecture

Period of Significance 1901 - 1912

Significant Dates 1901

1906
1912

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

Cultural Affiliation _____

Architect/Builder John H. Cady

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 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 # _____

Primary Location of Additional Data:

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

Name of repository: _____

=====
10. Geographical Data
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Acreage of Property 0.5

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>12</u>	<u>523400</u>	<u>3489140</u>	3	_____	_____
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 Carolyn Hagopian / edited by William S. Collins, AZ SHPO

organization Cady Hall Restoration Project date 2/20/92

street & number P.O. Box 1097 telephone (602) 394-2010

city or town Patagonia state AZ zip code 85624

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Additional Documentation
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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)

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Property Owner
=====

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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SECTION 7. DESCRIPTION

SUMMARY

Cady Hall is a one story, L-shaped, plastered adobe building consisting of a square main hall facing southeast, and, to the north, a kitchen and eight additional rooms that make up the wing of what was once the Patagonia Hotel. There are different roof types on the three portions of the building. The main front portion of Colonial Revival design has a truncated pyramidal roof, the hotel wing has a gabled roof, and the connecting corner rooms have a shed roof. The major portions of the building complex were constructed between 1901 and 1912. The kitchen, foyer, and bathroom were added some time in the late 1950s. The front porch and facade were restored recently to reflect the simple, unadorned porch of the original frontier hotel. In recent years, the main hall area has been used as a multi-purpose facility. The "hotel" wing houses the Patagonia Public Library.

GEOGRAPHIC CONTEXT

Cady Hall is located in the town of Patagonia in central Santa Cruz County, Arizona. The main portion of the structure stands on Lot 30 with some portions overlapping the adjacent Lots 28 and 32. All three lots are 50 x 150 feet and are located on Duquesne Avenue, midway between 3rd and 4th Avenues, and bordered to the rear by Smelter Avenue. Duquesne Avenue runs on a northeast-southwest axis. The three lots are located on the northwest side of Duquesne Avenue.

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DESCRIPTION

Construction: Cady Hall is of adobe construction built on a level grade so that the floor is approximately at ground level. There are three portions of the building complex each with a separate roof form. The roof of main hall is a truncated pyramidal form; the hotel rooms have a gabled roof; and, the portion connecting the hall to the hotel rooms has a shed roof. Currently, the roof coverings are sheet metal.

The walls are approximately twenty inches thick and constructed of double rows of ten inch adobe blocks. The surface covering the adobe is one inch of stucco. The foundation of the building is stone with lime or cement mortar. The flooring of the main hall is two layers of wood tongue and groove, later maple over fir. The floors of the wing are also wood with the exception of room 2 (see diagram), which has a concrete floor. The doors and windows are deep-set in the thick adobe walls and have wooden lintels and sills.

Current Appearance and Alterations

Stylistically, the wing of hotel rooms can be described as a vernacular adobe. The roof is gabled with a medium pitch. The northwest end is unadorned except for an attic vent at the top of the gable. There are five rooms to this wing. Room 4 is believed to be the oldest portion of the overall complex, constructed in 1901. Rooms 5 through 8 were added on when the owner, John Cady, wanted to build the Patagonia Hotel. Each of these four rooms has two doors and two windows. It is believed that, originally, these rooms were divided in half so that there were eight rooms. In 1957, two of these rooms were converted into an apartment.

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The Colonial Revival main hall is a square with a symmetrical facade. Its roof is a truncated pyramid with sheet metal covering. Historically, the roof was shingled and there was a low wooden balustrade on top. On the front are two doors and two windows. To the rear are two doors that originally opened onto a porch, but now enter the kitchen and bathroom. On the southwest side wall are two windows. Originally, the northwest wall also had two windows, but when rooms 1 and 2 were built to connect the hotel to the hall, one window was converted to a door to room 1 and the other was closed off. It is believed this building was originally a duplex.

Rooms 1, 2 and 3 connect the hotel to the hall. They are covered by a sheet metal shed roof sloping down from the northeast wall of the hall. The door of room 1 is on the front southeast wall facing Duquesne Avenue. Rooms 2 and 3 have doors on the northeast side wall.

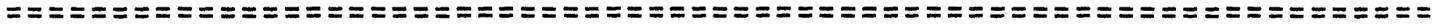
Most of the entrances to the building have two doors, an inset interior door flush with the interior wall and an exterior door flush with the exterior wall. The windows are flush with the outside of the thick adobe walls and have wooden lintels and sills. Most of the windows are double-hung, with three variations. In the front and the southwest walls of the hall there are two windows with wood 2/2 double-hung sashes. The windows of rooms 1, 2, 5, and 6 have wood 6/6 double-hung sashes. Rooms 7 and 8 have wood 9/9 double-hung sashes.

Along the northeast side is a narrow wooden porch which provides sun and rain protection for the doors and windows. Outside of rooms 1, 2, and 3 the porch is open. Outside of rooms 4 through 8 it is now screened in.

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In the rear of the hall, on the northwest side, there was originally an open porch. This was infilled sometime in the late 1950s with concrete block to enclose a kitchen, foyer, and bathroom. This addition now has a sheet metal shed roof. There is a simple, unpaneled door on the southwest end. There are three types of windows on this addition, though all have wood lintels and concrete sills. The two smaller windows on the rear have metal 2/2 casements. The second type found on the rear is a metal 3/3 casement. The third type is a metal 4/4 casement found in two windows on either side of the door on the southwest end. Being in the rear, this addition does not have a strong impact on the overall appearance of the building.

A historical photograph reveals that originally, the hall had two chimneys, one in the middle of the southwest wall and the other in the middle of the northeast wall. These were removed down to the roofline at an unknown date.

There is a dugout basement beneath the southwest half of the hall with an entrance at the inside west corner.

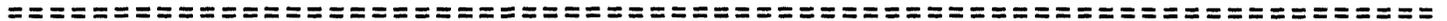
The front porch has a secondary roof dropped from the principal roof. This porch was removed about 1957 when the Patagonia Woman's Club founded the library. In 1990, after initial fundraising, necessary repair and restoration was done to the south facade, front porch, doors and windows to inspire interest and enthusiasm for the newly organized Cady Hall Restoration Project. The original (and restored) front porch had turned posts with little detail.

Site: Cady Hall occupies the same parcels of land in Patagonia, Arizona that it did when constructed.

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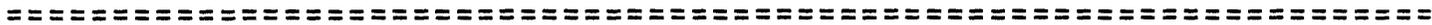
Integrity

The major features of Cady Hall as it evolved between 1901 and 1912 remain intact. The concrete block addition does not impinge on the street side view of the building. Visually, the greatest change has come from the replacing of the old wood shingle roof with sheet metal. Essentially there have been few changes to the structure other than adding modern plumbing and electrical services. There was some restoration work done in 1923. The northeast porch of the hotel was also replaced with a concrete slab deck and shed roof at that time. Two evaporative coolers were built on the two sides of the hall, one connected to the southwest wall and the other atop the shed roof above room 2. Overall, the building retains much of its architectural integrity. The building is deserving of recognition and preservation as a rare example of Colonial Revival architecture constructed with adobe.

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SECTION 8. STATEMENT OF SIGNIFICANCE

SUMMARY

Cady Hall is considered eligible for the National Register under Criterion A because of the role it played in the development of the town of Patagonia. At the turn of the century, with the advent of the railroad, eastern Santa Cruz county became a center of mining and cattle ranching. Lodging facilities were few for the influx of rail travelers, prospectors, and new settlers. In addition, the area was still raw frontier with a scarcity of social activities and little diversion of entertainment. The Patagonia Hotel, with its restaurant, saloon, and meeting hall provided a gathering place for dances, town meetings, elections, weddings, and other social and civic events.

Cady Hall is considered eligible for the National Register under Criterion C as a significant example of Colonial Revival architecture in adobe in the early twentieth century. Railroad connections through most of the state provided access to new building materials, lessening the desire to use local adobe. In Patagonia, however, adobe continued to be used well after it was a rarity in other areas.

HISTORIC CONTEXT

Industry in Southeastern Arizona: Prior to the Civil War, prospectors had explored the Patagonia/Santa Rita Mountains area and found rich deposits of silver, lead, zinc, and copper. After the war and until the first decade of the 1900s, mines such as the Mowry, Flux, Three R, Harshaw, and Montezuma thrived, bringing miners and their families into the region. Along with the mines, large cattle ranches were established, the stock flourishing in the

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lush grasslands of the area. A railroad was routed through the Nogales Pass and up the Sonoita Creek to the town of Crittenden. One of the cattlemen and founder of Patagonia, Rollin Richardson, persuaded the railroad company that an ore-loading dock and stockyard at the location that is now Patagonia, would be more convenient to the shippers than Crittenden, a few miles to the north. Many of the residents of the Crittenden area moved to the new location, and a new town, Rollin, was established. In 1899, the town was renamed Patagonia, and, in June of 1900 the train depot was officially opened. Also in 1900, a post office was constructed in Patagonia and John Cady returned to the area to live and build his hotel.

John Cady: Pioneer and Entrepreneur

John Cady was born in Cincinnati, Ohio on September 15, 1846, to John N. and Mary Clingman Cady. After his mother's death, when he was three, his father remarried and left John with his grandmother who took him to Marysville, Kentucky. When he was nine years old his father reclaimed him and moved him to Philadelphia. Shortly thereafter, he was sent to his stepmother's brother's farm to work until the outbreak of the Civil War. At the age of 15, he joined his father in Company K of Duryea's Zouaves, which later became part of the Army of the Potomac.

At the end of the Civil War, Cady joined the First U. S. Cavalry. His travels took him through New Orleans to the California gold fields and San Francisco. His unit traveled to Arizona City (now Yuma) and was quartered in Tubac, Fort Grant, Fort Crittenden, and Tucson. He participated in many forays against the Apaches while his unit guarded the various settlements. Still in his early twenties, he was discharged and traveled throughout Mexico before settling in Tucson where he worked as a chef and mining assessor. He moved to

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Wickenburg and worked as a stage driver, quitting that job after barely escaping with his life from an Apache raid on his stage. He went into the restaurant business and eventually moved to the Miami/Globe area where he and a partner ran a trading station for freighters. When he learned a townsite (later named Phoenix) was being laid out in the Salt River Valley, he moved there and built the Capital Restaurant. The business thrived and he expanded his interests to include a butchering business and and the first bakery in Phoenix. He also married for the first time to a woman named Ruficia (no last name known). After selling off his Phoenix properties, Cady moved again to Tucson where he built a dance hall, restaurant and saloon called "Cady's Place." He also served as deputy sheriff and owned a grocery store on Mesilla Street. By this time he divorced Ruficia and entered into a contract marriage to Paula Ortega. When the contract marriage period of five years expired, he married Gregoria Sosa, his third wife. When this wife died after ten years of marriage, Cady married his final wife, Donna Paz Paredes with whom he had two children, Charles and Mary.

When their home in Tucson burned to the ground, Cady moved his family to Crittenden where he farmed and ran buggy trips to the mines in the area. In December of 1900, Cady moved to Patagonia and embarked on his final business ventures: the Patagonia Hotel, a dance hall, restaurant, and skating rink. On January 31, 1901, John Cady purchased Lot 30, Block A in the Town ship of Patagonia from the Crittenden Land and Cattle Company for \$100 and began building what would be known as the Patagonia Hotel. In 1906, he purchased adjacent Lot 32 from the town founder, Rollin Richardson. The final parcel, Lot 28 was acquired in 1912 in what the local press called a "Christmas present" from Richardson to Cady. After John Cady retired to write his memoirs, Arizona's Yesterday, the hotel was used as an inn, boardinghouse, meeting hall, social clubhouse, and even a church for a short time. He died in April, 1927 and is buried in the Veteran's Cemetery in West Los Angeles, California.

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Adobe Construction and Cady Hall

In the arid regions of the American Southwest, where lumber is unavailable, adobe was widely used as a construction material. Native Indians were the first to recognize its value and it was quickly adopted by colonizing Spanish and Mexicans. Because of the difficulties of transporting other building materials, Anglo-Americans also used adobe in early Arizona Territory. After 1877 when railroads began to cross the Territory, Victorian-age industrial products and processes arrived in the region. Methods of adobe construction changed. By using dimensioned lumber in place of logs and branches, and lime as an exterior coating, adobe structures needed less maintenance. They could also pass as more traditional brick or stone Victorian structures through the use of ginger bread wood detailing and scoring of the lime stucco.

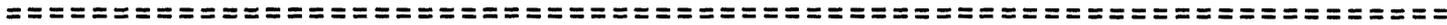
The Victorian Construction System of adobe retains the basic thick adobe walls, but they are constructed on continuous stone foundations. These foundations reduce rising damp and can support wood framed floors above an adequate crawl space. Window have larger Victorian proportions with simple wood casement or double-hung windows. Lintels and casings are of dimensioned lumber. Doors are usually four panels with moldings. Rafters and ceiling joints are usually 2 x 4 with spacing as wide as 32 inches on center. Wood shingles are supported on 1 x 4 spaced sheathing. Rain water falls directly from moderate eaves or is channelled away from the building through 1/2 round gutters and round downspouts.

Exterior walls are rendered with smooth lime plaster applied directly to the scored or raked adobe surface. The lime stucco is usually whitewashed and is often scored as stone or brick. Lime used in the adobe mortar in the stone foundation. Metal is limited to hinges, hardware and fasteners, and anchor bolts. Fireplaces are

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most often constructed of fired common red brick, with midwall placement and detailed with Victorian mantels and overmantels. In Arizona, the term "Territorial" is often applied to houses with square plans and pyramidal roofs. Stylistically most designs follow Gothic Revival, Queen Anne or Colonial Revival trends.

The main front portion of Cady Hall follows this pattern. It can be described as a Colonial Revival structure. There was no crawl space originally included in the design though a dugout basement, described in Section 7, was later added. The wing of hotel rooms does not follow this style. Its more simple design can be more properly described as Vernacular.

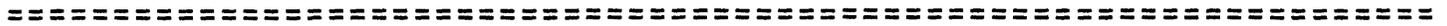
Following an inspection of the building, the following features of the buildings construction have been surmised. First, the oldest portion of the building is Room 4, which John Cady probably constructed in 1901 in the exact center of Lot 30. Elements, particularly doors, were salvaged from his house in Smith Canyon or from the Town of Crittenden. Later in 1901 Cady began building "the first wing" of the Patagonia Hotel (Rooms 5, 6, 7, and 8) which were probably originally two rooms each. In 1906, John Cady, with his brother Daniel, purchased Lot 32, to the west, and together they constructed a duplex n front of the hotel, which straddled the property line. Between 1903 and 1912 an addition was made south of the hotel and east of the duplex, which connected the complex together. At this time or possibly later the duplex dividing wall was demolished and the basement dug under the east half. The link (Room 3) was probably built at this time, but may be later. The construction joints and attic framing between rooms 2 and 3 may prove this one way or the other.

This theory of the structure's development still requires some validation. It depends on there having been a resurvey of the parcels. Given that the dimensions of the parcels are 50 x 150 ft., if Room 4

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was the original structure, it would have been in the exact center of the parcel. Also, the property line would have run directly through the center of the main hall, which, given its symmetrical design with two front doors, makes the conclusion that it was originally a duplex reasonable. As the property lines now stand, the structure is built mainly on Lot 30 with some crossover to Lots 28 and 32. The east doors of the hotel open directly onto Lot 28 and the porch is built on that lot. As this lot was not acquired until ten years after this portion was constructed, it makes more sense that the hotel was originally built in the middle of Lot 30.

By the turn of the century, adobe as a construction material was on the decline. As the territory became more prosperous, people desired their buildings to imitate Eastern examples. The unique architectural feature of Cady Hall is that it exemplifies how in the town of Patagonia, adobe continued to find a place in common construction. Patagonia has long since lost all of its public buildings which utilized adobe architecture. The Santa Cruz Hotel burned down, the Commercial Hotel was modernized into a market, the Opera House was torn down, and the Amado House burned down. Cady Hall now stands as a rare example of adobe construction from the period immediately prior to World War I. Recently, a Restoration Committee formed in town to raise funds for the preservation of Hall.

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SECTION 9. BIBLIOGRAPHY

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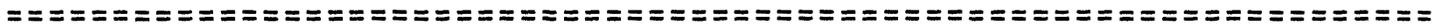
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SECTION 10. GEOGRAPHICAL DATA

Verbal Boundary Description: The nominated property occupies city lots #28, 30, 32, Duquesne Avenue, Patagonia, Santa Cruz County, Arizona, as legally recorded.

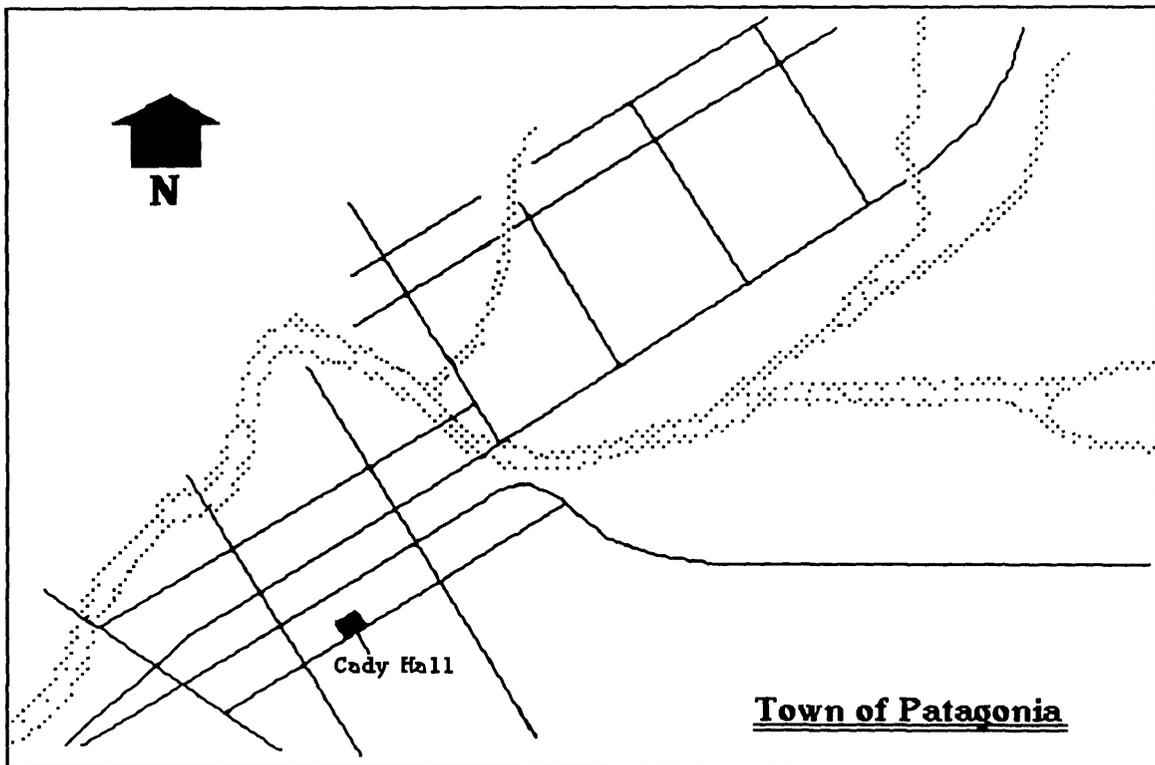
Boundary Justification: The boundary includes the three city lots that have been historically associated with the Cady Hall property.

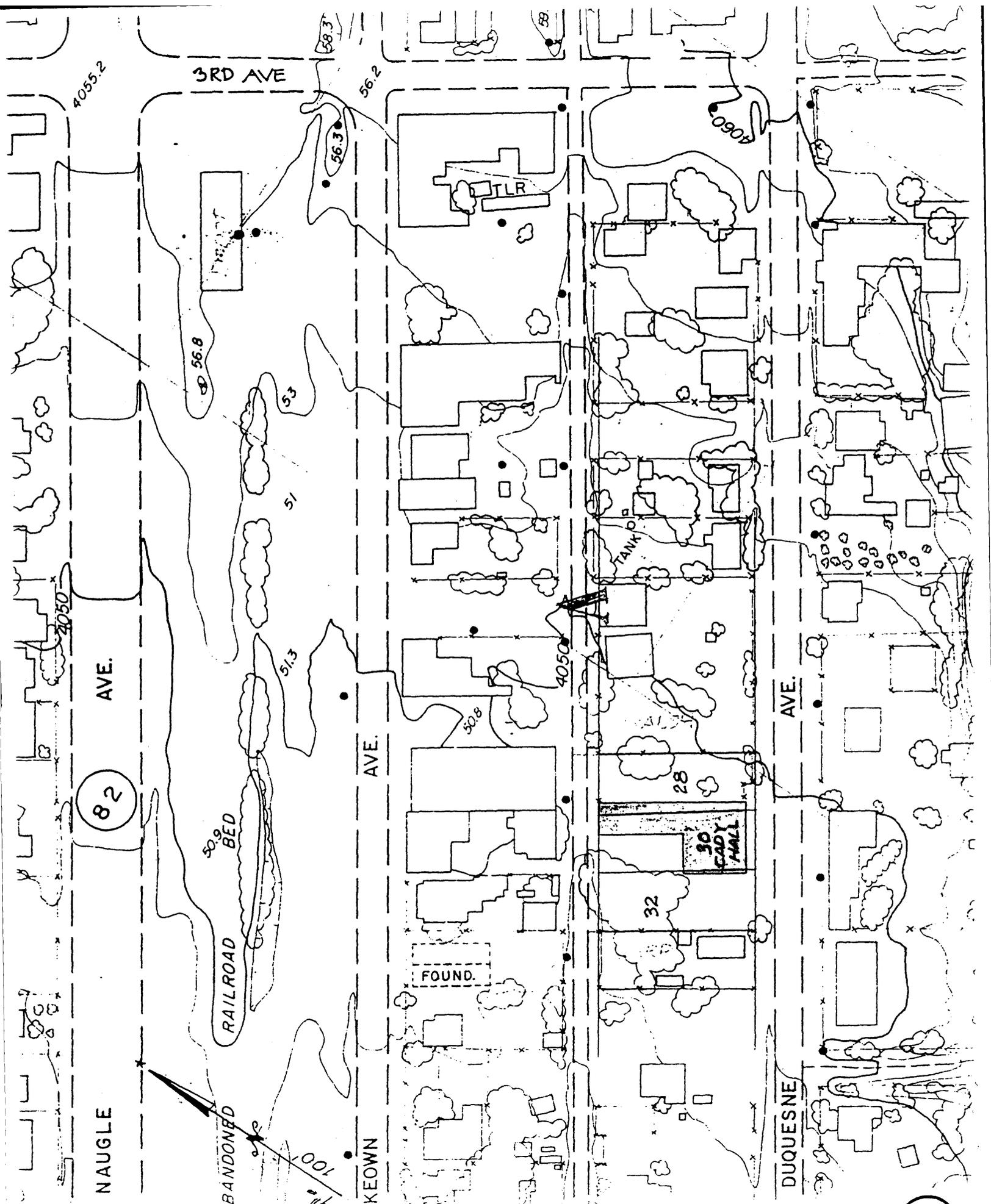
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CADY HALL SITE

LOTS 28, 30 & 32, BLOCK A, PATAGONIA AZ.

FIG. 0

CURRENT LAYOUT

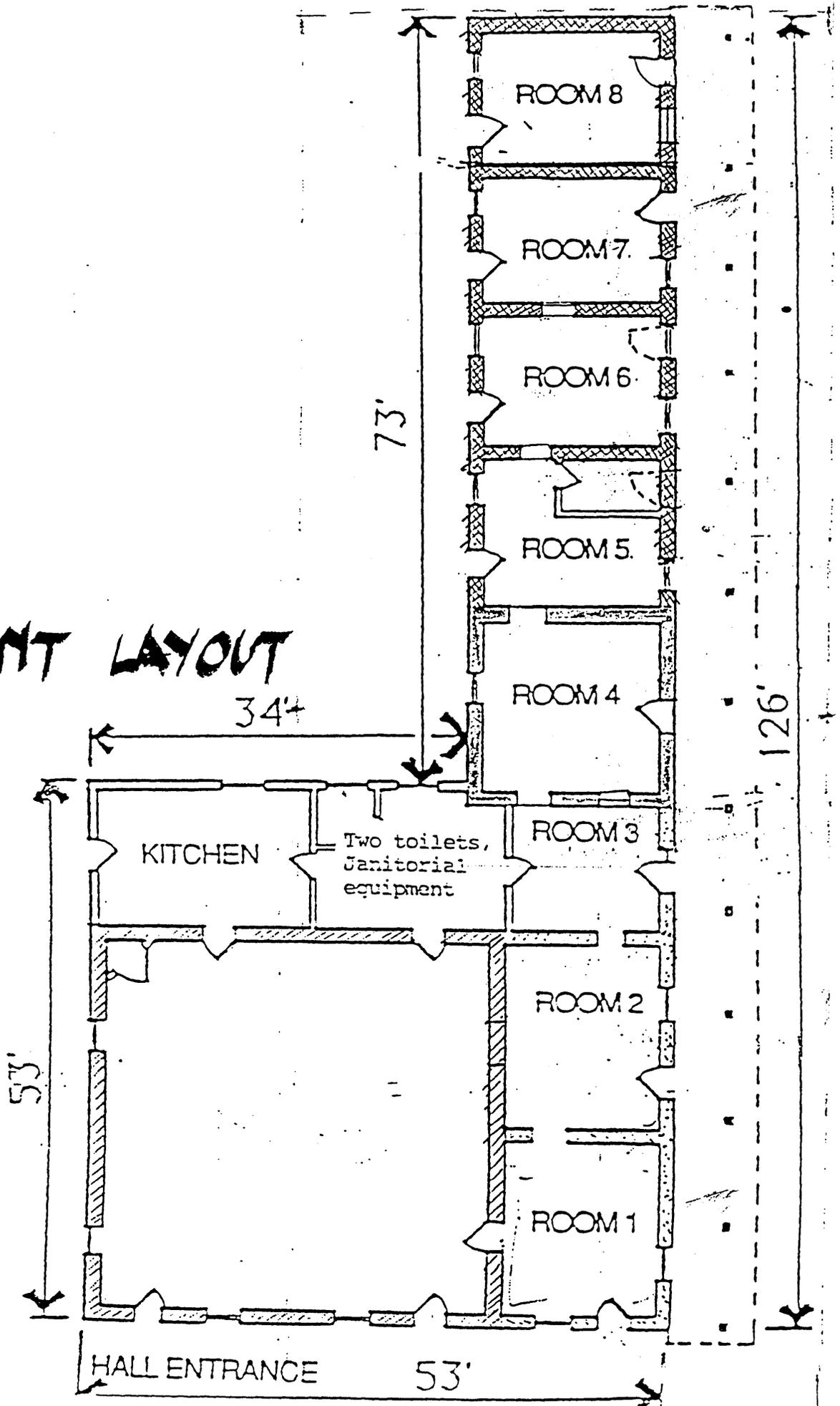
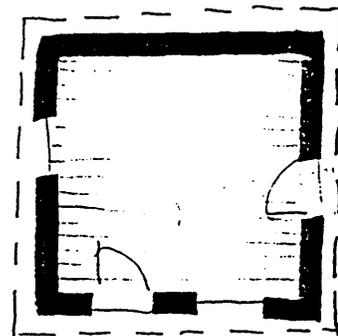


FIG 1

NORTH



135°

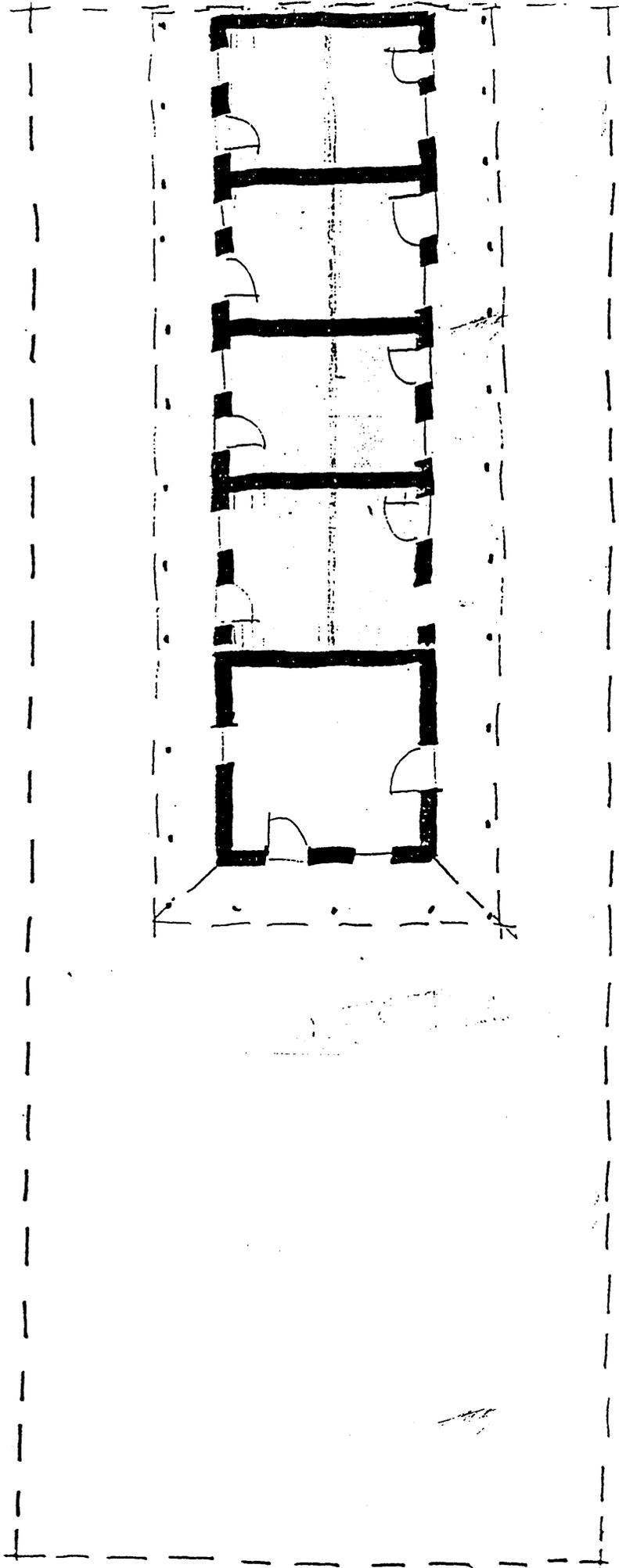
LOT 30

EARLY 1901

50°

FIG. 2

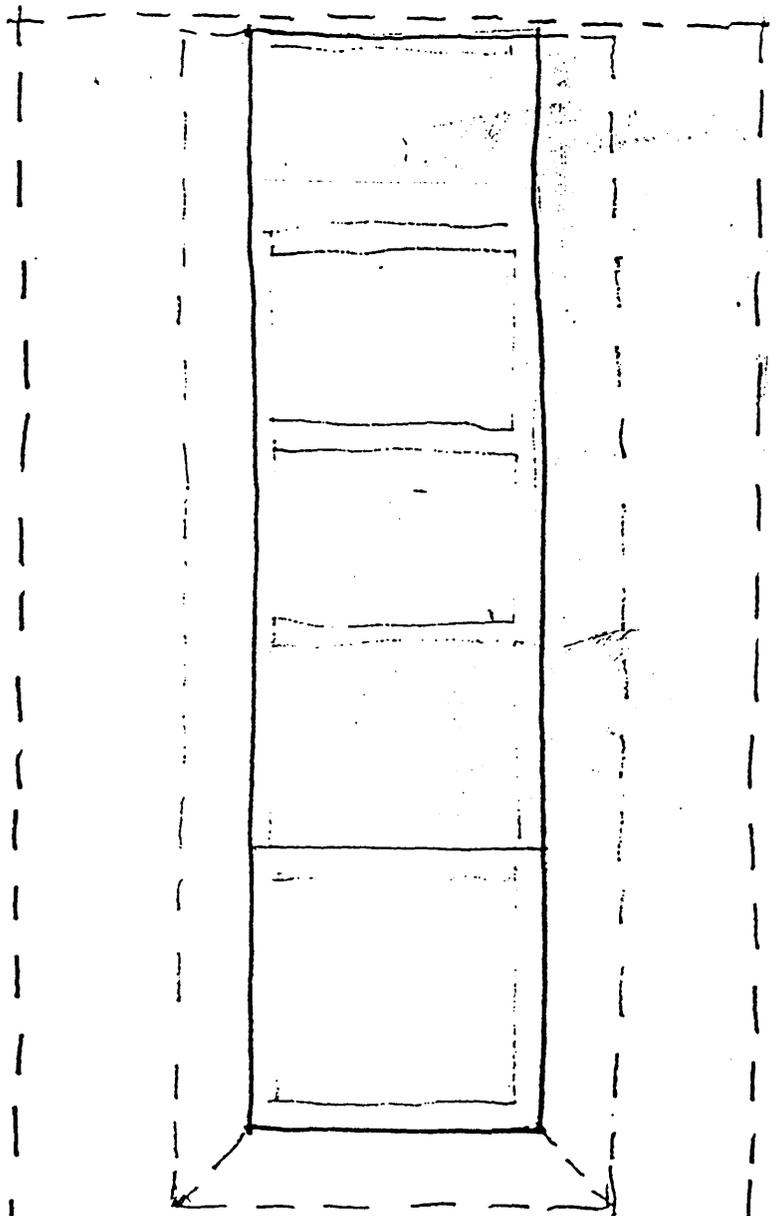
NORTH



ORIGINAL
PATAGONIA HOTEL

LATE 1901

FIG. 3 NORTH



DUPLEX

1906-1908

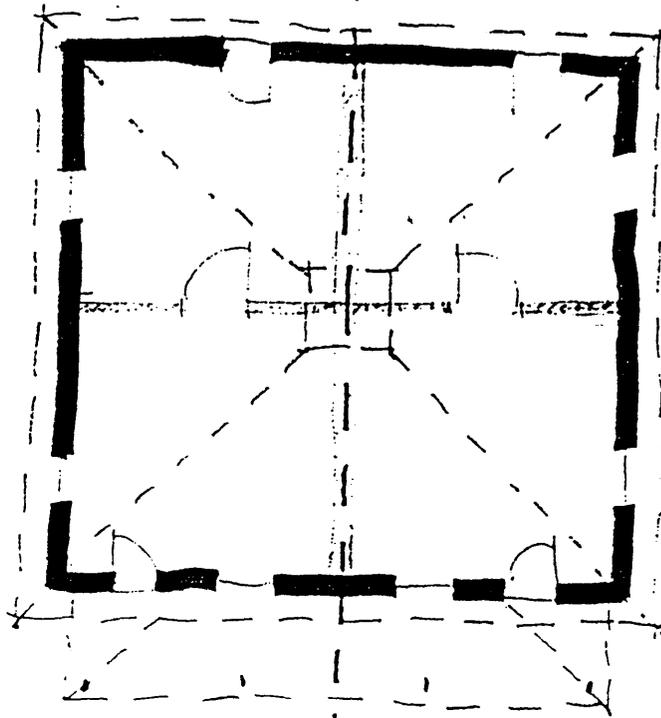


FIG. 4

NORTH

HOTEL ADDITION
C/9/12

