

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received OCT 26 1982  
date entered

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

1. Name

historic Coronado Hotel

and/or common

2. Location

street & number 410 East <sup>9th</sup> Ninth Street N/A not for publication

city, town Tucson N/A vicinity of ~~Congressional district~~

state Arizona code 04 county Pima code 019

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: Vacant

4. Owner of Property

name Dennis F. and Diane M. Cezyk

street & number 9173 East Chirco Place

city, town Tucson N/A vicinity of state Arizona 85710

5. Location of Legal Description

courthouse, registry of deeds, etc. Pima County Courthouse, Recorder's Office

street & number 115 North Church Avenue

city, town Tucson state Arizona 85701

6. Representation in Existing Surveys

N/A - Pie Allen Neighborhood Historic  
title Resource Survey

has this property been determined eligible?  yes  no

date July-September 1982  federal  state  county  local

depository for survey records Arizona SHPO

city, town Phoenix state Arizona

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## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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### Describe the present and original (if known) physical appearance

#### SUMMARY/CONTEXT:

The Coronado Hotel is a three story Spanish Colonial Revival building prominently situated on the corner of Fourth Avenue and Ninth Street, a main commercial intersection in the Pie Allen neighborhood of Tucson, Arizona. Fourth Avenue is lined with low-scale, one story commercial buildings, a factor which establishes the Coronado as an important visual anchor for the adjacent area. The building is stuccoed and features a Spanish tile roof and Churrigueresque entry surround. In spite of recent minor vandalism, the building's architectural details and integrity are retained.

The main body of the hotel is an L-shaped structure of brick and stucco construction which opens to the street intersection on the northwest corner. The main masses have stuccoed walls and low-pitched hip roofs sheathed with red Spanish tile. A projecting wood cornice rests on paired brackets at the outer corners. The main elevations feature symmetrical fenestration with rectangular tripartite windows containing the original steel casement sash. The windows are flanked by wooden shutters and have plain stuccoed sills.

Situated within the opening of the L design is a one story commercial storefront characterized by arched window openings with ceramic tiles beneath plate glass windows, and a paneled parapet enframing the flat roof. This one story section is an original element and blends cohesively with the larger structure.

The main entry is centrally situated on the north-facing main facade. Recessed into the wall surface, the entry consists of a three-section arched portal with turned columns supporting the central arches. The opening is framed by a molded Churrigueresque surround, expressing a characteristic motif of Spanish Colonial Revival architecture. A recessed niche containing a small urn is centered within the surround above the center arch. The doorway is recessed beneath the arch and is characterized by paired wooden doors flanked by square windows. All sections are topped by transom sash.

The side and rear elevations are unadorned except for the window blinds and cornice brackets. The windows also have plain sills. The overall exterior dimensions are approximately 80'x50'.

#### INTERIOR:

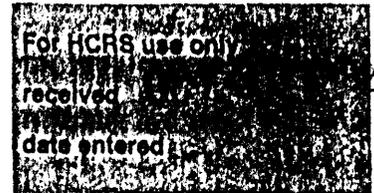
The main access to the hotel is through the lobby behind the north entry. The original registration desk remains in the lobby. Access to the apartments and guest rooms is on an axis with the main doorway. An arched opening centered on the south lobby wall leads to a small corridor containing an electric elevator and open stairwell. The lobby measures approximately 19'6"x26' and has tile flooring, plastered walls, and a coffered wooden ceiling detailed with stencilled patterns. Mexican tiles are recessed into the walls at regular intervals.

The one story section on the northwest corner served as a cafe. This is now a relatively unarticulated space measuring approximately 30'6" (EW) x 18'6" (NS) with a ceiling height of 11'9". The only attention given to articulation is found in the sculptured arch opening which connects the dining room with the kitchen on the south side of the cafe and the arched openings of the exterior windows. The floor is of scored concrete; the walls and ceiling are of plaster. The cafe was originally used as store and sample room.

(See Continuation Sheet)

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Continuation sheet

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The accommodations portion of the hotel backs up the lobby and cafe on the east and south sides of the first floor and is situated in an "L" along the east and south sides at the second and third levels. The main floor of accommodations contains nine small efficiency-type living units plus a manager's apartment. The second and third floors each contain 18 guest rooms.

The main floor of accommodations is situated about 3'0" above the lobby-entrance level. Its ceiling height is 8'8½". The corridor plan is that of an unsymmetrical "H" with the cross member corridor running east and west (5'9" wide), the long leg extending north and south of the building (4'10" wide), and the short leg paralleling the other leg on the west side (3'0" wide). All vertical circulation is situated at the center of the building (at the interior corner of the intersection of the long leg and the cross member). This level contains a two-room manager's apartment and nine guest apartments. The manager's unit is located at the west end of the building, directly behind the cafe kitchen. The principal room of this unit measures 9'6" x 16'6", and the second (interior) room measures 9'6" x 10'0". Guest rooms are located on the east and south sides of the corridor (exterior exposures). The units range in size from 9'0" x 13'0". Rooms are composed of a single room containing a Murphy bed, a small kitchen/eating space (5'0" x 10'0"), a bathroom (5'0" x 6'0"), and a closet. The bathrooms contain standard bathroom fixtures and are tiled and plastered. The kitchens have a counter with sink and wall cabinets. There is a small booth for eating space.

Floors throughout the hotel portion are of 2" oak tongue and groove boards; the walls and ceiling are of wood lath and plaster. The framing members are of dimensioned lumber. All rooms of the hotel have single panel Douglas fir doors with brass finished hardware. There are operable transoms. The baseboards and door trim is of flat boards. The doors and all trim elements are stained dark brown. Window openings are untrimmed.

The exposed wooden stairway is open to the third floor and the stairwell is topped by a tent-shaped skylight. The staircase has a molded bannister, square balusters, and large square newel posts.

The second and third floors have identical plans; each contains 18 guest rooms. The corridor plan is that of a "T" with the cross member corridor running north and south near the east side of the building (4'10" wide) and the leg running east and west near the south rear (6'2" wide). The corridors are double loaded. Ceiling height is 9'0" on both levels. Guest rooms measure 10'0" x 14'0". Each unit contains a bedroom and a closet. Each pair of rooms (with the exception of four end rooms which have private bathrooms) shares a bathtub enclosure, but each room contains a private water closet enclosure and an in-room lavatory. Two end rooms on the second floor provide access to the northwest corner roof (above the cafe) through French doors. All transom hardware is intact.

There is a low attic space accessible from a third floor linen closet via a ladder/stair. The roof is framed with standard dimensioned lumber with V-groove T&G sheathing. The roof has sloped portions on all sides with a flat portion at the center. There is an elevator penthouse projecting above the roof level.

Copies of the original building plans were obtained from the City of Tucson, and they depict the basic interior and exterior structure. The attached "as built" drawings were prepared from the original drawings and actual measurements to reflect clearly the physical arrangements of the rooms.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1928 **Builder/Architect** T.C.Triplett Company/Bill Winchester

**Statement of Significance (in one paragraph)**

SUMMARY:

The Coronado Hotel, constructed in 1928, is historically significant as a manifestation of the development of tourist hotels in Tucson during the 1920's in response to a burgeoning regional tourist industry. Architecturally, the Coronado is a modest example of Spanish Colonial Revival architecture which embodies the stylistic trends of Tucson architecture of the period. It also serves as a major visual anchor for the southwestern corner of the Pie Allen neighborhood, a proposed National Register Historic District.

HISTORIC BACKGROUND:

The Coronado was constructed in 1928 by Harold M. Brooks, an English immigrant attracted to America at the turn of the century by employment opportunities. Brooks initially operated a bakery on the site of the Coronado Hotel from 1910 until 1927. Recognizing the economic potential fostered by Tucson's increasing tourism during the 1920's, Brooks envisioned a greater investment and announced the construction of the Coronado at a cost of \$90,000 in the Tucson Citizen on January 27, 1928. Of brick and stone construction, the hotel would have 38 rooms and 9 apartments.

The growth of tourism in Tucson during the first decades of the twentieth century is attributable to both the expansion of regional railroad facilities and the growing usage of the automobile. Contributing to this boom was the southwest's reputation as an international mecca for health seekers. Arizona experienced a \$30 million tourist business in 1928, and an increase was expected in 1929. In 1928 390,000 automobiles from other states visited Arizona. Much of this tourist traffic went through Tucson en route to or from the west coast.

Despite the earlier construction of hotels such as the Hotel Heidel in 1907 and the Geronimo Hotel in 1919, the continued tourist growth still generated need for additional hotel accommodations through the 1920's. The Coronado Hotel is one of six hotels erected during the 1920's. Five of these are extant although only two, the Coronado and the El Presidio, retain any historic or architectural integrity.

The lack of hotel space and the improvements during the 1920's are well expressed in an article from the November 1929 issue of Tucson Magazine, "Hotels, the Guest Rooms of the City": "Many visitors have been handicapped by not having adequate hotel accommodations which has caused them to cut short their stay. Hundreds of others have been advised not to come here during the peak of tourist season because of lack of rooms. Conventions which have considered meeting in Tucson have met elsewhere. The scramble for hotel accommodations has been greatly relieved which is good news for the people of Tucson and tourists who have been coming here regularly ....". In its conclusion, the same article states, "All in all, Tucson now offers a better selection and variety than she has been able to do for more than ten years."

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreeage of nominated property less/acre

Quadrangle name Tucson

Quadrangle scale 1:24,000

UMT References

A 

1	2	5	0	13	3	14	10	3	15	6	15	0	14	10
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

Verbal boundary description and justification

Lots 7,8,9,10,11,12 and 13 of Hoff's Subdivision of Block 85 of the City of Tucson, Pima County, Arizona.

List all states and counties for properties overlapping state or county boundaries

state code county code

state N/A code county code

# 11. Form Prepared By

name/title Dennis Cezyk / Edited by SHPO staff

organization  date September, 1982

street & number 9173 East Chirco Place telephone (602) 885-2330

city or town Tucson, Arizona 85710 state Arizona

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature Ann D. Pitzlaff

title State Historic Preservation Officer date 21 October 1982

For NPS use only

I hereby certify that this property is included in the National Register

[Signature]  
Keeper of the National Register

date 11/30/82

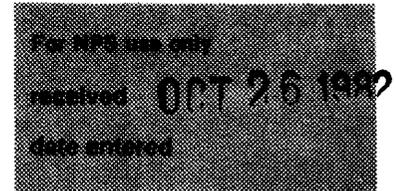
Attest:

Chief of Registration

date

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The construction of hotels was a direct result of efforts of local business interests to capitalize on the tourist revenue. In the fall of 1922, local businessmen, still aware that Tucson needed additional hotel accommodations of all levels, formed the Sunshine Climate Club to promote tourism. In response, the Tucson Tourist Hotel Company, an offshoot of the Chamber of Commerce, was created in 1925 to generate capital and locate a suitable site for a deluxe hotel. This effort promoted construction of the El Conquistador on Tucson's eastern edge beginning in 1928. At the same time, Harold Brooks recognized the need to have quality accommodations within the downtown area and readily accessible to the railroad. He constructed the 50 room Coronado Hotel diagonally across from the Southern Pacific Railroad Company Depot.

Nearly a year later the El Conquistador was completed providing 150 rooms, the El Presidio was built adding 100 rooms, and the Santa Rita Hotel spent over \$100,000 on an enlargement and renovation program. With its completion in November of 1929, the Pioneer contributed 250 guest rooms, and Tucson was amply provided with hotel accommodations to care for the influx of tourists.

In all, the city added approximately 550 hotel rooms from early 1928 to late 1929 for a total of approximately 1,342. These rooms were capable of providing for 2,000 persons.

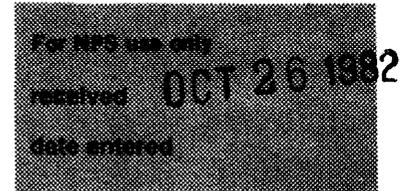
In a letter in the Tucson Magazine in January of 1929, Chamber of Commerce President W. A. Julian stated that the Hotel Committee had carried out their pledge and that the "added hotel accommodations for the tourist season would mean a great deal for Tucson, and that a new era in hotels had arrived." By the end of 1929, Tucson offered a better selection of hotel rooms than she had been able to do for more than ten years. This period of intense hotel development coincided with the most significant portion of an 80 percent population increase in Tucson that occurred from 1920 to 1930.

The Coronado Hotel was initially leased to Mr. and Mrs. D. M. Gibson. Soon after, the Depression brought hard times to hotels and Mr. Brooks was forced to assume responsibility for the operation of the hotel. To assist him, his son, Edward, returned from California to live in and manage the hotel for a number of years. The hotel was owned by Mr. Brooks from the date of its completion until January 30, 1943, at which time it was sold to the Jacomes, a pioneer Tucson family. From records available, it appears that the hotel discontinued operating in 1974, with the restaurant ceasing operation in late 1979.

In summary, the Coronado Hotel is significant as one of the few remaining examples of the intense hotel development that occurred in the late 1920's. The El Conquistador was replaced by a regional shopping mall, the Pioneer Hotel was significantly modified architecturally into an office building, the Santa Rita was remodeled with major alterations to its significant architectural features, the Roosevelt was partially destroyed, and the Rosekrude's future is uncertain. The Coronado Hotel is one of the few remaining opportunities to preserve a structure associated with a unique period in Tucson hotel development.

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ARCHITECTURAL CONTEXT:

The Coronado Hotel is contemporary and compatible with the evolution of the Pie Allen neighborhood which flourished during the 1920's. The neighborhood features a concentration of 1920's Bungalows, many with Spanish Colonial Revival ornamentation. The Coronado Hotel stands prominently at the southwestern corner of the Pie Allen neighborhood and is a contributing structure to a proposed residential historic district.

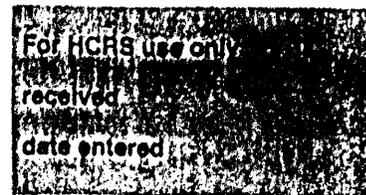
The Coronado Hotel is a modest example of the Spanish Colonial Revival style which manifests the predominant architectural influences in Tucson in the first decades of the twentieth century. Spanish Colonial Revival designs were common for both civic and residential buildings, including the 1907 Southern Pacific Railroad Station, University Heights Elementary School, and the Pima County Courthouse. The Spanish architectural influence continued to prevail in Tucson through the 1930's due to its direct cultural associations with southern Arizona's Spanish heritage. This establishes a strong contextual link between the Coronado Hotel and its contemporary Tucson architecture. Stylistically the building therefore expresses Tucson's popular cultural identity.

The Coronado was constructed for Brooks by the T. C. Triplett Company, a major building firm in Tucson which was influential in developing the Pie Allen neighborhood. In 1923 Thomas C. and Roger Triplett formed the company and by 1927 had constructed an estimated twenty Mediterranean and Spanish Colonial Revival houses and duplexes in Pie Allen. The Triplett Company is also credited with residences in nearly every neighborhood in the city that expanded during the years between 1925 and the early 1930's. The Coronado Hotel is the only known large structure built by the Triplett Company.

The architectural design for the Coronado Hotel is attributed to Bill Winchester, a draftsman/designer for the Triplett Company.

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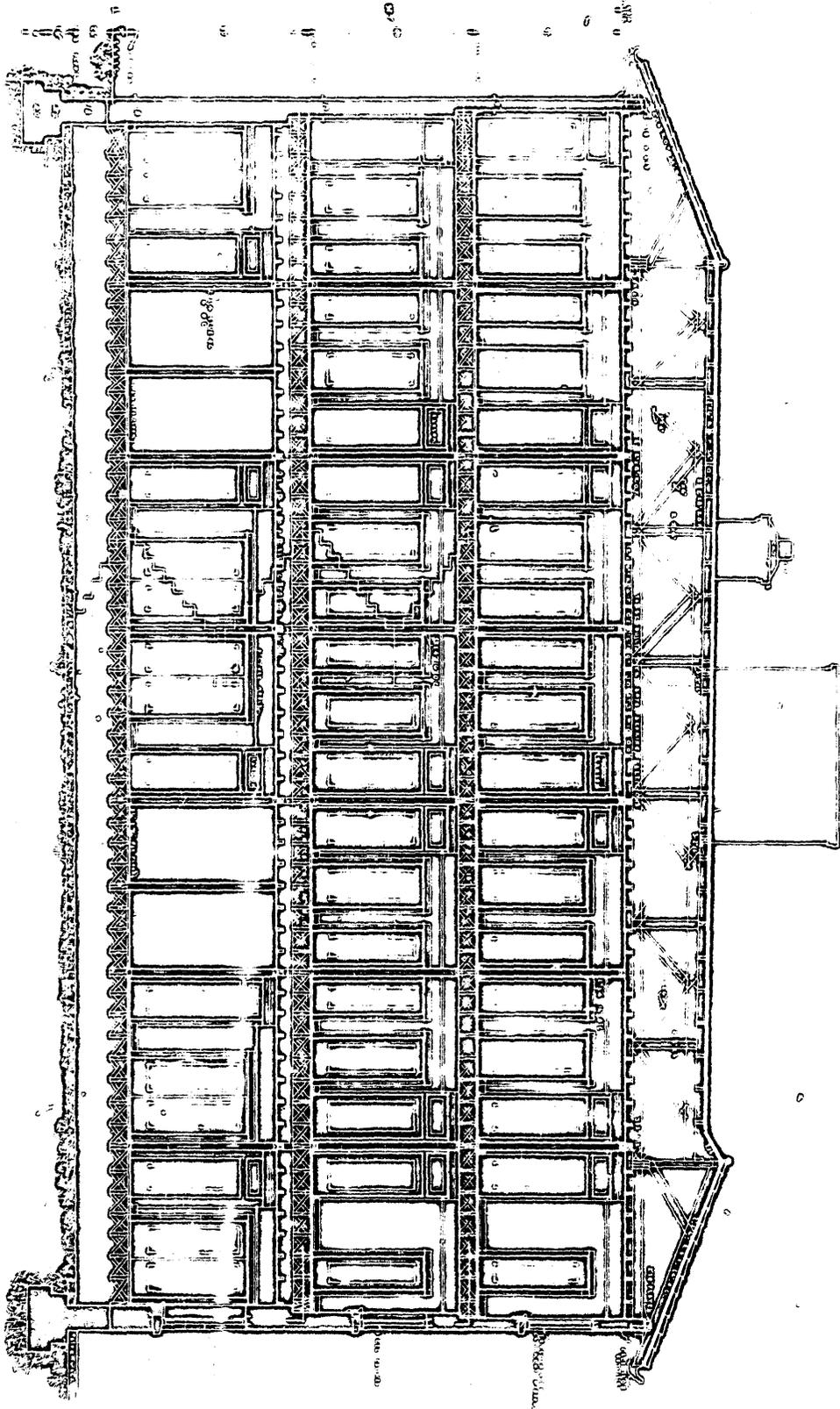
Page 1

## BIBLIOGRAPHY:

Tucson Magazine, Vol. 2, No. 11, November 1929. Pp. 3-6.  
Tucson Daily Citizen. January 7, 1928.  
Tucson Daily Citizen. January 11, 1928.  
Tucson Citizen. July 11, 1928.  
Original measured drawings, City of Tucson Building Department.

## ORAL INTERVIEWS:

Edward Brooks, son of Harold Brooks, May 21, 1980.  
E. D. Herreras, September 5, 1981.  
John Murphy, September 20, 1982



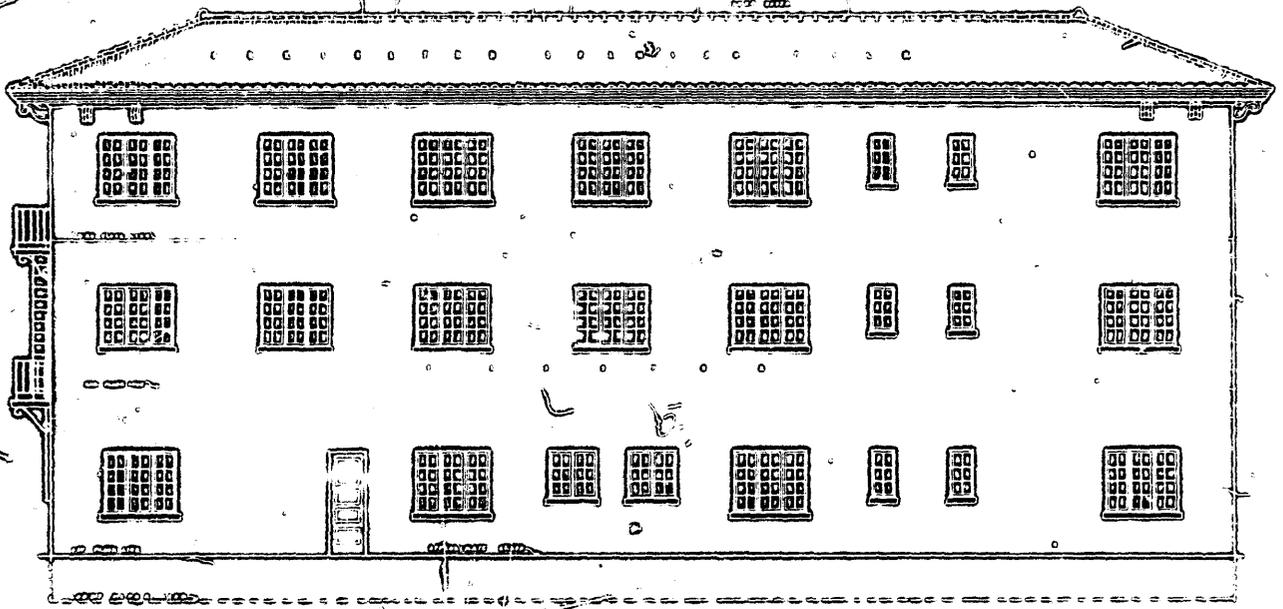
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SECTION

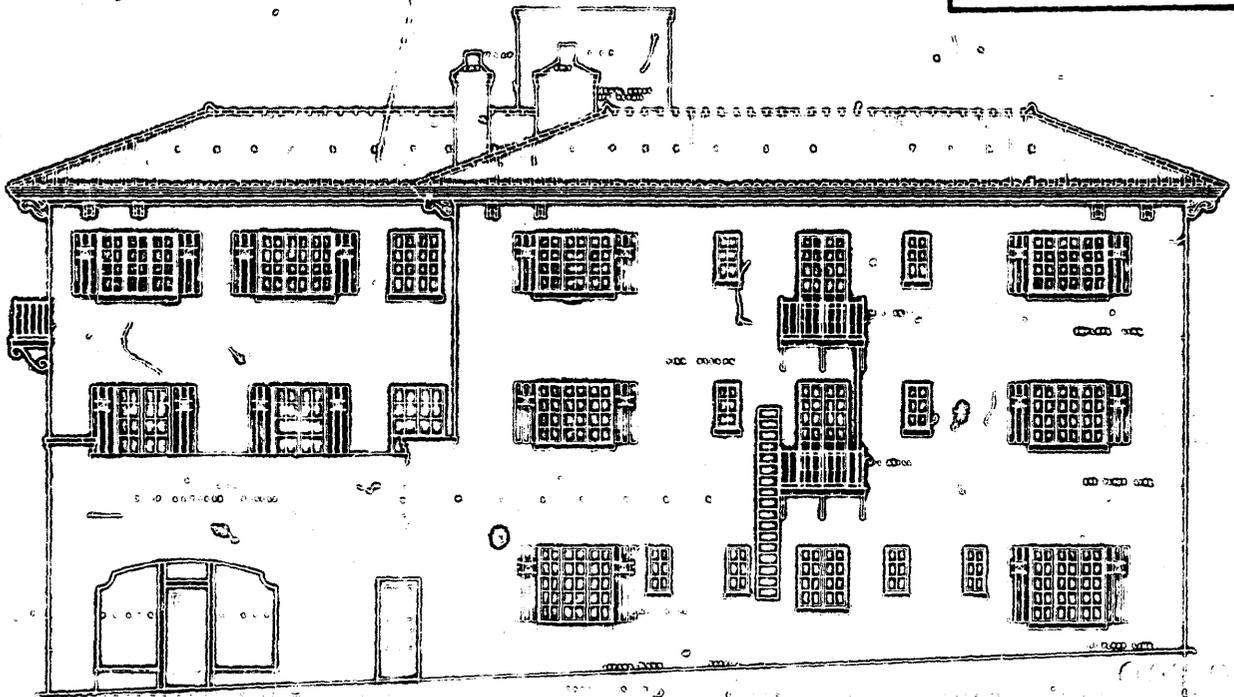
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From original  
drawings.

1920



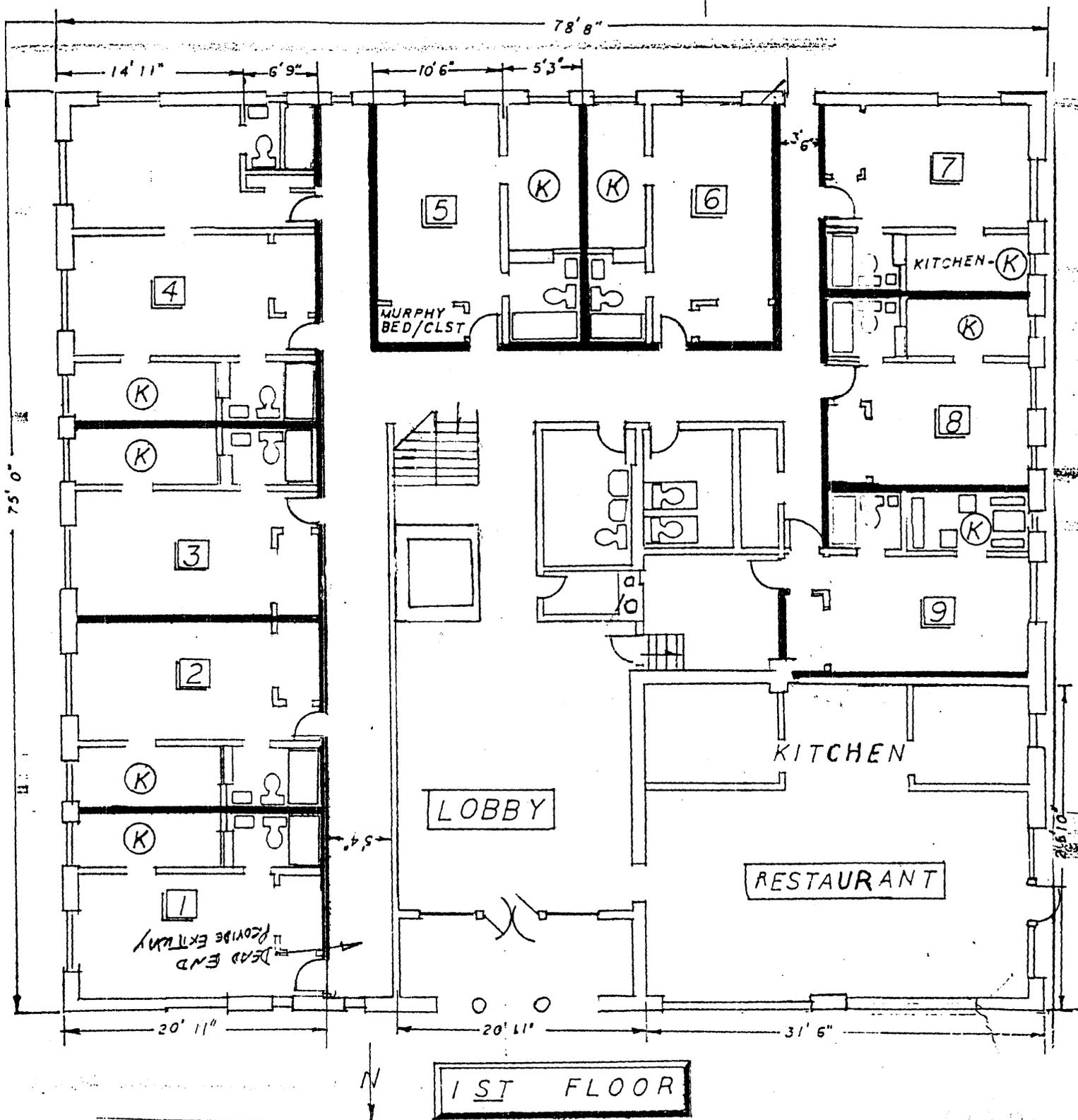


**SOUTH ELEVATION**  
From original drawings.



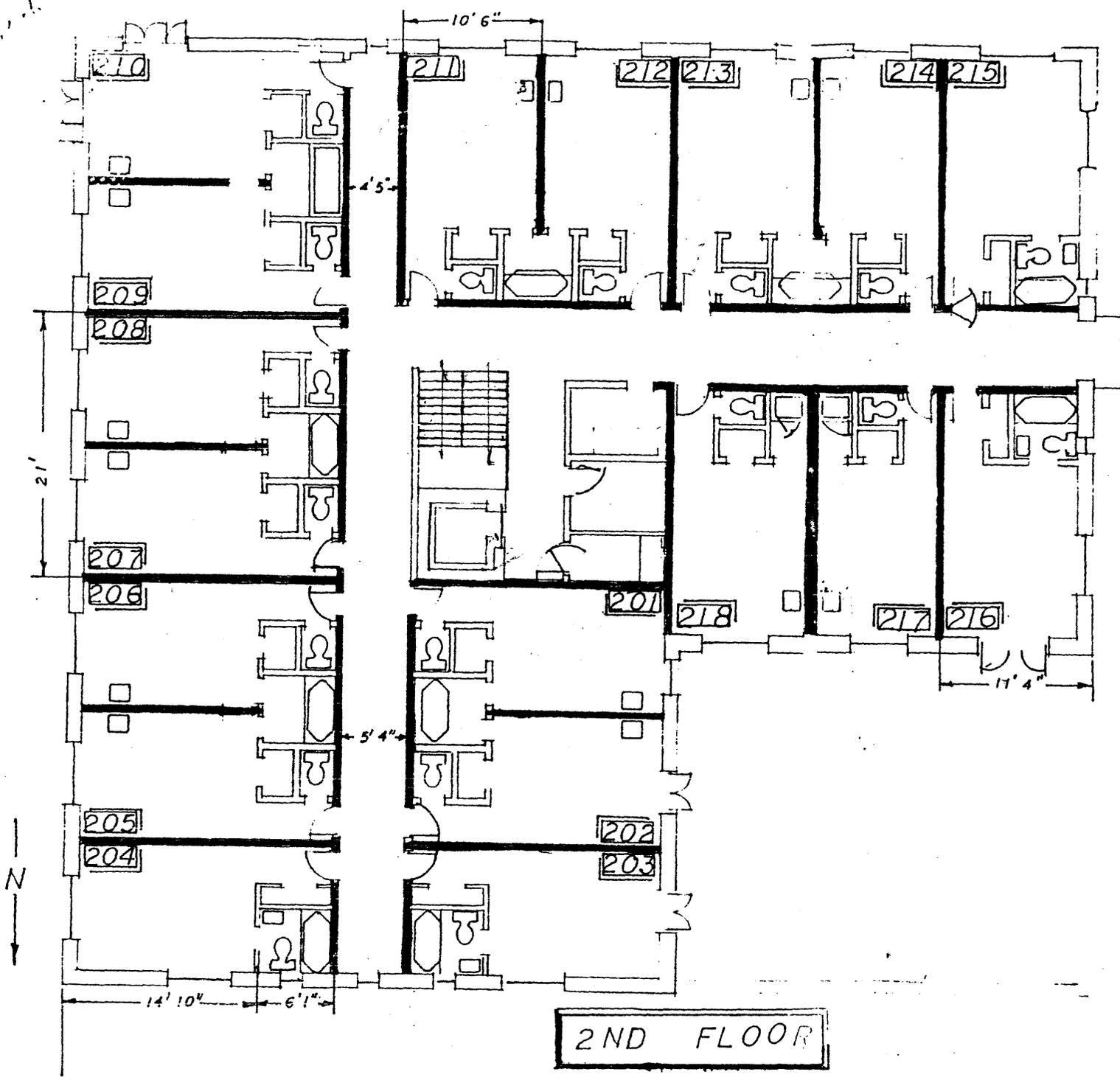
**WEST ELEVATION**  
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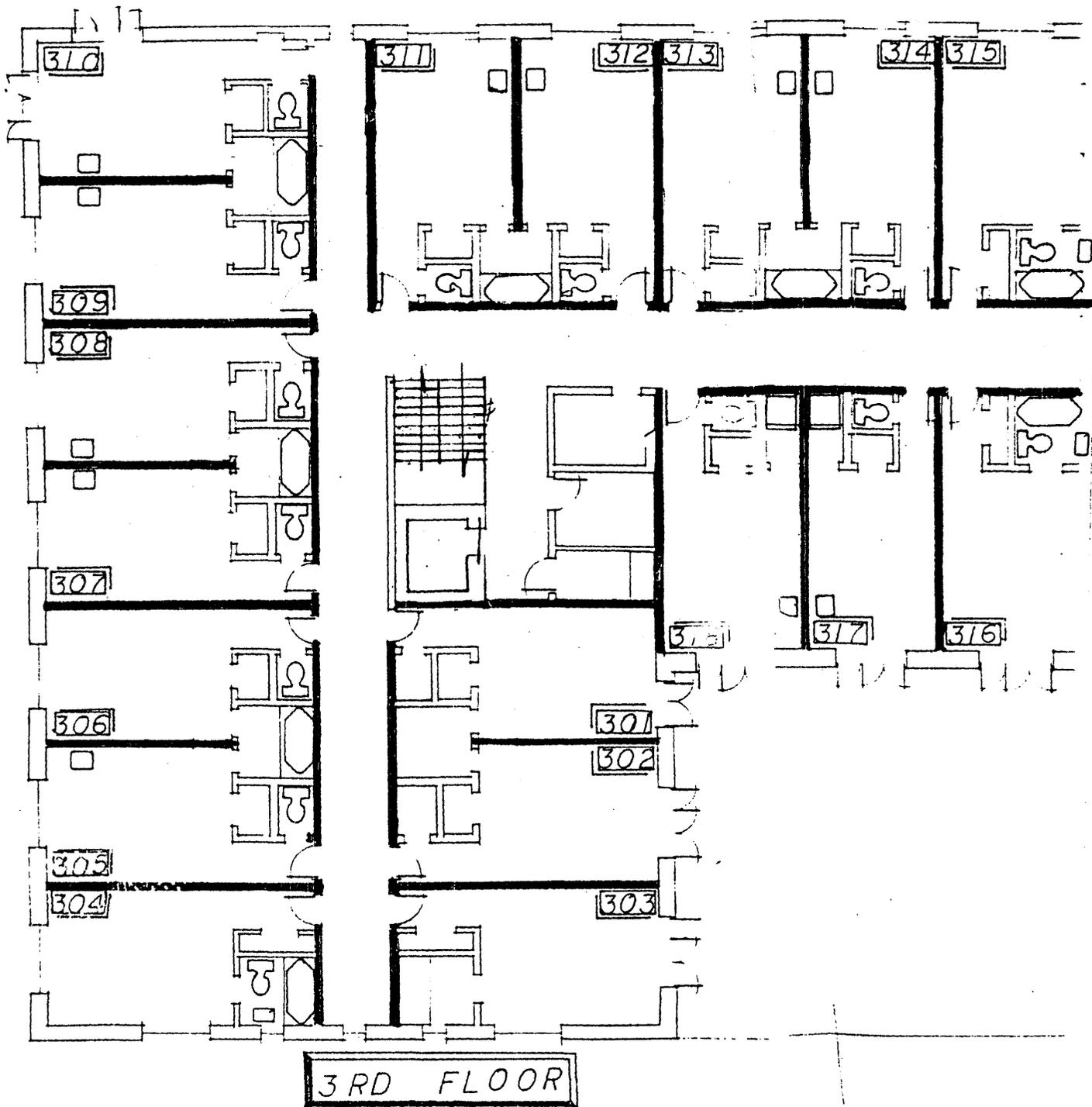
1ST FLOOR

**FIRST FLOOR**  
**SCHEMATIC**  
 Prepared by D. Ceizyk  
 based on original  
 drawings.



2ND FLOOR

SECOND FLOOR  
 SCHEMATIC  
 Prepared by D. Ceizyk  
 based on original  
 drawings.



001 20 1002

**THIRD FLOOR  
SCHEMATIC**  
Prepared by D. Ceizyk  
based on original  
drawings