National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms* Type all entries—complete applicable sections

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| 3. Clas | ssification | | | |
| Category _X_ district _X_ building(s) structure site object | Ownership public private _X_ both Public Acquisition in process N/A being considered | Status _X occupied _X unoccupied work in progress Accessible yes: restricted _X yes: unrestricted no | Present Use agriculture X_commercial educational entertainment government industrial military | museum park private residence religious scientific transportation other: |
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Describe the present and original (if known) physical appearance

The FLORENCE MULTIPLE RESOURCE AREA is located just south of the Gila River in central Arizona and lies totally within the Town of Florence, the county seat of historic Pinal County. Florence was one of the first important settlements in the Arizona Territory. The structures of the MRA illustrate its growth from the very beginning when a few Hispanic settlers came to that part of the Gila Valley, to the modest post-Civil War origin of a definite town called Florence, through the mining and agricultural boom periods of Territorial and early statehood, to the mature small town it had become by the mid-1920's. A number of factors have limited the growth of Florence so that today it remains that small town. It has vitality as a seat of county government, a farm trade center, and the site of a major state prison facility, but there is also appeal to residents who appreciate a quieter life style, removed from problems of an urban area. Descendents of early families live next door to transplanted Easterners, for example, who commute to Tucson or Phoenix for work. A good number of Florence's residents appreciate the diverse architectural heritage the town enjoys, and they are proud to live in homes that are older and different. A number have gone to great lengths to preserve and faithfully restore the historic houses.

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The MRA encompasses the major commercial establishments, the core of city and county governments, and the bulk of the residential districts of Florence. On the north edge of the MRA, the Chase-Ruggles Ditch follows an ancient Hohokam irrigation canal and effectively acts as a demarcation line for most of Florence's development. There is a sizeable residential community developing north of the ditch toward the Gila River, known as Florence Gardens, but mostly the lands to the north are agricultural and reach from the Diversion Dam nine miles east of Florence to the Gila Indian Reservation thirty miles west and beyond. To the east of State Highway 89 is the Arizona State Prison.

One component of the MRA is the Florence Townsite Historic District, which was placed on the National Register of Historic Places in 1982 and was based upon intermittent survey work conducted from 1973 to 1981 by the architectural firm of Harris Sobin & Associates of Tucson, Arizona. A total of one hundred and forty sites were inventoried, and of those, ninety-five were constructed before 1930 and fifty-one predate the twentieth century. A total of forty-seven sites and buildings were considered to be contributors to the historic district. The results of the first phase of the survey (1973-1977) were published in May 1977 as Florence Townsite, A.T., a comprehensive report detailing the history and architecture of the Town of Florence. Along with two other Sobin publications (the National Register Nomination 1981, Florence Townsite Historic District, and a booklet, Florence Townsite, A.T., which includes Roger L. Nichols' "A Minature Venice"), the report has been used extensively as a background information for the prepraration of this MRA nomination. The architectural styles and their criteria have, in the main, also been adopted with the exception of his "American Victorian", which we have called "Queen Anne" in keeping with usage of the State Historic Preservation Office.

The Florence MRA includes, in addition to the above mentioned historic district, twenty-four sites relating to the settlement and development of Florence and to its architectural evolution. The town's early settlers and their descendents represent a cross section of the cultural variety which populated Territorial Arizona from the 1860's through the early years of the twentieth century, and include Indians, Hispanics, and Anglo-Americans, a number of whom were first generation immigrants from the Old World. This development and cultural integration can be witnessed in the progression of architectural types as identified by Sobin: the Sonoran adobe design which evolved in Florence into what he calls Early and Late Transitional Sonoran, and the vernacular interpretation of architectural styles from other parts of the United States (Queen Anne, bungalow, and Neo Classical Revival). Adobe was the principal material used until fired brick and dimensioned lumber became more readily available in the last decade or so of the nineteenth century. In the early twentieth century, varieties of the bungalow style became one of the dominant designs used. The period of significnace for the Florence MRA extends from the mid-1860's to the mid-1920's.

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The Florence MRA is the result of a follow-up study completed from July to October, 1985 by Dr. Reba N. Wells (historian) and Ms. Andrea Urbas (historical architect). The study, including thirty-four structures, verified that there are buildings outside the Historic District which deserve recognition because of their historic and architectural contributions to an understanding of the Town of Florence, and because they represent, as a group, good examples of building types which are rare in presentday Arizona. Because they contribute to Florence's role as a "potential museum for the study of changes in architectural styles in Arizona since Territorial times," they also take on state significance. From the thirty-four buildings, twenty-four were deemed eligible for National Register nomination. Of the ten ineligible structures, two were rejected due to their not meeting the age criteria of fifty years, but they could possibly become eligible at a later date. Alterations on the others are minor or are done in such a way that they do not detract from the public view of the building, and the condition of all is good or fair.

* Consultant's recommendation. Nomination approved by the Historic Sites Review Committee at the local level.

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FLORENCE MRA

INDIVIDUALLY NOMINATED PROPERTIES

| <u>Site Number</u> | Historic Name | <u>Address</u> |
|--------------------|--|---------------------|
| 1 | P. C. Warner House | 310 Third Street |
| 3 | Manjarres House | 703 Silver Street |
| 4 | Andronico Lorona House | 704 Silver Street |
| 6 | Ramon Arballo House | 405 Park Street |
| 8 | Ballou/Foreman House | 500 8th Street |
| 9 | Elmer Coter House | 1512 Main Street |
| 10 | Encinas/Cordova House | 500 E. Butte Street |
| 11 | Harvey/Niemeyer House | 1618 Main Street |
| 12 | Fields House | 423 9th Street |
| 13 | Encarnacion Avenenti House | 203 Butte Street |
| 14 | Carminatti-Perham House | Sixth Street |
| 15 | Arazia House | 2017 Central Street |
| 16 | Westerman/King House | 1206 Central Street |
| 17 | Adrian Pierson House | E. Sixth Street |
| 18 | C. D. Henry House | 1520 Willow Street |
| 19 | Colton Freeman House | 1500 Willow Street |
| 20 | W. Y. Price Residence | 1612 Willow Street |
| 21 | Devine House | 1200 Central Street |
| 22 | unknown | 1506 Central Street |
| 23 | Dr. George Huffman House * | 507 E. Butte Street |
| 24 | Littlefield/Davis House | 1913 Elizabeth |
| 25 | Truman/Randall House | 2010 S. Main Street |
| 26A & B | R. H. Morehouse Dairy Complex (two buildings) | Park Street |
| 27 | Florence High School | S. Main Street |

* Includes contributing outbuilding

8. Significance

| Period prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 1800–1899 1900– | Areas of Significance—C archeology-prehistoric archeology-historic agriculture Architecture art commerce communications | community planni | ng landscape architectur law literature military music | e religion science sculpture social/ humanitarian theater transportation other (specify) |
|---|--|-------------------|--|---|
| Specific dates | 1864-1925 | Builder/Architect | Various | |

Statement of Significance (in one paragraph)

SUMMARY

At the close of the Mexican War in 1848, representatives of the United States and Mexico signed the Treaty of Guadalupe Hidalgo, which made the Gila River the new international boundary across what was to become Arizona. When land south of the Gila also became part of Arizona with the 1853 Gadsden Purchase, the way was opened for an influx of Anglo-Americans into the area. These settlers brought with them Anglo cultural traditions which included architectural styles from the East and South. These influences "met, mingled, and in some cases, merged" with the traditional Indian-Hispanic influences which had been a part of southern Arizona since Spanish colonization. Florence was established in 1866-1867 in this bicultural atmosphere, and its subsequent development and architectural traditions reflect that "cultural overlap." The Florence MRA proposes to add some twenty-four significant structures to those which already are a part of the Florence Townsite Historic District, thus supplementing and expanding the extensive work already accomplished by the Florence Townsite National Register nomination. Florence's "urban, architectural, ethnic, and social pluralism" gives the town a special flavor.

BACKGROUND/CONTEXT

Florence has been important in the history of Arizona since its founding as a modest settlement serving a farm and ranch community located on the south bank of the Gila River adjacent to the Gila Indian Reservation. It was one of the first Anglo-American hamlets in the Territory and gained importance quickly as a trading center since it was situated at a cross roads for travel from southern to central and northern Arizona. The first U.S. land office in southern Arizona was located for a number of years in Florence, the town was seriously considered as the capital of the Territory, it was the third largest town for a time, and during the silver mining boom period of the late 1870's, Florence was proposed as a site for a branch of the U.S. Mint. When Pinal County was created in 1875, Florence was the obvious choice as county seat, and in 1909 when a new site was needed for the Territorial Prison, Florence was selected.

There had been no permanent settlement in the Florence area prior to the 1860's, with the exception of Hohokam villages (c. 300 B.C. to 1450 A.D.), but the region was known and utilized. Trappers, explorers, and "Mountain Men" trapped beaver along the Gila, which was also used as a route by anyone traveling overland, on foot or mounted, from the Rio Grande Valley west to California. Nomadic Indians roamed the area at will. Pima Indians had villages scattered for forty miles or more along the Gila, but these were mostly centered west of what became Florence, near Sacaton and on west toward Maricopa Wells. The first ranchers and farmers

9. Major Bibliographical References

See attached list.

| 10. Geographi | cal Data | | |
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| Acreage of nominated property J Quadrangle name Florence UTM References See indiv | All properties le idual inventory f | | Quadrangle scale 1:24,000 |
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were Hispanics from Tucson or Sonora, followed by a major influx of Hispanic and Anglo settlers after the Civil War. About 1865 or 1866, a small settlement called Adamsville was founded twelve miles east of the Gila River Reservation, which had been created in 1859. After Indian protests about settler encroachment, Adamsville dwindled away, and the people regrouped around what became known as Florence. The nucleus of this settlement was a group of ranches (Chase, Morehead, Ramirez, Meros, and "The Ranch on the Gila"), and access to them was by means of a trail which ran roughly northeast-southwest. The western end of the trail terminated just south of Florence where it connected with Leach's Wagon Road, a military route linking Fort Yuma on the Colorado River with El Paso, Texas. By 1868, the name of Florence, or Florence Settlements, was being applied to the embryonic town.

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A trading center developed when Levi Ruggles, agent for the Pima, Papago, and Maricopa Indians, purchased the Walbridge-Chase ranch and house, resigned his appointment as Indian agent, and began laying out town lots for sale. Ruggles chose a unique grid plan (125-feet-square blocks separated by 60-feet-wide streets) which still is a distinctive feature of the Florence Townsite Historic District. When the Tucson trading firm of E.N. Fish & Company bought a lot, opened a store, and began to purchase wheat and barley to fill their government contracts with military posts, Florence's agricultural base was secured. The settlement grew, and agriculture remained the primary economy until a mining boom changed it in the mid-1870's. The Silver King Mine opened in 1875, thirty-five miles northeast of Florence in the Pinal Mountains, and Florence became a trading center for mining supplies and enjoyed a population growth. During the 1880's there was a decline in prosperity, then a second boom prompted by a bold new enterprise -- an extensive irrigation system covering 150,000 acres of land and involving the digging of a new canal and putting a diversion dam on the upper Gila. Good times did not last long, and by 1893 the national panic, coupled with a lengthy drought and agricultural depression, caused Florence again to experience economic difficulties. In 1902 Florence suffered another blow when neighboring Phoenix, instead of Florence, received authorization for construction of a major dam (Roosevelt) on the Salt River.

Florence remained and was able to maintain its status as an agricultural center but has seen no major bursts of economic growth during the twentieth century. Rather, it has experienced a slow natural growth due to an expanding work force at the prison and in county government. "Snowbirds" (winter visitors) and retirees enjoy the mild climate and pleasant low-key life style. Florence in the 1980's is still surrounded by cultivated fields, still retains much of its original street patterns and small-town look, and a large number of the older buildings are intact and well-preserved. Florence continues to provide an increasingly rare, clear picture of town development in central Arizona during the past one hundred years. Continuation sheet

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The names of major personalities in Florence over the years are familiar to those who know Arizona's history, and the two publications by Harris Sobin & Associates (both called Florence Townsite, A.T.) give an extensive discussion of men like Levi Ruggles, Joseph Collingwood, Father Andre Eschallier, Carlos Montezuma, and Captain John D. Walker. Florence had dynamic leaders and a number of men who later gained prominence in Territorial and state politics and public life: John Clum, Rollin Brown, Thomas Weedin, Granville Oury, Joseph H. Kibbey, Richard Sloan, and Ernest McFarland. In the 1930's well-known cowboy actor, Tom Mix, wintered in Florence, and the town is often connected with his name because he was killed as the result of an auto accident just south of town. The bulk of the families who were significant in the development of Florence are known only locally, or regionally, but their names are reflected in the historic structures of the Florence MRA: Branaman, Price, Colton, Freeman, Devine, Morehouse, Arballo, Carminatti, Perham, Manjarres, Foreman, Avenenti, Clemans, Huffman, Coker, Harvey, Niemeyer, Randall, Truman, Lorona -- engineers, doctors, farmers, ministers, ranchers, craftsmen, merchants, lawyers, business men, displaced immigrants.

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Two themes have been identified as significant in the Florence MRA nomination: settlement of Florence and the evolution of its architecture. Some buildings were built as homes for the very first settlers; others reflect the lives of those who subsequently came to the town. All portray how architectural styles Relatively few of the MRA structures exemplify pure architectural dechanged. signs, but represent a broad cross section of the various vernacular building traditions, just as the populace of Florence represented a cross section of Arizona's peoples. Many of the buildings constitute simplified expressions of styles of the day as interpreted by local builders, providing a significant source of information (according to Harris Sobin) concerning vernacular design and technology during Territorial and early statehood times. Some of the buildings are a unique combination of design, such as the Harvey/Niemeyer house (an L-shaped Sonoran adobe veneered with brick) or the Randall/Truman house (a twostory combination of a Sonoran adobe topped by a frame bungalow). The Neoclassical Florence High School building with its overtones of Spanish Colonial Revival is the only one of the individual buildings with a known architect. Ιt is a good example of some of the fine work done in the early twentieth century by the prominent architectural firm of Lescher and Kibbey and reflects Florence's attempt at urbanity.

The two farm buildings at the end of Park Street are the only two structures from the early agricultural period that are still being utilized for that purpose. The three Queen Anne buildings (C.D. Henry house, Colton house, Price house) are excellent examples of the use of fired brick and builders' manuals or "pattern books." The Henry house is the earliest surviving residence using the fired brick (built June 1889), and the Colton house is the next (November 1889). The four bungalows are each different: the Devine house at 1200 Central is adobe, the Schewel one (2506 Central) is brick, and the Bea Davis and Dr. Huffman ones (1913 Elizabeth and 507 E. Butte) are fine examples of the decorative use of local cobblestones. The Huffman house is the only two-story bungalow in Florence. The largest group of structures are the Sonoran, and because of their scarcity elsewhere in the state (the only others of any magnitude are in Tucson), may be the most important. Only two (the first P.C. Warner house on Third Street and the law office*at 1609 South Main) retain the traditional flat roofs which are typical of the Sonoran style. The other sixteen reflect the only true Arizona Territorial style: Sonoran Transitional, divided by Sobin into Early and Late. The Bouviolle house*on East Sixth Street provides an interesting exterior which is easily "read," with the original adobe, flat-roofed, high-walled core with the <u>zaguan</u> or entry hall intact in the center, flanked by shed-roofed additions on each side and all topped by an added gable metal roof. The remaining Transitional styles are adobe, brick, or frame, but all reflect the fusing or blending of Florence's indigenous materials and building traditions with the new nineteenth and twentieth century Anglo ideas and building techniques.

The following criteria have been used to determine building styles for the individual structures in this Florence MRA nomination. The criteria are taken from Sobin's extensive study and have been applied where possible:

| SONORAN: | sun-dried adobe brick flat earth and timber roofs high exterior walls <u>canales</u> (drainage) door and window openings spanned with lintels rectilinear or square basic plan-type zero setback on the property |
|------------------------------------|--|
| EARLY TRANSITIONAL: | adobe walls dimensioned timber pitched roofs (usually gabled) at least one wall located directly on property line (setback) high ceilings various types of verandas, arcades, porches |
| LATE TRANSITIONAL: | adobe walls wood-frame hipped, pyramidal, mansard roofs square plan-type shingled or metal roofs double-hung or casement window sash ornamental brackets bay windows |
| QUEEN ANNE: * Deleted for integ | adobe, frame, or brick (plaster, fired-brick, clapboard) complex roof forms elegant details large setbacks L-or T-shaped or symmetrical, central hall floor plans specialized room double-hung windows prefabricated embossed milled ceilings |

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|-----------------------|--|--------|
| BUNGALOW: | one, one-and-half, or two story long, low, gently sloped gable roofs deeply overhanging eaves full-width verandas or porches adobe, frame, rock, or brick walls open floor plan | |
| NEOCLASSICAL REVIVAL: | broad facades with brick or stucco classical elements and columns arcaded porches | |

It should be remembered that many of the individual structures in the Florence MRA are variations on the pure design. A good example is Florence Union High School which is Neoclassical Revival, but with elements of Spanish Colonial Revival style -- semicircular arches, exposed brick.

Summarizing the architectural evolution in Florence, it can be noted that the Sonoran design derived from the rural architecture of the Mediterranean area and was brought to Mexico and then the Southwest by the conquering Spaniards in the sixteenth century. There it was influenced by the vernacular building techniques of the New World Indians. As Florence, and Arizona, experienced an Anglo influx after the United States acquired the Southwest, Anglo construction techniques began to fuse with the Sonoran style. The period from 1871 to as late as 1947, in Florence, witnessed the anglicizing of traditional Indian-Mexican designs by topping adobe walls with pitched wood-shingles roofs. With the arrival in Arizona in 1878 of the railroad, there was a further fusing of the two.

The Sonoran Transitional styles are the only true Territorial designs in Arizona and, according to Sobin, are better adapted both aesthetically and functionally to Arizona's climate than either the earlier Indian-Mexican-Spanish vernacular or the later imported Anglo styles. The Queen Anne, bungalow, and Neoclassical and other revival styles in the Florence MRA were in response to the dominant Anglo culture of the Territorial and statehood period.

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Oral Interviews (July-October 1985):

| Agnick, Mrs. Alexander | Cox, Christine & Dennis | • |
|---------------------------|-------------------------|----------------------|
| Aguilar, Jake | Craig, Princelyn | McCann, Tomi |
| Avenenti, Audelia | Crough, Marian | O'Betka, Joseph |
| Barnes, Franklin | Earley, Billie | Padilla, Ophelia |
| Barnes, Roberta Morehouse | George, Esther | Ramirez Family |
| Bateman, Jay | Grossmiller, Edwyna | Robertson, Kelly |
| Branaman, Lillian H. | Grossmiller, George | Schewel, H. C. |
| Browne, Betty E. | Johnson, Mercy | Sparks, Donna |
| Bugg, Ozella | Lamar, Ruby S. | Vasquez, Joe |
| Clemans, Michael | Manjarres, Edm. & Maria | Villaverde, Peter |
| Clemans, Richard | Manjarres, Henry | Weaver, Alva |
| Clemans, Wm. J., III | Mendoza, Pablo | White, John & Violet |
| Coomer, Albert & Patricia | Michael, Caroll F. | |

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Nomination/Type of Review

- 10. Florence Union High School

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| 27. | Keeper |
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| 28. | Keeper |
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| 29. | Keeper |
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| 30. | Keeper |
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